

# WHAT'S THE HOLD UP?

Four years after the City of Cape Town committed to building affordable housing in central Cape Town, progress has been slow



In July 2017, the City of Cape Town promised to release 11 pieces of well-located public land in the inner-city, Woodstock and Salt River so the sites could be developed into social and transitional housing. However, four years after that commitment, progress on these affordable housing projects has been very slow. In fact, only one of the projects - the Pickwick Road transitional housing project that offers temporary housing to just 19 families - has been completed; and none of the other sites has even

broken ground!

While some of the projects have shown signs of progress (including the Pine Road, Dillon Lane and Pickwick Road projects), most have stalled or made no apparent headway

Given the urgent and escalating need for affordable housing, many are concerned by the slow pace of progress. This pamphlet explains what progress has been made and what you can do to hold the government accountable for its promises!

## CAPE TOWN IS EXPERIENCING AN AFFORDABLE HOUSING CRISIS THAT DEEPENS INEQUALITY!

Twenty-seven years after the end of apartheid, Cape Town is still one of the most unequal cities in the world in terms of race and class. Every day, hundreds of thousands of poor and working-class families (most of whom are Black and Coloured) struggle to access land and decent, affordable homes in Cape Town. Why?

● A big reason for this is **colonialism and apartheid**, when Black, Coloured and Indian people were removed from the best land which was reserved for White people.

● An **exclusionary and expensive housing market** has made the situation worse. The average sale price for a home in Cape Town in 2019 was R1.5 million – a price that only 5% of the families living in Cape Town can afford! This means that ordinary people are struggling to afford their homes in increasingly gentrifying neighbourhoods.

● The government's housing provision has done little to disrupt spatial inequality because **the government has built homes far away from well-located areas** where land is cheap. It has also been too slow. In 2019, there were 365 000 people on the City's 'housing waiting list'. The massive amount of people that need homes means that the City believes it will take at least 70 years before it can give everyone a home!

The longer this housing crisis continues, the more poor and working-class families are displaced to the edges of the city far from access to jobs, reliable public transport, and social amenities like schools, hospitals and clinics. To address these issues, the government – national, provincial and the City – must urgently release well-located public land and develop affordable housing.

## PHRASES TO KNOW

**Affordable housing:** This term covers a wide range of public and private housing models that provide for families whose total household income is between R1 500 - R22 000 per month.

**Social housing:** This is a type of government subsidised rental housing provided by local government or non-profit organisations with affordable rents. Social housing aims to house families who earn between R1 500 to R15 000 per month and who can pay rent. The social housing programme prioritises social housing development in well-located areas

**Transitional housing:** This is a form of temporary housing for families who need a stable housing solution for a relatively short period of time, before moving on to more permanent options. There is no formal housing programme designed to create this type of housing, but various existing programmes can be used to fund it. The City's current approach to transitional housing has not included people who are displaced or become homeless as a result of eviction.

## TAKE ACTION

Well-located affordable housing is one of our most powerful tools in the struggle to overcome the legacy of spatial apartheid. Let's come together as Capetonians and demand this change with one voice. Here's what you can do to help:

● Write to the Woodstock, Salt River and inner-city ward councillors and the City's Mayco Member for Human Settlements Malusi Booi explaining that you are disappointed about how little progress has been made with the affordable housing projects and demand that promises are fulfilled urgently!

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● Share information about how little progress has been made with your friends, family and neighbours. The City's slow progress in building a more integrated, just and equal city affects all of us!

● Join our upcoming online public meeting on **11 August at 4-6pm** about the progress made on affordable housing in central Cape Town to collectively strategise a way forward. Email [yusrah@nu.org.za](mailto:yusrah@nu.org.za) for more information.



TOGETHER WE CAN PRIORITISE A JUST AND SUSTAINABLE FUTURE FOR CAPE TOWN!

# THE 11 SITES: WHAT DID THE CITY PROMISE?

In July 2017, the City announced that 11 pieces of public land would be available for the development of affordable housing. When the City released the prospectus on the sites, it said:

**5** OF THE SITES WERE TO BE DEVELOPED BY THE PRIVATE SECTOR

**3** HAD BEEN ALLOCATED TO SOCIAL HOUSING INSTITUTIONS (SHIS) TO DEVELOP SOCIAL HOUSING

**2** SITES WERE TO BE DEVELOPED AS TRANSITIONAL HOUSING BY THE CITY ITSELF

**1** WAS EARMARKED FOR "FUTURE HOUSING DEVELOPMENT"



CITY

WOODSTOCK

SALT RIVER



**PINE ROAD**  
 Promise: Assigned to SOHCO along with Dillon Lane as part of the multi-phase development of 240 social housing units  
**LAND RELEASED BUT GROUND NOT BROKEN**

**DILLON LANE**  
 Promise: Assigned to SOHCO along with Pine Road as part of the multi-phase development of 240 social housing units  
**LAND RELEASED BUT GROUND NOT BROKEN**

**NEW MARKET STREET**  
 Promise: Mixed-income development by a private developer to include a minimum of 300 social housing units  
**LAND NOT YET RELEASED**

**WOODSTOCK HOSPITAL PARK**  
 Promise: Mixed-income development by a private developer to include a minimum of 200 social housing units  
**INFORMALLY OCCUPIED (OCCUPIERS HAVE CAMPAIGNED FOR COLLABORATIVE UPGRADING). CITY HAS EMBARKED ON EVICTION**

**WOODSTOCK HOSPITAL**  
 Promise: Mixed-income development by a private developer to include a minimum of 700 social housing units  
**INFORMALLY OCCUPIED (OCCUPIERS HAVE CAMPAIGNED FOR COLLABORATIVE UPGRADING). CITY HAS EMBARKED ON EVICTION**

**SALT RIVER MARKET**  
 Promise: Assigned to Communicare for mixed use development including social and GAP housing  
**LAND NOT YET RELEASED**

**FRUIT AND VEG**  
 Promise: Mixed-income development by a private developer to include a minimum of 50 social housing units  
**LAND NOT YET RELEASED**

**WOODSTOCK HOSPITAL**  
 Promise: Mixed-income development by a private developer to include a minimum of 700 social housing units  
**INFORMALLY OCCUPIED (OCCUPIERS HAVE CAMPAIGNED FOR COLLABORATIVE UPGRADING). CITY HAS EMBARKED ON EVICTION**

**REMAINDER OF PICKWICK ROAD**  
 Promise: Mixed-income development by a private developer to include a minimum of 600 social housing units  
**LAND NOT YET RELEASED**

**UPPER CANTERBURY STREET**  
 Promise: Future housing development  
**LAND NOT YET RELEASED**

**JAMES STREET**  
 Promise: The City will develop approximately 43 transitional housing units  
**LAND NOT YET RELEASED**

**PICKWICK ROAD TRANSITIONAL HOUSING**  
 Promise: The City will develop a minimum of 42 transitional housing units  
**COMPLETED IN MAY 2019**  
 19 families have moved in