

THE JOHANNESBURG INNER CITY PARTNERSHIP (NPC)

Taking the Partnership Forward

06th February 2017



BACKGROUND – long history of Partnership

Since 1996 The Inner City Community has a long history of successful collaboration between stakeholders - including

Urban Management

- CIDs – Legislation, establishment, management
- Informal Trade Management in the CIDs

Incubation

- JHB Trust for the Homeless
- JHB Heritage Trust
- Homeless Talk
- JHB Inner City Business Coalition

Funding

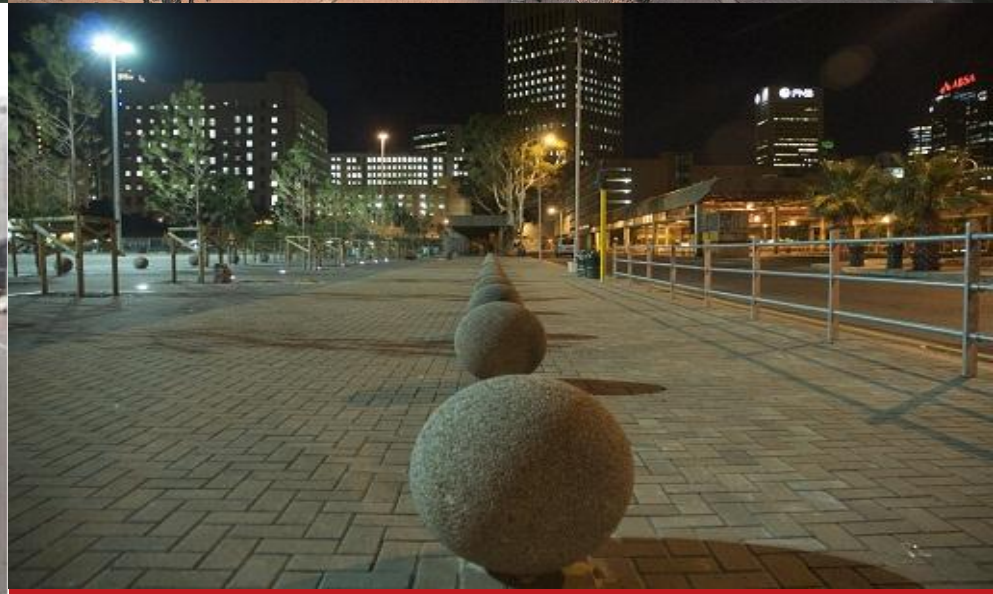
- Constitution Hill – Ford, Kellogg and Mott
- JHB Art City
- Infrastructure Upgrades

Support

- Joburg Ballet – moved from PTA
- Province 22 Buildings – from PTA



INFRASTRUCTURE PARTNERSHIPS



INFRASTRUCTURE PARTNERSHIPS



ARTS IN PLACEMAKING - PARTNERSHIPS



Informal Trade Management



Management in partnership with authorities

Registration

Education

Community involvement

Facilities



JHB INNER CITY COMMERCIAL INVESTOR CONFIDENCE

- Major corporates stayed in the Inner City – attracting others
- 2006 – 2009 = R8b Private investment in built form
- 2009 – 2014 = R30b Private investment in built form
- 2006 – 2012 = R150m Capex Partnerships between public and private sector in Public Space
- 2012 - 2015 = R 50m Capex private/public sector Partnerships in Public Space
- Official Vacancies down from 25% in 2000 to about 7% currently

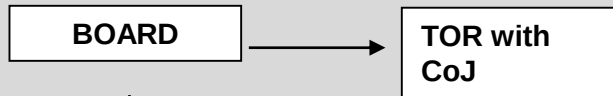


JHB INNER CITY RESIDENTIAL

- Private sector investment in built form since 2006 – R40b investment
- 45,000 Apartments – renovations
- 250,000 New Residents



Johannesburg Inner City Partnership (NPC) - Structure



<u>B. Ngosi</u> Harambee Skills/Jobs	<u>E. Kriel</u> Banks Corporate Financial services	<u>I. Mkhabela</u> Community	<u>S. Pillay</u> WITS WRHI Hillbrow	<u>R. Peterson</u> Academic Institutions	<u>H. Damons</u> Faith Based Organisation	<u>A. Steffny</u> Urban Mgmt. CIDs Partnerships	<u>C. Lund</u> Social Housing	<u>R. Plit</u> Developers Property Owners Housing	<u>A. Szalavicz</u> Architect	<u>N. Makwela</u> TUHF Property investment
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CEO to be appointed (Currently an active Board)

