

**AGENDA of the
Portfolio Committee: Community Services
04 October 2023
(Also the agenda for the Mayoral Committee Meeting : 11 October 2023)**

- *Affordable Housing: 124 Serviced Sites, Gansbaai – 28 March 2022*

It was found that a number of 14 (fourteen) potential beneficiaries did not submit or update their correct household income (less than up to R3 500,00 or unemployed evidence) and they were subsequently omitted from the extract of the housing demand database for IRDP projects but they were included on extract of the housing demand database for Affordable Housing: 124 Serviced Sites, Fountain Hill, Gansbaai as received from Provincial Department of Human Settlements.

A number of 6 (six) potential beneficiaries did not provide clear residing addresses. In terms of the housing demand database, Gansbaai is identified as catchment but the planning and implementation of housing projects are based on townships (e.g Blompark & Masakhane).

The Overstrand Municipality: Housing Selection Policy for Beneficiaries in Ownership-based Subsidy Project dated 26 August 2015, prescribed in section 5.2(C) that Green-field, non-relocation project components should allow quota of 5% for households affected by permanent disability. The Local Ward 2 Councillor identified one disabled person who reside in the Masakhane informal settlement to be placed on the additional list for the 295 erven, Gansbaai. The additional beneficiaries for Masakhane are included as per Annexure A.

It is therefore recommended that the additional list of potential beneficiaries attached as Annexure A be given priority.

TABLE 1: POTENTIAL BENEFICIARIES: MASAKHANE AND SURROUNDING AREAS CATCHMENTS

	TOTAL (PROPOSED)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
Masakhane, Gansbaai: 90% opportunities	266	0	9	0
50% Informal Settlements	133	0	0	0
50% Backyard dwellers	133	0	0	0
Surrounding areas: 10% opportunities	29	0	0	0
Hawston	3	0	0	0
Mount Pleasant & Hermanus	3	0	0	0
Kleinmond & Betty's Bay	4	0	0	0
Zwelihle	16	0	0	0
Stanford	3	0	0	0
TOTAL HOUSING OPPORTUNITIES	295	0	9	0
ADDITIONAL BENEFICIARIES				
Masakhane (this report)	21	1	1	1
Masakhane (Mayoral report: 28 July 2021)	56	2	0	0

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TOTAL POTENTIAL BENEFICIARIES	372	3	10	1
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Note:

- In terms of the 90/10 split, 295 housing opportunities are reserved for Masakhane and 29 opportunities for the surrounding areas.
- A number of 40 housing opportunities can be allocated can aged (60 years and older).
- 3 disabled potential beneficiaries and one farmworker could be identified.

Qualifying Criteria:

Formal houses will be built for residents that qualify for housing subsidy in terms of the National Housing Code 2009 criteria namely:

- Lawfully reside in South Africa (i.e citizen of the Republic of South Africa or in possession of a permanent residence permit). Certified copies of the relevant documents must be submitted with the application;
- Are legally competent to contract (i.e over 18 years of age or legally married or legally divorced or declared competent by a court of law and sound of mind);
- Neither the applicant nor his or her spouse has previously benefited from government housing assistance;
- Have not yet owned fixed residential property; and
- Have previously owned fixed residential property but such a person may only qualify for the purchase of a vacant serviced site.

In addition to the above, the following criteria must also be satisfied:

- Persons must be married or habitually cohabit;
- Single persons must have financial dependants;
- Single aged person, disabled persons and military veterans without financial dependant may be assisted. Aged persons refer to, must comply with the criteria on the aged as defined by the Department of Social Development;
- Households must earn a monthly income in the range as annually approved; and
- Persons who have benefited from the Land Restitution programme and who satisfy all other relevant criteria may also be assisted.

In terms of Provincial Circular 10/2015, as amended, the following criterion must also be satisfied:

An applicant must be registered on the housing demand database for minimum period of three (3) years.

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Relevant Definitions:

Farm Resident: Person whose ordinary residence is a farm, including a farm worker with ordinary residence on the farm.

Permanent Disability: The following characteristics apply to households affected by permanent disability:

A household with at least:

- one adult member (in the core household) having a permanent disability or
- a financial dependant with a permanent disability.

Selection of Beneficiaries:

The selection of potential beneficiaries will be done in the following order:

- the application of the 90/10 rule with regard to the catchment area (project town) and the surrounding areas.
- selection according to the registration date of the households.
- selection of households containing an adult member of 60 years and older (quota 15%).
- selection of households according to registration as a farmworker (quota 5%).
- Paragraph 3 of the Provincial circular C2/2019 regarding the split of beneficiaries read as follows: *“In all projects occurring on Greenfields sites which have a de – densification component, the number of households from the UISP project accommodated on the site needs to be matched by the number of households selected from the municipality’s housing demand database on a 50/50 split. This means that each Greenfields site (and the related project) with a UISP de – densification component also needs to accommodate a component drawn from the housing demand database”.*

Discussion

The table below provides a summary of the status as on 13 September 2023 with regard to the approval of beneficiaries for the available 295 housing opportunities (phase 1 and 2). A total number of 277 subsidy applications had been processed and submitted to the Provincial Department of Infrastructure, Human Settlements branch. A number of 187 beneficiaries have been approved as per the table below, with an available 108 opportunities to be finalised.

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TABLE 2: POTENTIAL vs APPROVED BENEFICIARIES: MASAKHANE AND SURROUNDING AREAS CATCHMENTS

	ACTUAL (Including quotas)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
TOTAL POTENTIAL BENEFICIARIES	372	3	9	1
<u>MINUS</u> Number of approved beneficiaries	(187)	(1)	(11)	0
<u>MINUS</u> Potential Beneficiaries failed Deed Search	(4)	0	0	0
<u>MINUS</u> Application forms sent back	(19)	0	0	0
<u>MINUS</u> Duplicate ID	(3)	0	0	0
<u>MINUS</u> Failed UIF	(19)	0	0	0
<u>MINUS</u> Failed population	(9)	0	0	0
<u>MINUS</u> Verified and send for Searches	(14)	0	0	0
<u>MINUS</u> Declined - Procedurally incorrect	(16)	0	0	0
<u>MINUS</u> Verified and passed Searches	(4)	0	0	0
<u>MINUS</u> Verified - Failed National Database	(2)	0	0	0
TOTAL BALANCE OF POTENTIAL BENEFICIARIES	(277)	(1)	(11)	(0)

NOTES:

The abovementioned percentages for disabled, aged farmworkers are based on the norm set by DoHS: Western Cape and not actual numbers of categories currently registered for the project.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

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10. Annexures

Annexure A: Additional list (replacements) of potential beneficiaries.
(Annexure not attached as it contains personal information)

RECOMMENDATION:

1. that the progress report with regard to the beneficiary subsidy status in the IRDP: 295 erven, Masakhane, Gansbaai, **be noted**;
2. that the lists of beneficiaries for the housing project in Masakhane, Gansbaai be **noted**;
3. that the following procedure for potential beneficiaries to finalise subsidy applications, be **approved**:
 - a) that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation; and
 - b) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.
4. that, in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

RESPONSIBLE OFFICIAL :

TA GCOTYELWA

TARGET DATE FOR IMPLEMENTATION :

01 NOVEMBER 2023

