

Vienna International Summer School

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Social Housing in South Africa: In search of new economic models

Providing land for social housing:

Contrasting municipal land governance and its influence on social housing in Cape Town and Vienna

Dr Andreas Scheba

Senior Researcher

Human Sciences Research Council &

University of the Free State, South Africa





Ndifuna Ukwazi

@NdifunaUkwazi

"If well-located public land is not developed for public good in a duration of time, it should be automatically released to a social housing company or community cooperative to develop" - Adi Kumar director of NU



Housing: let's scrap the mythical "housing lists"
groundup.org.za

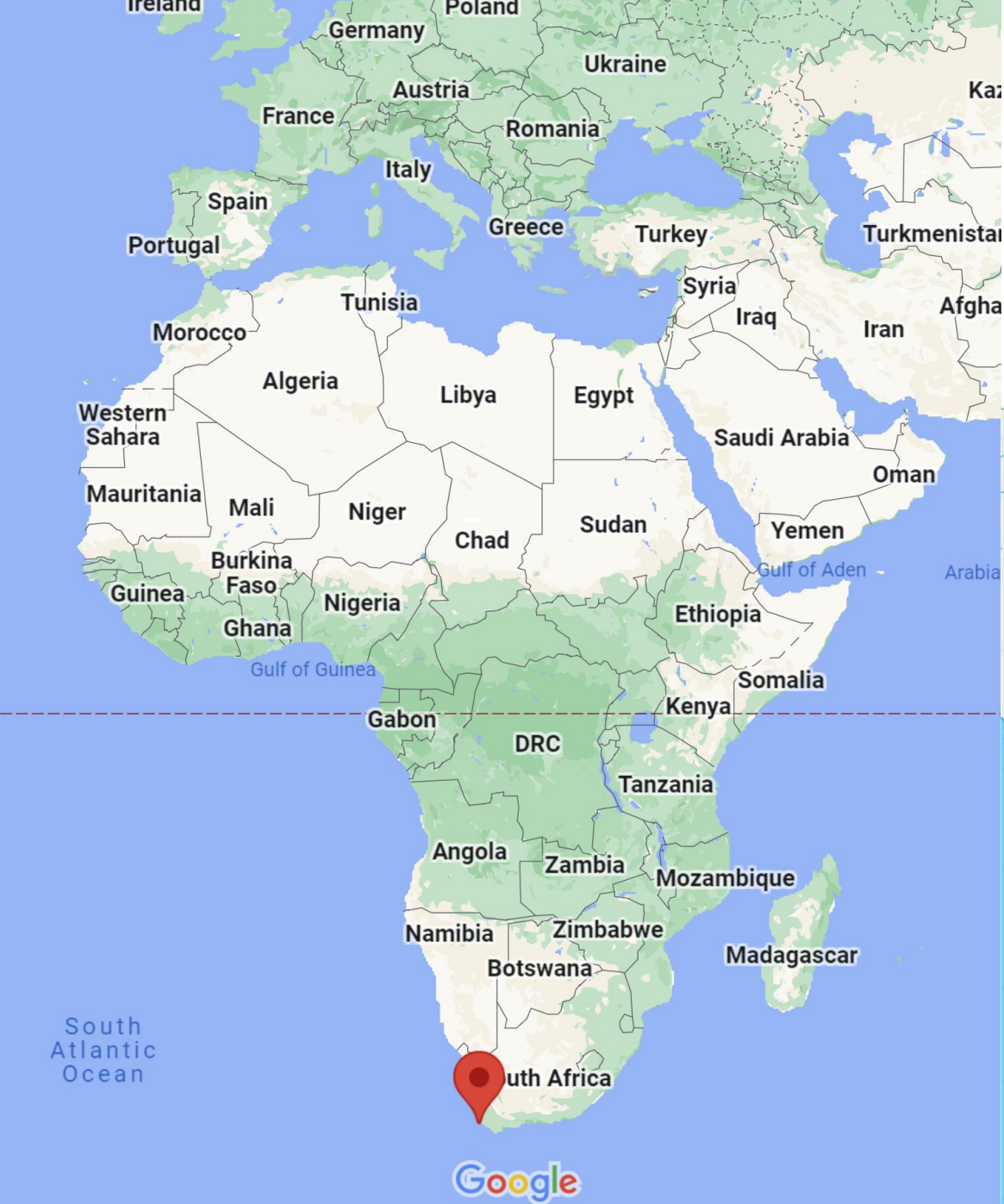
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Urban land

