

## SECTOR PLAN 3: HOUSING

### Introduction

The City's Housing Department is beginning to reap the benefits of the proper planning that was done in the past financial years. Housing delivery is expected to grow **exponentially** in year three of the new Mayoral term. As of now, the Department is experiencing an increased pace of delivery in terms of the titling for the beneficiaries.

### Key Strategic Plan

#### Housing Delivery in the City

##### *Strategic Invention*

- Informal settlement formalisation
- Informal Settlement Management and Upgrade Programme
- Backyard accommodation
- Inner-City And Older Centres Residential Upgrade
- Hostels conversion
- Special needs housing
- Temporary/emergency housing
- Construction of 100 000 units in the next five years
- Housing ladder gaps
- Secondary property market
- City public housing stock upgrade and transfer
- Building standards promotion and enforcement
- Housing consolidation and asset-improvement support
- Green housing

#### Overall Analysis of the Sector Plan

- Interventions in all the sectors
- The stakeholders
- The costs and contributions
- The end user benefit
- Current delivery and project delivery.

### Sector Plan 3: Housing

FIVE-YEAR STRATEGIC OBJECTIVES	FIVE-YEAR IDP PROGRAMMES AND KEY PROGRAMME ACHIEVEMENTS	2007/08 DELIVERY AGENDA
<p>Formalise all settlements located on state land.</p> <p>50% of informal settlements formalised or upgraded to a minimum level of basic services.</p>	<p>Informal Settlement Formalisation:</p> <ul style="list-style-type: none"> <li>- Complete township registration in affected areas;</li> <li>- Ensure fencing of individual stands to promote homeownership and pride;</li> <li>- Informal settlement management and upgrade programme;</li> <li>- Provide water and sanitation to agreed City level;</li> <li>- Provide adequate road and storm water infrastructure;</li> <li>- Contain the establishment of new informal settlements, particularly on the urban edge (and outside the urban boundary); and</li> <li>- Provide and maintain emergency interim services to informal settlements, with responsibilities and budgets shared between the City and MEs.</li> </ul>	<ul style="list-style-type: none"> <li>- Intensify the feasibility studies in the targeted informal settlement for upgrading;</li> <li>- Formalise 30 informal settlements by end of the reporting year;</li> <li>- Fence 2500 units/stands in the City;</li> <li>- Engage the Department of Development Planning &amp; Urban Management in the revision of the urban edge;</li> <li>- Coordinate road surfacing to the tune of R40m across the City;</li> <li>- Coordinate installation of bulk infrastructure to the tune of R30m (counter funding);</li> <li>- Continue to facilitate the provision of rudimentary services in association with the stakeholder departments, including Johannesburg Water, JRA &amp; other; and</li> <li>- Undertake community relocations to the tune of R2 m for beneficiaries who are relocating to housing opportunities.</li> </ul>

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<p>Develop a set of interventions to improve the quality of backyard accommodation.</p>	<p>Backyard Accommodation Programme:</p> <ul style="list-style-type: none"> <li>- Establish norms and standards for the supply of backyard accommodation, together with Development Planning and Urban Management;</li> <li>- Develop incentives matched by the contribution of homeowners for accommodation improvements; and</li> <li>- Support provincial Top Twenty Programme and identify success factors for implementation and citywide roll out of programme.</li> </ul>	<ul style="list-style-type: none"> <li>- By end of the of the financial year, facilitate 200 backyard accommodation facilities in Orlando, in association with the Provincial government;</li> <li>- In association with Building Control Unit within the City, finalise the norms &amp; standards for the supply of backyard accommodation;</li> <li>- Attract the financial institutions (banks) and other funder institutions to re-invest in the backyard rental accommodation; and</li> <li>- Together with the province, evaluate the impact of the Top 20 Programme in Zola &amp; Orlando.</li> </ul>

