

**CITY OF CAPE TOWN
SOCIAL HOUSING PROGRAMME**

PROGRESS REPORT – April 2008

Purpose:

- To provide good quality rental housing in well located parts of the City at rentals affordable to people on low incomes (R2000 – R7500),
- Through this contribute to the economic, racial and social integration of the City,
- In doing this, to use City owned land, Partnerships and Social Housing Subsidy to leverage additional financial investments in its human settlement development objectives.

Target:

- Development of 5000 social housing units by 2010,
- Development of a total of 20 000 such units by 2014,
- Leverage an additional R600m of equity and loan investment in the development of social housing stock by 2010,
- Five strong partnerships between the City and Social Housing Institutions (SHI's) to continue the program of development and efficient management of this stock.

Partnerships:

- We have signed 5 year PPP between City and Social Housing Institutions (SHI),
- City provides leasehold land/buildings and access to subsidies,
- SHI's facilitate the development and management of rental stock,
- SHI's sets up financial packaging with City support.

Contractual arrangements that provides for:

- Long term financial planning,
- Shared risk between City and Partners,
- Control over efficient use of government resources and
- Freedoms of SHI's to act as independent business
- These are ensured through Partnership, Project and Land Lease Agreements.

333

ANNEXURE "B"

Erf	Address/Area	Est. No Units (Early Estimates)	Progress	Expected Start Date of Construction	Expected Date of Completion	Comments
YEAR 1 PROJECTS						
12335	Military Road Steenberg	450	<ul style="list-style-type: none"> • Feasibility studies completed, • Community Consultation well advanced and ongoing, • Site and Units design completed, • Land lease approved by Council, • Zoning and planning in Stage 2 advertised, • Phase of detailed planning to commence presented to sub-council. 	May 08	Phase1 Oct 08	<ul style="list-style-type: none"> • Big event is being planned for launch of the project,
Milnerton	Drommadaris, Rugby Milnerton	130	<ul style="list-style-type: none"> • Feasibility studies completed. • Project Manager appointed. • Zoning application has been successful. • EIA applications lodged with PGWC. • Funding secured (Private and Subsidies). • Awaiting only ROD. 	August 2008	August 2009	<ul style="list-style-type: none"> • Resolution required on the future use of adjoining City land. • Discussions in progress between City and Communicare.
Bothasig	Bothasig Nassau Road	105	<ul style="list-style-type: none"> • Feasibility completed. • Project Manager appointed. • Zoning application lodged. • Site design prepared. • Objections received from some residents who are demanding that the land be used for the old age. • Communicare is negotiating with the objectors to find resolution. 	April 2010	April 2011	<ul style="list-style-type: none"> • Resolution required on the future use of adjoining City land. • Discussions in progress between City and Communicare.

334

12997, 12998, 12999	DILLON LANE - Woodstock	492	<ul style="list-style-type: none"> • Initial plan design complete, • Planning application to PGWC has been lodged. • Community consultation process took place with Community facilitation and Sub Council in March 07, • Draft project agreement prepared, • Land lease agreed in the process of finalization. 	March 09	July 2009	<ul style="list-style-type: none"> • Everything else is on course but SOHCO not wanting to take further financial risk on detail design until land lease agreement finalized.
33821 - 33836	Pick wick Road Woodstock	1317	<ul style="list-style-type: none"> • Pre Feasibility done by SPSH and CTCHC. • Recommended for market related and social housing development. • Report sent to Housing Portfolio for CTCHC to develop the site. • Critical problems requiring resolution – transport access and the re-enforcing required to foundations. • Land Availability will be signed once Council has approved 	March 09	July 2009	<ul style="list-style-type: none"> • Rapid resolution required of best way of handling holding capacity, road access to site and site conditions impact on foundations. • Subject of work by SPSH appointed consultants contracted to 31st May 07.
Salt River	Salt River Market site	1896	<ul style="list-style-type: none"> • Feasibility work underway lead by the City's Urban Design section. • There is agreement to use part of the site for Social Housing. 	Feb 2010	Aug 2011	<ul style="list-style-type: none"> • Awaiting clarity on the areas demarcated for social housing before letter to SOHCO and their willingness participate more fully.

2967-1	Military Road – Bo Kaap	887	<ul style="list-style-type: none"> • Pre feasibility studies completed, • Studies indicates that the difficulties are with cost of road upgrade (approx R5m), • Not able to finance through regular road budgets must identify potential funding sources, • In abeyance pending decision on financing of road. 	?	?	<ul style="list-style-type: none"> • SHU Preparing report with options for decision on whether to pursue this site. • Negotiating with PGWC for funding of the Road.
13137 and portion of erf 13126	Victoria Walk and Melbourne Street	?	<ul style="list-style-type: none"> • No further work. 	?	?	<ul style="list-style-type: none"> • In abeyance until clearer communication and consultation strategy agreed and in place on City consultation on use of Public Open spaces.

2. CRITICAL MILESTONES NEXT 3 MONTHS

ACTIVITY	DATES	COMMENTS
Signing of Dillon Lane Lease Agreement with SOHCO	May 2008	In progress
Appointment of CTCHC for the Pick Wick site based on the Detailed feasibility.	May 2008	Requires approval of land availability agreement with CTCHC.
Agreement on allocation and use of land within the market precinct.	May 2008	SHU to co-ordinate discussions with urban design section.