- Urban land is a foundational element of social housing production, but financialised urbanisation has made land increasingly unaffordable.
- Municipal governments have considerable powers to influence directly and indirectly land markets, but governance of land is highly political as well as complicated technical and institutional process.
- Comparing/learning from municipal land governance across vastly different contexts (Vienna/Cape Town)

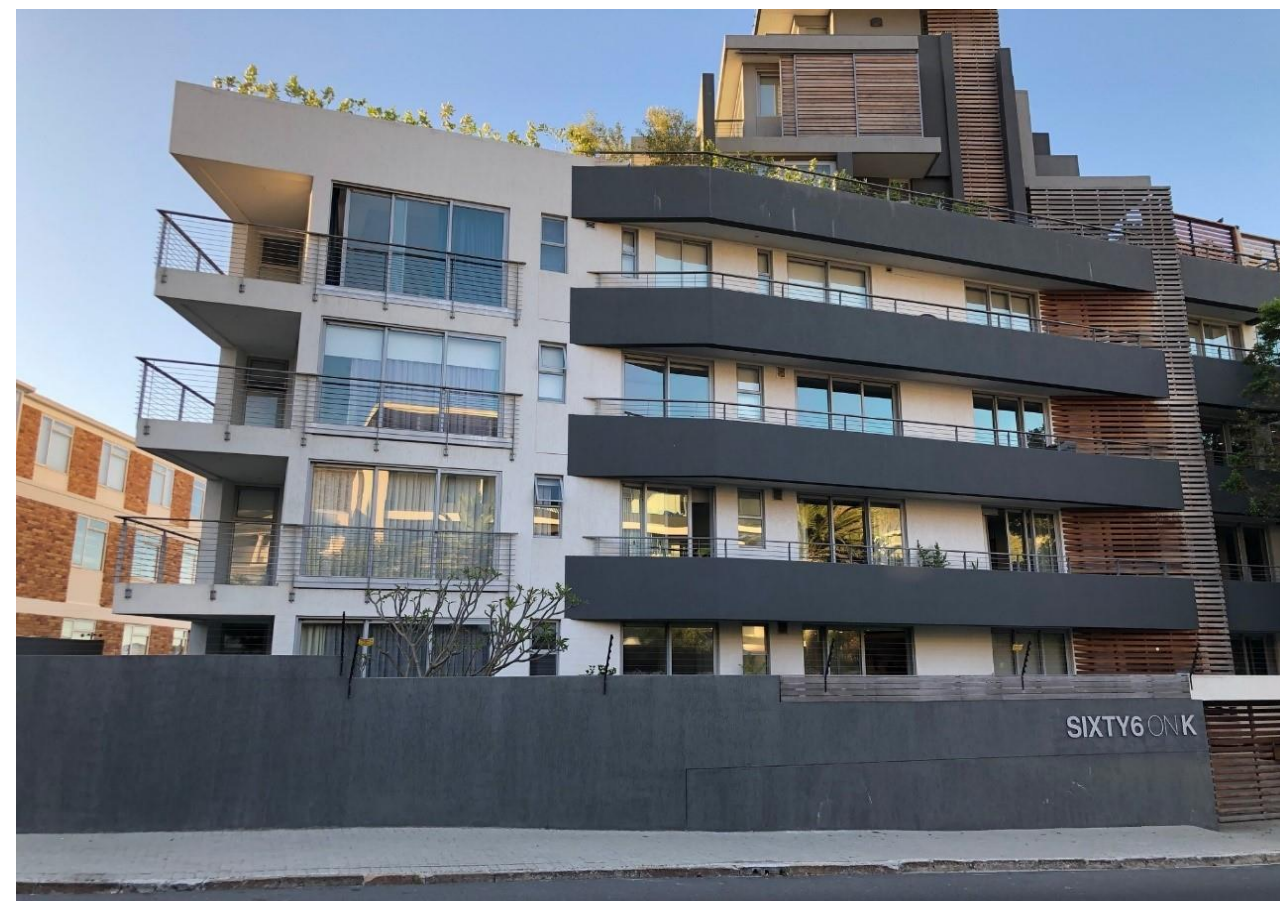


Cape Town:

- Population size: 4.6 million people in 2020
- Area size: 2,461 km² [40% protected areas]
- Average annual population growth: 1.9%
- Unemployment rate: approx. 30% (among youth = 65%)
- Poverty: 46% of population live on less than Eur 70/month (2019)
- Gini coefficient: 0.6

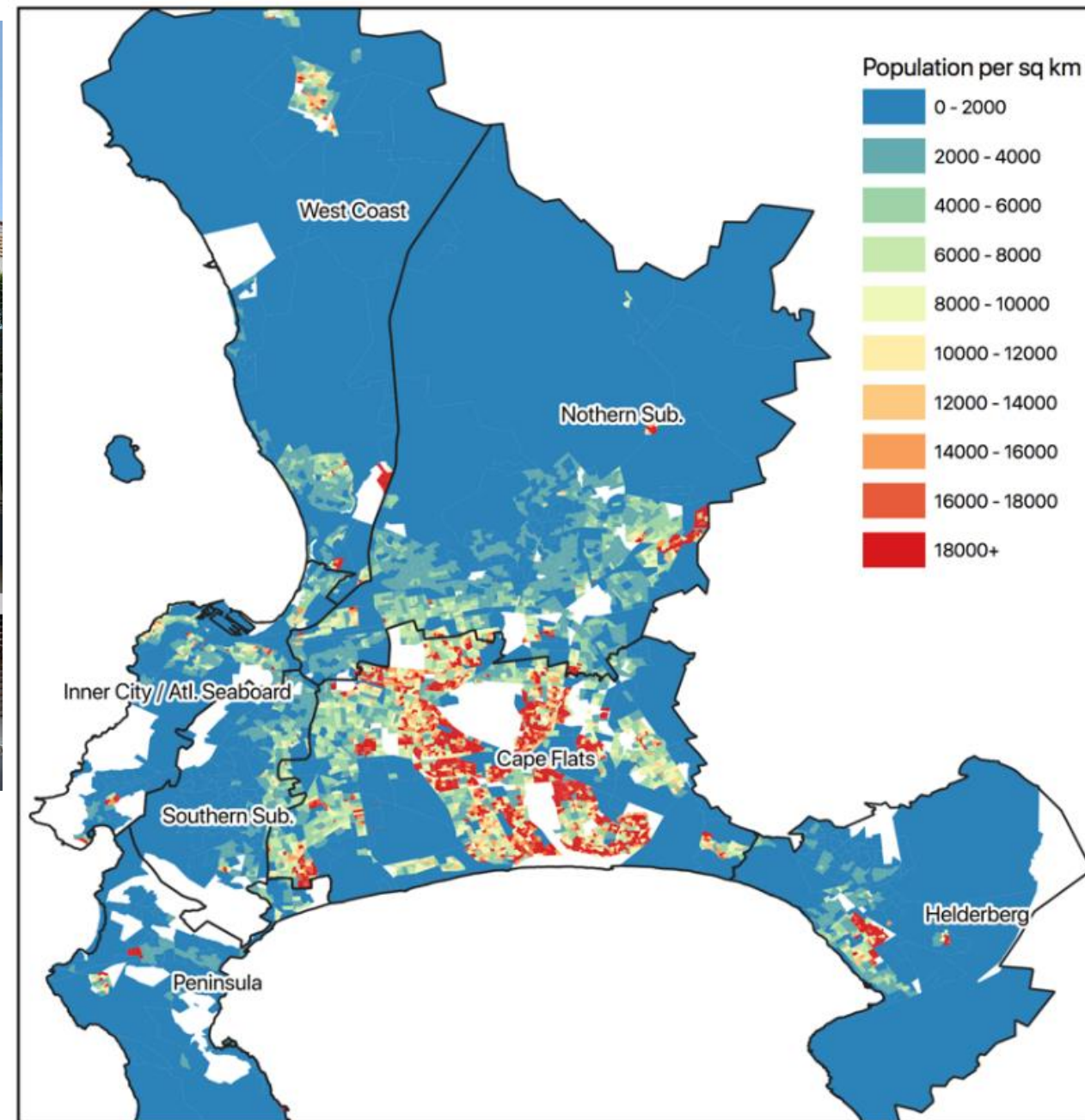


Map data ©2022 Google, INEGI



Inner-city

- Private-sector housing
- Ownership/rental
- Exclusive, unaffordable
- Gentrification