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<p>Structure partnerships with stakeholders to promote an Inner City and older centres residential accommodation programme.</p>	<p>Inner City and Older Centres Residential Upgrade Programme (note link with Building standards promotion and enforcement programme below):</p> <ul style="list-style-type: none"> <li>- Identify precinct locations for programme focus in accordance with agreed urban restructuring criteria;</li> <li>- Establish partnerships with other stakeholders (on issues of funding and urban management) to develop the means to proactively prevent decline of residential buildings etc.; and</li> <li>- Establish programme coordination with COJ Better Buildings Programme.</li> </ul>	<ul style="list-style-type: none"> <li>- Before the end of 2007 calendar year, apply for the restructuring zones grants from the National Housing Department;</li> <li>- Before the end of 2007 calendar year, prepare a robust list of all the residential role-players in the Inner City;</li> <li>- Play a meaningful role in the hosting of the Mayoral Summit on the Inner City (05 May 2007);</li> <li>- Implementation of the outcomes of the Inner City Summit that are relevant to Housing mandate;</li> <li>- Engage COJ Better Buildings Programme to cater for the lower end market in terms of rental stock;</li> <li>- Before the end of the 2007 calendar year, enter into negotiations with the CO's Revenue Department on the rates paid by social housing institutions who are targeting the poorest of the poor; and</li> <li>- Before the end of the 2007 calendar year, enter into negotiations with JPC to consider alienation of derelict and/or hijacked buildings to new players, with the goal of providing the poorest of the poor with accommodation.</li> </ul>

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<p>Through a hostel upgrading programme that is sensitive to issues of affordability and quality living environments, upgrade 5000 units.</p>	<ul style="list-style-type: none"> <li>- Hostels Conversion Programme:</li> <li>- Implement projects taking account of existing communities, especially in relation to affordability and needs (family units/ accommodation with shared facilities;</li> <li>- Accommodate both ownership rental tenure options; and</li> <li>- Roll out hostel conversion projects in accordance with locational needs in and surrounding the individual hostel.</li> </ul>	<ul style="list-style-type: none"> <li>- By end of the financial year, deliver 500 family units across the city; and</li> <li>- By end of the financial year, ensure that the designs of the hostels maximises the integration of hostel residents in the surrounding communities.</li> </ul>
<p>Create new housing opportunities for people with special needs (aged, child headed households, HIV Aids affected/infected households, street children, etc.).</p>	<p>Special Needs Housing Programme:</p> <ul style="list-style-type: none"> <li>- Actively promote housing accommodation for people with special needs utilising the subsidy variation instrument;</li> <li>- Quantify the need for institutional accommodation within the city; and</li> <li>- Clarify the necessary institutional mechanisms within the City to support and implement institutional housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Develop a roster of all organisations that are dealing with HIV AND AIDS in the City; and</li> <li>- Engage stakeholder departments, including Community Development, in the quest to quantify the need for institutional accommodation in the city,</li> </ul>

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<p>In partnership with Province and other stakeholders develop and manage temporary/emergency housing stock.</p>	<p>Temporary/Emergency Housing Programme:</p> <ul style="list-style-type: none"> <li>- Secure funding to implement citywide temporary residential accommodation;</li> <li>- Emergency housing stock to be developed so that at any one time the City is able to accommodate people in emergency situations (including fires, floods, and evictions); and</li> <li>- Clarify and agree on Housing role and responsibilities during disasters and emergencies.</li> </ul>	<ul style="list-style-type: none"> <li>- By end of the financial year, facilitate emergency accommodation of 200 beds for emergencies;</li> <li>- By end of 2007 calendar year, host a session with all stakeholders that are dealing with disasters in the city in order to streamline the role of Housing during disasters; and</li> <li>- Develop emergency housing stock that can accommodate 200 beds at one instance.</li> </ul>

