



27 September 2023

TO WHOM IT MAY CONCERN

Social Housing Project: Erf 3303 and 3304 Montclair

Dear Sir / Madam

The purpose of this letter is to confirm that the development on Erf 3303 and 3304 Montclair, is a Social Housing project in terms of the Social Housing Act 16 of 2008.

In the City of Cape Town, Social Housing projects qualify for specific discounts to assist the project viability and feasibility. These will also be included in the City's Affordable Housing Policy, which is currently in the formulation process.

These discounts are but not limited to the following:

- Development Charges (DC) discount, (calculations for Social Housing projects in the DC calculator falls under the category of State Funded Housing (A6), which is lower than the other land use categories and therefore the amount of DCs applicable also low in comparison),
- In terms of the Service Network Charges (SNCs) and connection fees associated with electrical supply and Bulk Services, the Human Settlements Department may consider payment for these infrastructure costs with USDG funding.
- Plan Scrutiny Fees discount for State Subsidised housing,
- Support in accessing the necessary Housing Grants and Subsidy applicable under National Housing policies to such schemes,
- Reduction in Parking Ratios,
- Assisting with the necessary Planning Approvals process where appropriate,

- Reduction from the City's planning development, service connections and building approval charges,
- Rates reduction,
- Setting of all municipal service and utility charges at base residential,
- Applicability of all universal Indigency Grants on a per unit and not on a per building basis,
- Other applicable discounts and incentives.

Social Housing is a priority program for the City of Cape Town and it is one of the Mayor's priority programs.

Your assistance to expedite it without it being escalated to our Seniors will be appreciated.

Please do not hesitate to contact me if you need more information and or clarification.

Yours faithfully,

Pogiso Molapo
Manager: Land Reform, Social and Gap Housing
City of Cape Town