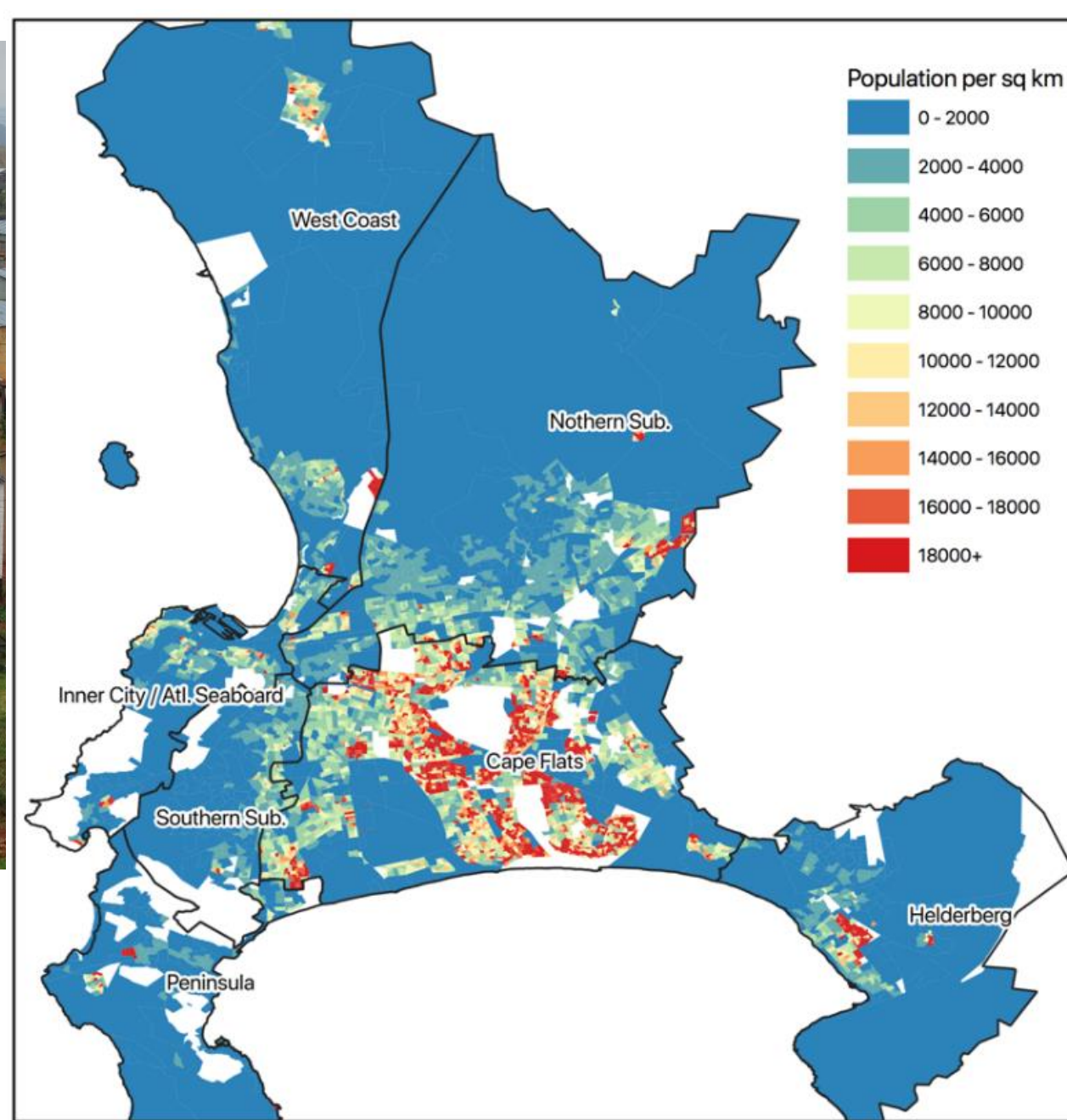


Source: Scheba et al. 2021a; based on census data 2011