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<p>Through both the City's own means, and in partnership with other actors and stakeholders, deliver 100 000 well-located and good quality housing units over the next five years, which includes the delivery of 15 000 rental housing units, 30 000 housing units through the Community Builder Programme, and 50 000 mixed-income housing units.</p>	<p>Housing Programme:</p> <ul style="list-style-type: none"> <li>- Constitute an Integrated Housing and Service Delivery Plan Task Team to take the process forward;</li> <li>- June 2006, set targets for affordable housing for various sub-markets, and appropriate locations for each sub-markets;</li> <li>- By September 2006, develop a clear, spatially- defined plan for where we want housing developed over the next five years, and in the long-term;</li> <li>- Develop and pilot an appropriate service financing model to ensure that new units are built with an appropriate package of household services that is both affordable up front, but also more cost-effective and sustainable over the longer-term. By September 2006, design and implement a workable co-ordinating system/mechanism to ensure seamlessly integrated project-by-project rollout of housing, together with all infrastructures and social services;</li> <li>- Consolidate a plan that deals decisively with the core constraints (land procurement, provincial funding and financial services charter funds; planning capacity; and implementation capacity);</li> <li>- Establish contractors roster and contract administration capacity, and link Thubelisha and NURCHA contractor support;</li> <li>- Identify and procure or hold appropriate land to enable delivery at scale (land strategy);</li> </ul>	<ul style="list-style-type: none"> <li>- Delivery of 3 527 houses through the provincial funding;</li> <li>- Delivery of 8 188 houses through the Council funding;</li> <li>- Facilitation of 8 285 units built by other stakeholders;</li> <li>- Pronounce on the identified spatial plan for the delivery of housing in the next five years;</li> <li>- Continually engage JPC in the fast-tracking of the land purchase;</li> <li>- In association with the Provincial government, undertake geotechnical survey on the mine land;</li> <li>- Take the in principle approval of the City application on accreditation to the next level; and</li> <li>- Monitor the expenditure of JOSHCO on capital projects</li> </ul>

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	<ul style="list-style-type: none"> <li>- Conclude project feasibilities and EIAs on prioritised projects;</li> <li>- Explore options for rehabilitation of mining land;</li> <li>- Make sure that the City of Johannesburg is accredited, and harness the housing subsidy to accelerate delivery of housing in the city and expand the range of products made available;</li> <li>- Empower Joshco to roll-out social housing at scale, with both City capital budget and access to other sources of funding;</li> <li>- Promote affordable rental options (including accommodation with shared facilities) in situ upgrading developments, new greenfields incremental housing, and brown fields developments;</li> <li>- Facilitate a range of productive relationships with the private sector to enter specific market segments, so that the pace of delivery may be increased;</li> <li>- Consolidate and utilise building skills that currently exist in communities;</li> <li>- Interventions such as certification and preferential procurement must be promoted to enhance the delivery capacity that is required for housing construction; and</li> <li>- Pilot concepts to widen the package of options for applying the subsidy (e.g. different housing typologies and densities).</li> </ul>	<p>capital projects, with the intention of increasing the funding.</p>

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<p>Address the housing ladder gap by facilitating private sector delivery of affordable rental and home ownership.</p>	<p>Housing Ladder Gaps Delivery Programme</p> <ul style="list-style-type: none"> <li>- Facilitate the entry of developers and the banking sector in sub-markets between subsidised housing and bonded-housing;</li> <li>- Identify potential restructuring zones for support through the national restructuring grant for social housing; and</li> <li>- Obtain zone and grant approval for project implementation by JOSHCO and other implementation agents.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue to facilitate the banking sector in the affordable housing market;</li> <li>- Establish a structured forum with the banking sector to assess and monitor the investment in the lower end of the market;</li> <li>- Consolidate the approved zones in consultation with the stakeholders, including JDA; and</li> <li>- Assist JOSHCO to re-apply for the restructuring zone with the National Housing, taking into consideration comments made in the 2006/7 application.</li> </ul>
<p>Complete the transfer of title deeds and ensure that new title-holders are informed of the advantages of their new asset.</p>	<p>Secondary Property Market Programme:</p> <ul style="list-style-type: none"> <li>- Using the new Neighbourhood Improvement Fund available from National Treasury, pilot, in selected areas, a working relationship with the banking sector designed to solve constraints to the realisation of housing asset value in low-income residential markets;</li> <li>- Consider a range of interventions that could stimulate market activity in locations and product segments in which there is limited or stagnant market activity;</li> <li>- Through engagements with the financing community and creative interventions and incentives, address implicit red-lining in areas where there are willing buyers and willing sellers but no finance to facilitate the transaction;</li> </ul>	<ul style="list-style-type: none"> <li>- Upon confirmation of approval of the application of the City by National Treasury, appoint researchers to conduct research on the opportunities in the secondary market; and</li> <li>- Intensify the consumer education in association with the Provincial department.</li> </ul>

