



BUILDING A SUSTAINABLE CITY THROUGH AFFORDABLE HOUSING

A CASE OF TSHWANE- SOUTH AFRICA

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Together ...building communities ...building lives...



<https://www.ych.org.za/home>

WHAT DO WE KNOW?

Centre for Affordable Housing Finance in Africa:

Access to affordable decent housing is a key to achieve the global Sustainable Development Goals; “Good housing drives access to basic services, contributes towards inclusive growth, and supports the development of a sustainable future, with a direct impact on the factors that contribute or mediate the effects of climate change”

South African Department of Human Settlement Planning Monitoring Evaluation:

Census 2011 indicates that an increasingly large proportion of South African households are choosing to rent, rather than own their accommodation. The proportion of all households renting accommodation grew from 19% in 2001 to 25% in 2011, an absolute growth of over 30% in the number of households who rent.

The Housing Development Agency (2013).

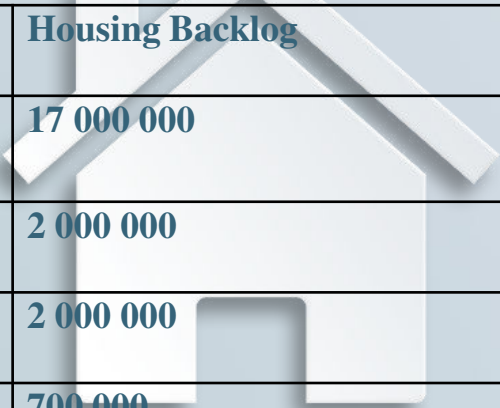
Breaking New Grounds details the role of social housing as a driver for urban regeneration

African Development Bank Group (2022)

The production and consumption of housing stimulate economic growth and job creation, and that growing property markets support enhanced financial intermediation contributing to the efficient development of national economies

African Development Bank Group (2022):

Annual delivery rates of formal, developer driven housing, don't match the housing backlog



	Selected Countries	Housing Backlog
1	Nigeria	17 000 000
2	Kenya	2 000 000
3	Angola	2 000 000
4	Cameroon	700 000
5	Ivory Coast	700 000
6	South Africa	2 000 000

OUR CONCERNS/WORRIES HERE IN THE CITY OF TSHWANE:

30 000 families are in need of social housing accommodation within a 30-kms radius of economic nodes
(SABCNEWS 2022);

In 2018 the City of Tshwane as a whole had a backlog of 220 000 houses – and 183 informal settlements
spread across the City *(The Citizen 2018);*





To see healthy communities and neighbourhoods,
with access to quality affordable rental housing.

Precarious Housing in Salvokop Precinct



- 175 houses without services
- Insecurity of tenure
- Backyard shacks
- Land invasion
- Poor people are exploiting one another through illegal rental charges
- 21 shacks caught fire last week
- 5 Government Headquarters offices under constructions (R18 bn) but no housing!!