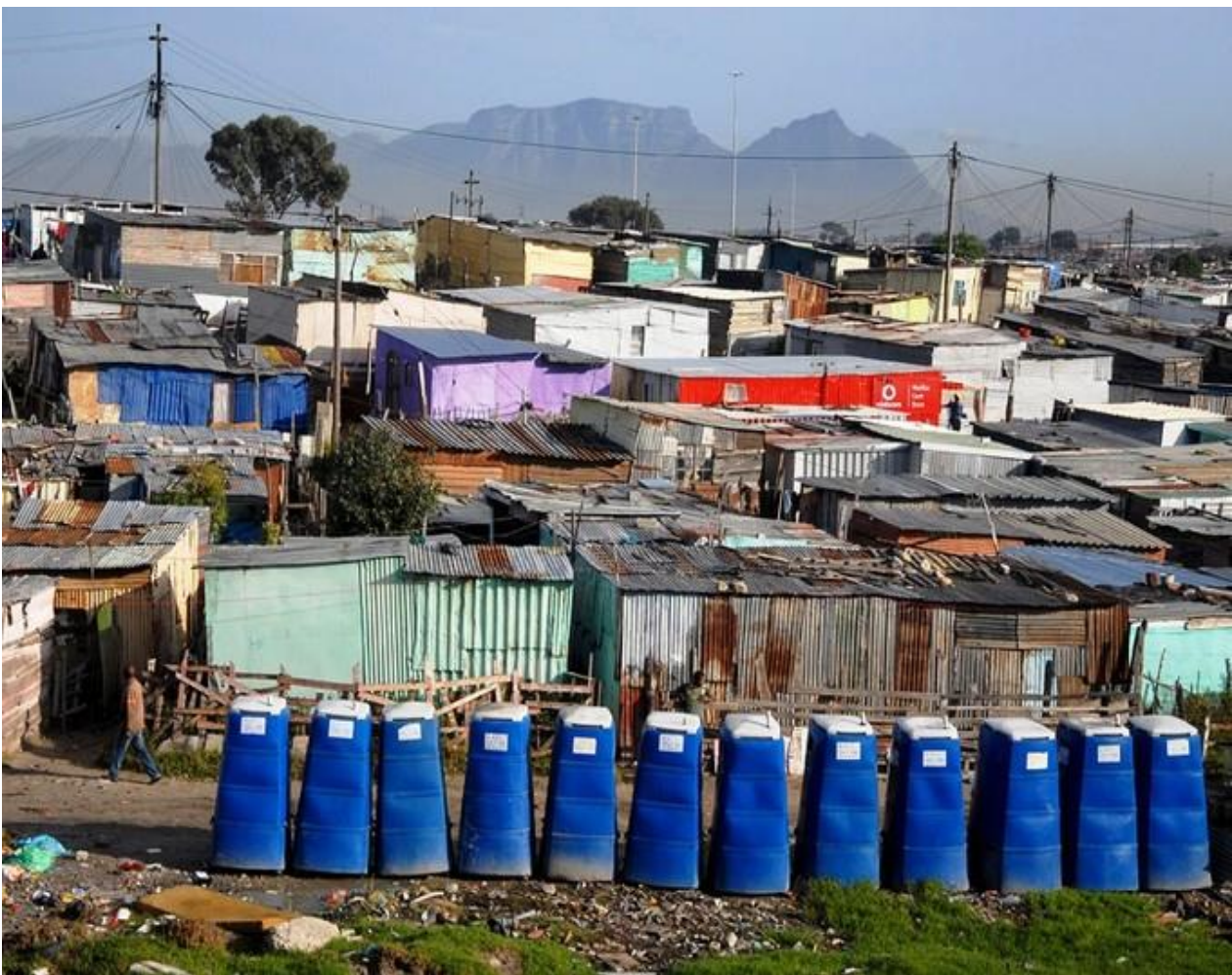


Suburbanisation

- Private-sector led/exclusive
- State-led/right to housing
- Ownership

