



# **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

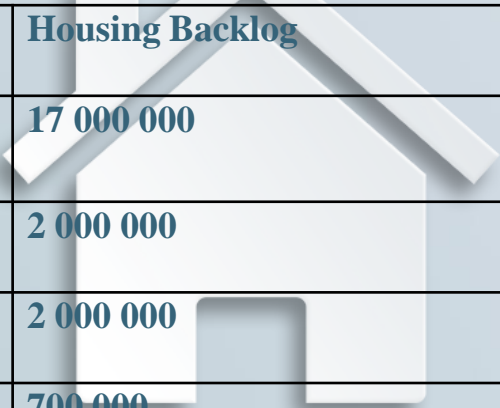
### *African Development Bank Group (2022)*

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



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

## **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



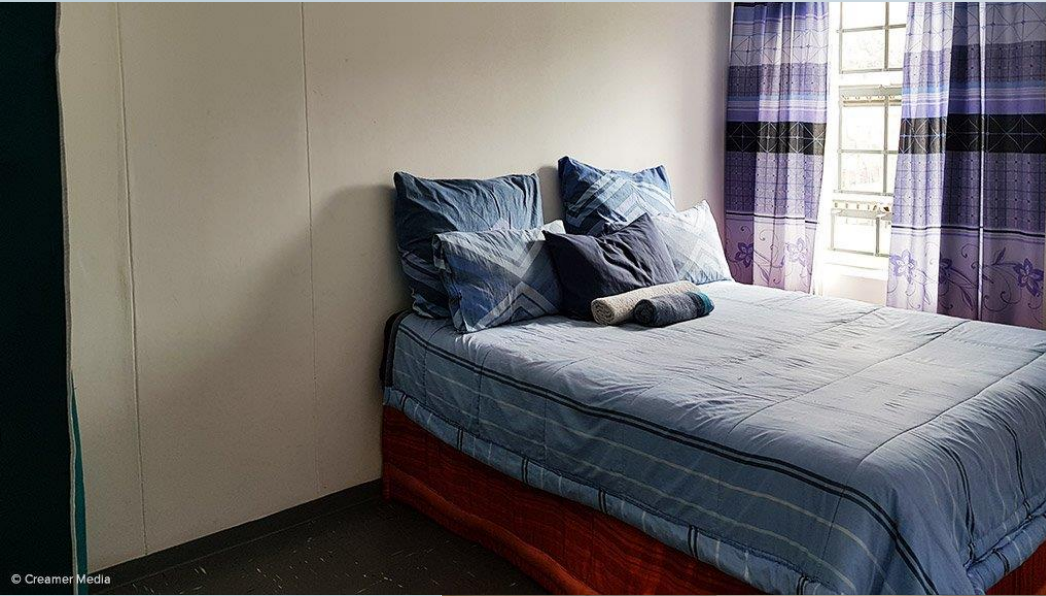
New units/Town Lands



New units Thembelihle Village



# AFFORDABLE/DECENT/ REAL VALUE FOR MONEY



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**3 Bed- Room Apartment: R3900 pm**

# Urban land very expensive

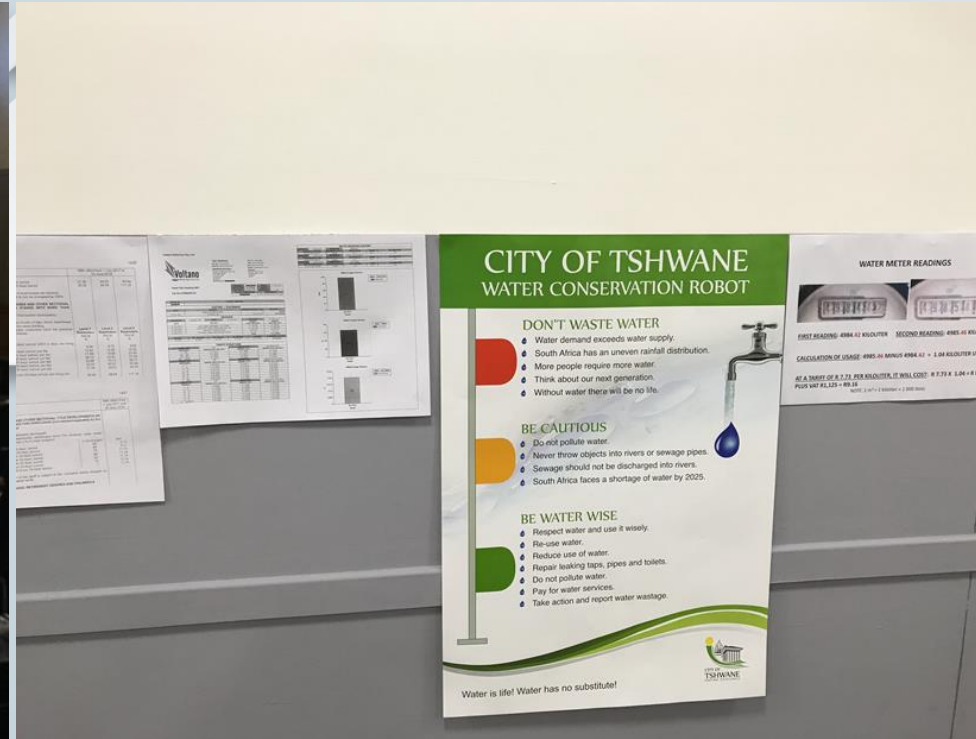


Communal units on rooftop of church hall

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





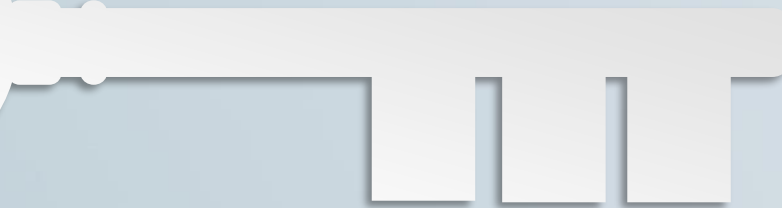
# Diversify portfolio/ cater for special needs housing



**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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