

Creative solutions to the provision of inclusionary housing will, in the coming years, be at the core of discussions and planning about urbanisation, spatial development and the delivery of housing in urban areas.

The discussions were given a major boost by a number of recent developments in the public space which will collectively contribute to an environment where policy formulation and enabling legislation will become a necessity.

The Social Housing Regulatory Authority – SHRA – will be a key player in this process and is required to give leadership and direction to this debate. Recommendations and inputs from the SHRA will guide the National Department of Human Settlements to draft a comprehensive policy on inclusionary housing and develop subsequent legislation.

Discussions about inclusionary housing in South Africa reached a peak in 2005 at the Housing Indaba in Cape Town. This resulted in the drafting of a Social Contract for Rapid Housing Delivery which stated that every commercial housing development not aimed at very low-income groups, would have to allocate a certain percentage of units to those who qualify for government housing subsidies.

A subsequent draft national policy framework in 2007 drew from an examination of international experiences of inclusionary housing, and engagement with the private sector.

However, little progress was made in subsequent years. There is, currently, no national policy or legislation on inclusionary housing. Although the dominant view is that local government should be the primary sphere for the delivery of inclusionary housing it will require a national policy framework and enabling legislation.

A number of recent developments have, however, placed the issue of inclusionary housing firmly back on the national agenda. Discussion on the policy framework and the modalities of delivery will, no doubt, intensify in coming months.

- The government's commitment under the leadership of President Cyril Ramaphosa to end the spatial legacy of apartheid, especially in the urban areas where racially-exclusive patterns of settlement still exist.
- The current debate about possible changes to the Constitution to accelerate land reform and redistribution. Continuing rapid urbanisation means that the focus of attention will be directed towards the major metropolitan areas.
- The report of the High-Level Panel on key legislation and the acceleration of fundamental changes (2017) which made specific references to inclusive housing. The panel, chaired by former president, Kgalema Motlanthe, called for "the emergence of more inclusive cities" and the establishment of a national co-ordinating structure to direct spatial development in a more coherent and co-ordinated approach.
- It also urges a move towards "more creative approaches to mixed-income (inclusionary) housing" by including a provision that all private sector developments above a certain size makes provision for a specific portion of the housing units to be within a predetermined, affordable price bracket.
- The commitment made by the Minister of Human Settlements, Nomandla Mfeketo, that government should integrate elements of spatial integration, housing and infrastructure into its comprehensive policy framework.
- The steps introduced by the City of Johannesburg and the City of Cape Town to develop policies on inclusionary housing and to publish proposals for public comment. The core of these policy proposals and analyses of responses by important stakeholders are contained in this literature study.
- The initiatives taken by the Social Housing Regulatory Authority to take leadership on the issue, commission studies and research and highlight positions that will influence future policies, frameworks and legislation on inclusionary housing.