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	<ul style="list-style-type: none"> <li>- Conduct a major education programme to ensure that subsidised housing beneficiaries and households in older township areas are well-informed of the future value inherent in their subsidised assets, as well as the workings of the property market;</li> <li>- Through collaboration with the Deeds Office, etc., ensure the establishment of accessible mechanisms to facilitate housing transfers so that exchanges of especially subsidised RDP housing becomes part of the formal system, and they retain their value; and</li> <li>- With various partners, facilitate mechanisms to ensure a willingness by banks to regard assets as collateral.</li> </ul>	
Promote good management and maintenance of City housing stock and associated infrastructure.	<p>City Public Housing Stock Upgrade and Transfer Programme:</p> <ul style="list-style-type: none"> <li>- Budget for and effectively maintain all existing public housing stock currently still managed by the City, until transfer;</li> <li>- Regularise occupancy and collections in City's public housing stock; and</li> <li>- Formulate a cost recovery plan for implementation in the City's public housing stock.</li> </ul>	<ul style="list-style-type: none"> <li>- Refurbish the flats to the value of R5m;</li> <li>- Refurbish the old age homes to the value of R2m;</li> <li>- Timeously inform tenants of the City's stock of the intentions to increase the rentals by 10%;</li> <li>- Increase the City's collection rate by 10%; and</li> <li>- Delivery of the Sectional Title Scheme to the tune of R1.5m.</li> </ul>
Implement effective building standards and by law enforcement.	<p>Building Standards Promotion and Enforcement Programme:</p> <ul style="list-style-type: none"> <li>- Enforce building regulation and by-laws in new developments; and</li> <li>- Proactively intervene through regulations in management and maintenance, where necessary, to prevent negligent and irresponsible property ownership causing decline in the built environment.</li> </ul>	<ul style="list-style-type: none"> <li>- Engage JMPD and Building Control in the enforcement of building regulation and by-laws.</li> </ul>

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Develop and implement a support programme for housing consolidation.	Housing Consolidation and Asset-Improvement Support Programme: <ul style="list-style-type: none"> <li>- Education programme to build awareness around options for housing consolidation and asset improvement.</li> </ul>	<ul style="list-style-type: none"> <li>- Continue to engage the Provincial government in the beneficiary education.</li> </ul>
Introduce the Sustainable Human Settlements approach to all new housing developments.	Sustainable Human Settlements Programme (Housing component): <ul style="list-style-type: none"> <li>- Ensure that in all new housing developments the necessary green and social infrastructure is planned for and actually built;</li> <li>- Facilitate brown-field housing developments by enabling the conversion of CBD buildings and existing commercial and industrial properties to residential usage; and</li> <li>- Where appropriate, encourage the development of housing, together with urban agriculture opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>- 15% of all developments will be energy efficient,</li> <li>- Engage JPC to release the derelict and hijacked buildings to be converted into residential usage; and</li> <li>- Finalise the preparations for agri-village in the Doornkop with the Department of Agriculture (Provincial).</li> </ul>
Develop and adopt sustainable housing practices and technologies.	Green Housing Programme: <ul style="list-style-type: none"> <li>- With partners such as the CSIR and other academic institutions, undertake housing research and design to develop more innovative and sustainable housing solutions (materials, design, construction methods etc);</li> <li>- On all subsidised housing projects within the City of Johannesburg jurisdiction, ensure adoption and implementation of a minimum set of green / passive technologies.</li> </ul>	<ul style="list-style-type: none"> <li>- Undertake research into innovative housing solutions; and</li> <li>- Assess and evaluate the pilot project on 20 houses built via alternative technology to decide on replication of the project on a broader scale.</li> </ul>