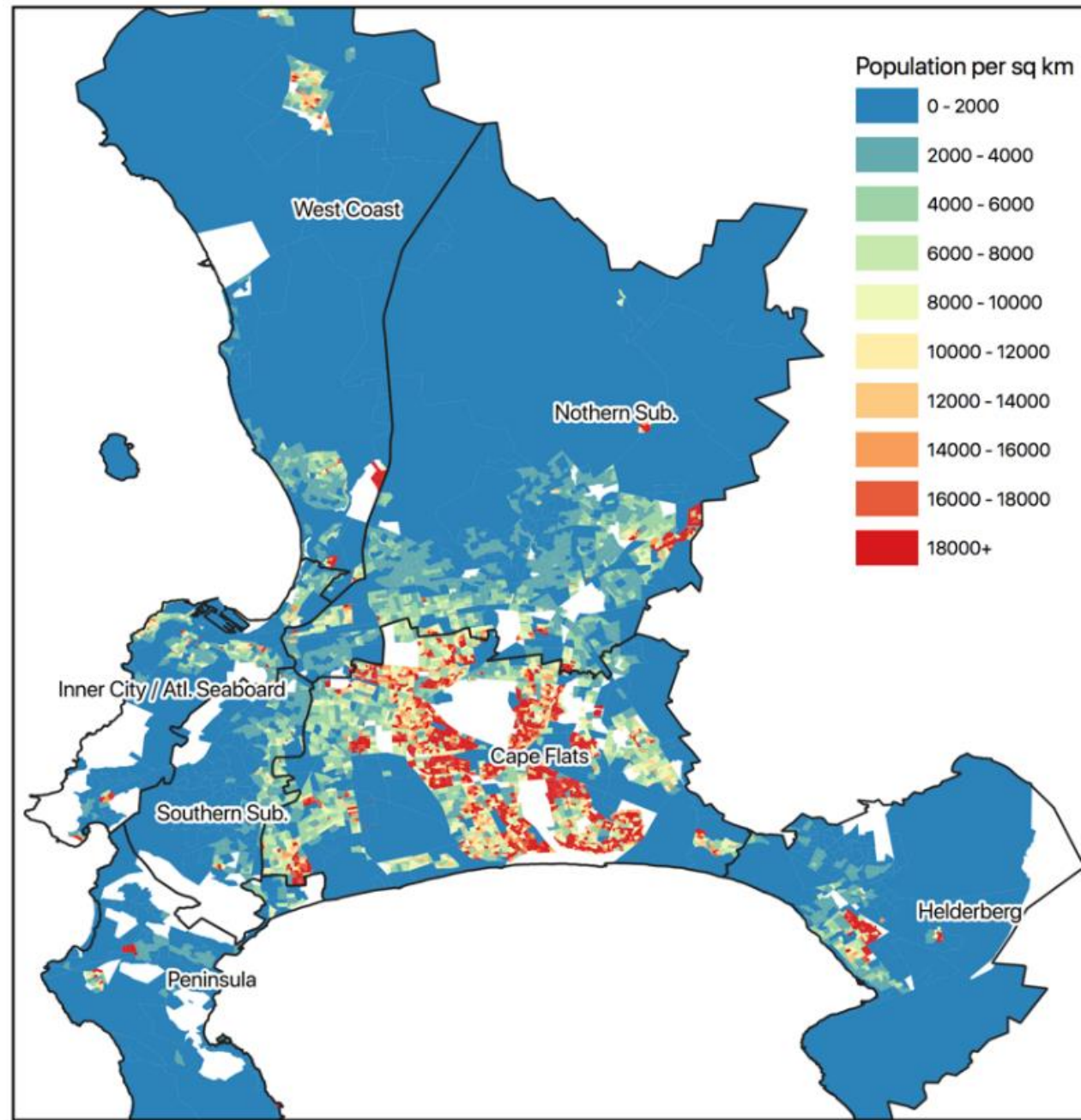


Source: Scheba et al. 2021a; based on census data 2011



Informal(-isation)