Future of these people uncertain

Expensive to rent a shack than a family apartment



Yeast City Housing in Salvokop

Marabastad Precinct: We must push back degradation

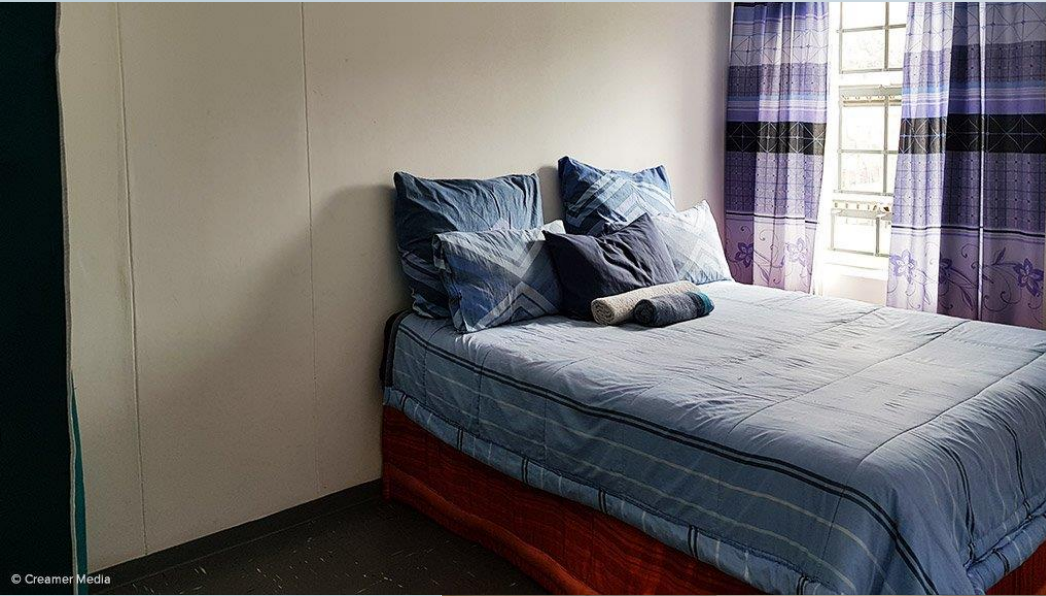


New units/Town Lands



New units Thembelihle Village

AFFORDABLE/DECENT/ REAL VALUE FOR MONEY



3 Bed- Room Apartment: R3900 pm

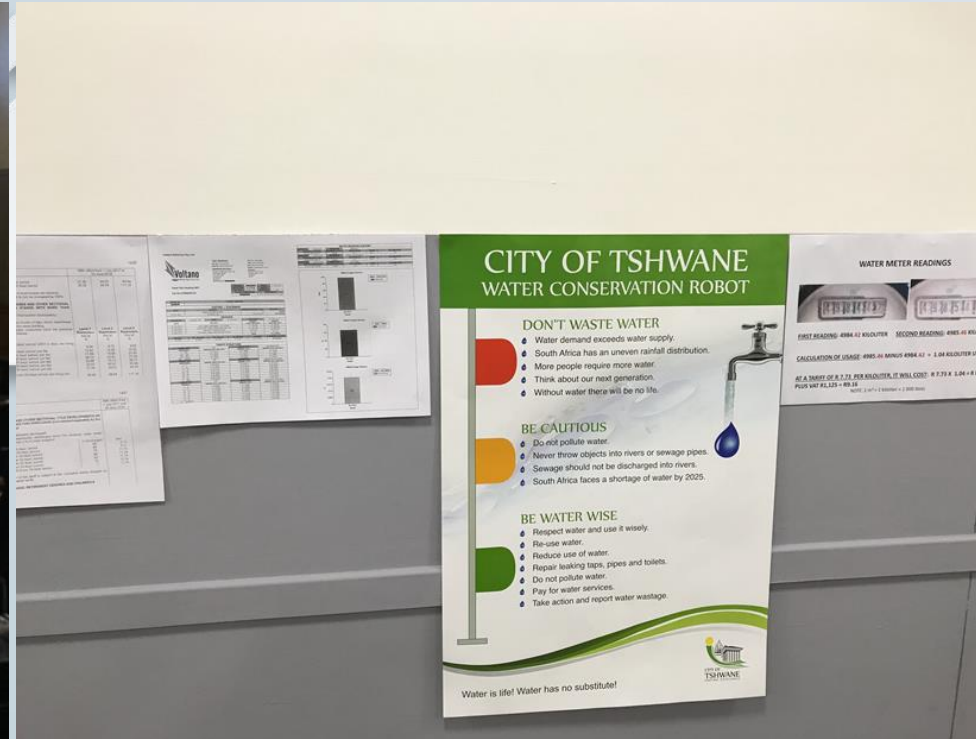
Urban land very expensive



Communal units on rooftop of church hall

Make it more affordable

MAKE IT EVEN MORE AFFORDABLE: EDUCATE TENANTS TO SAVE



Tenant engagement: utility more expensive than rental

MAKE IT EVEN MORE AFFORDABLE: URBAN FARMING



Tenant engagement
Teach to eat healthy

TENANT PROGRAMMES/ Feast of the Clowns



BEAUTY COMPETITION



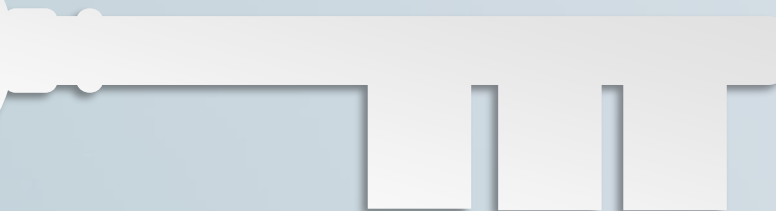
Diversify portfolio/ cater for special needs housing



**Mental
health
disabilities**



RECOMMENDATIONS



- **Stronger civil society, 3Ps sector, government partnerships;**
- **Rethinking Social Housing Policy - rooted in good practice & translated into replicable, funded programmes;**
- **Fast-tracking access to land & empty buildings;**
- **Social investment for long-term sustainability;**
- **Target primary market and secondary market**
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