- Bottom-up, non-compliant
- Informal densification (rental)
- Informal settlements



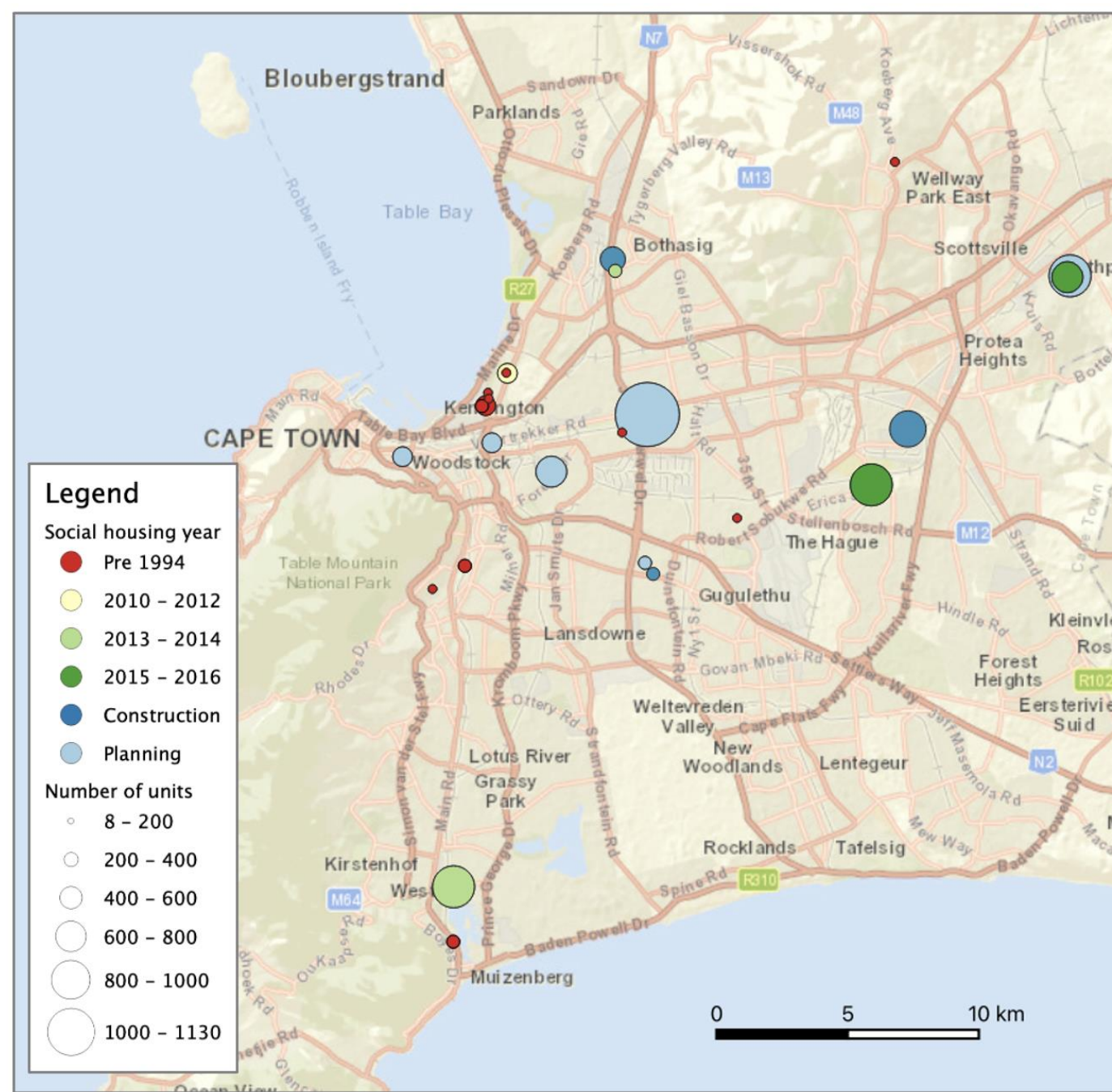
Source: Scheba et al. 2021a; based on census data 2011

Social rental housing

- Dignified, medium-density, affordable rental housing
- Well-located areas
 - Socio-spatial transformation
 - Upward mobility
- Third-sector model
 - Public + private finance
 - Institutionally managed + support

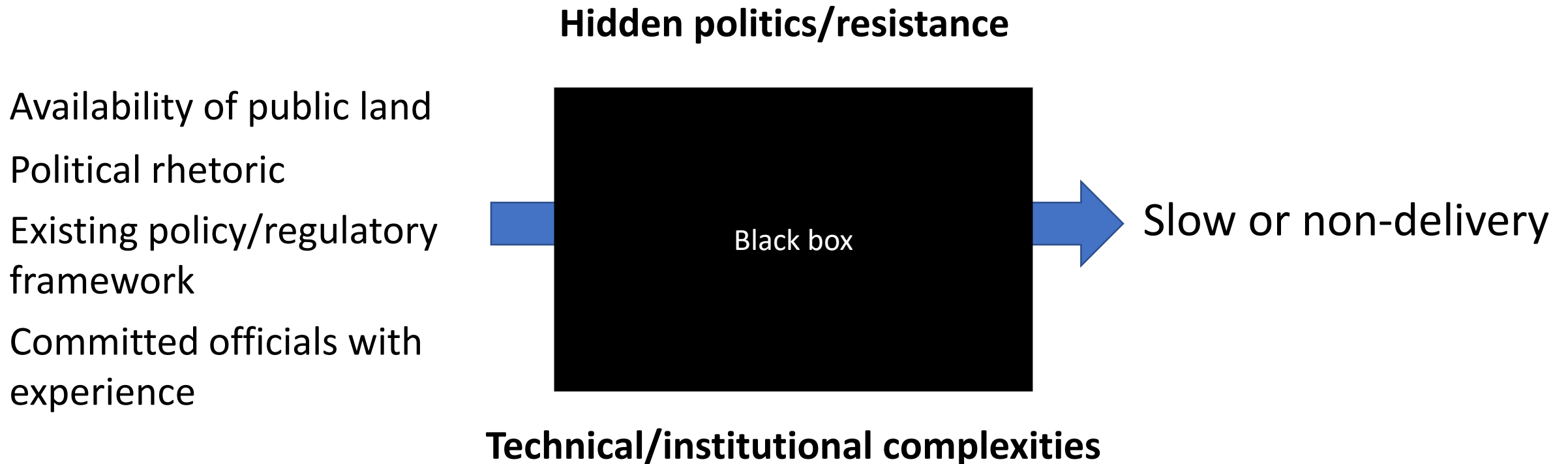
Increasing land prices are constraining delivery and/or pushing projects further away from inner-city

Many well-located, publicly owned sites for social housing available!



Source: Scheba et al. 2021b; based on SHRA data

Public land for social housing in Cape Town



Research/policy dialogue

Primary research question:

- How do the cities of Vienna and Cape Town govern land to influence social housing delivery?

Secondary research questions:

- What are the main barriers to increasing the supply of affordable land to social housing providers?
- What opportunities and challenges exist to adopt more progressive instruments?
- What does the cross-country comparison teach us about advancing social housing beyond Northern contexts, and adapting approaches to account for growing modes of Southern Urbanism?

Proposed methods (initial thoughts)

- Literature review
 - Land policy instruments & institutional configurations
 - Land assembly, packaging and release
 - Political economy of public urban land for housing
- Document analysis (policy, regulations, case study: Wohnfonds_Wien)
- Semi-structured interviews & exchange visits
 - Practitioners, officials, policy makers, researchers/academics, civil society, property developers, landowners, LPHA, etc from Vienna and Cape Town
- Policy workshop in Cape Town
- Quantitative component?

Invitation to collaborate....

ascheba@hsrc.ac.za