Advisory/Working Groups For discussion & further development

Investment & Economic Growth • Corporates • Property Owners • Investors • Commerce • Job creation • Skills Transfer	Retail • Multi - nationals • Independent retailers • Street Traders • Cross border	Tourism Marketing Creative Industries • Hotels • Marketing Groups • Red Bus • Tour guides • Museums • Art Galleries • Creative groups • Ballet/Dance	Urban Management • Residents/tenants • CIDs • Security groups/service providers • Voluntary management initiatives/partnerships	Transportation • Property Owners • Public and Private transport providers	Environment / Greening/ Infrastructure • Green Buildings • Green Spaces • Developers and investors • Urban Farming • Energy efficiency	Sustainable Human Settlements • Property Owners • Developers & investors • Residents/Tenants • Social Housing • Faith based groups/PBOs • Amenities	Heritage • Developers and investors • Heritage Groups • Heritage experts • Province	Research / Knowledge Management • Universities • Colleges • Consultants and students
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JICP Founding Members



STAKEHOLDERS

- COJ + other levels of government
- Corporate Business
- Community based organisation, with representation from a range of NGOs, CBOs, faith based organisations, and resident organisations
- Institutions of Learning (including but not limited to schools universities, colleges)
- Street Trader / Micro Retailers
- Youth-based organisations
- Foreign national communities
- Taxi Associations
- Inner City tourism representatives
- Other and individuals not represented in formally constituted groups
- In addition, interest groups will be defined at geographic levels for those campaigns or planning and implementation initiatives that are localised



OUR TASK

In short:

- To work to improve the lives of ALL Inner City Stakeholders
- To work to make the Inner City a more attractive and retentive tourist, trade and investment destination
- To build connectivity and collaboration – partnerships, not just in name but in actual CO-OWNERSHIP by stakeholders
- To act as a catalytic force in driving partnerships that appeal to funders
- To provide credibility to initiatives through shared ownership



GUIDING PRINCIPLES

The guiding principles for how the organisation will pursue work:

- Focus on aligning with CoJ strategy and policy generally & ICRM in particular
- Target opportunities for collaborative or partnership-oriented initiatives
- We will focus on opportunities with tangible “Outcomes” and provide specific outputs that all partners can utilise to advance the needs of their respective organisations
- Provide new support to existing or on-going JHB Inner City initiatives
- Supports opportunities for additional investment from other partners/funders both National and International .



GUIDING PRINCIPLES

*The organisation works in partnership with other stakeholders, it **DOES NOT** seek to:*

- Duplicate capacity or effort of others, the organisation focuses on tapping into existing efforts and enhancing them
- Challenge mandate or responsibilities, strong partners make for better efforts, the organisation works on building stronger relationships
- Implement capital investment initiatives, the work focuses on giving the space for partners to bring their ideas to fruition



WHY?

Across the world people are seeing that partnerships work because they:

- Drive investment because they **change risk models**
- Help ensure **up to date intelligence** because they source info from partners
- Mobilise stakeholders more quickly because of **relationships**

*“Partnerships are critical [for Economic Development] because they drive **productivity and competitiveness** in new and different directions that would have otherwise not been guessed by a commissioned report....”*

-Greg Clark, Organising Local Economic Development , OECD 2010.

Given the nature of South African budget projections, partnership with other parties will be crucial to support implementation of projects in the coming years.



ALREADY SUPPORTING EXISTING PROJECTS /ORGANISATIONS/POLICIES

Including – not limited to –

- JHB CID Forum
 - Heritage Register
 - Parks/Green Space management
 - Harambee/ CoJ Partnership – getting youth into jobs market
 - M.E.S, Fear Free Life and many other NGOs
 - The Urban Agriculture Initiative
 - The JHB Property Owners and Managers Association (JPOMA)
- Inner City Housing Implementation Plan
 - Transportation Planning
 - CoJ Street Trading Management Pilots
 - CoJ/ JDA/ ABM Projects
 - Inner City Cross Border Shopping/ Incentives& UDZ Research
 - JBF Tourism, Rates and Tarriffs, T&I, Sustainability Committees



The JOHANNESBURG CID FORUM - AIMS



To be the representing and coordinating body for it's members – 32 UM partnerships/voluntary initiatives across the City

- Campaign and lobby on behalf of members
 - SLAs,
 - Legislation,
 - CoJ and National Government support for CIDs/Urban Management Partnerships
- Establish and uphold best practice for CID/Urban Management Partnership establishment and implementation – network Nationally and internationally
- www.cidforum.co.za



The JOHANNESBURG CID FORUM IMPACT STUDY

Summary



- CIDs collect estimated R91 million levies from property owners annually for the provision of supplementary services to the public space
- The majority of CID expenditure is dedicated to supplementary public space safety, cleaning and maintenance and exceeds an estimated R 61 million annually
- CIDs infrastructural investment on public spaces exceeded R 50 million in the last 5 years
- CID create jobs and support the local economy
- CIDs contribute to social investment initiatives and have a positive impact on communities
- CIDs' crime rates are comparatively much lower than the wider police sector in which they are situated
- CIDs help enforce by-laws for a cleaner and safer urban environment
- CID properties represent an estimated total municipal value of about R 80 billion
- CIDs have attracted an estimated R42b in private investments in built form over the past 15 years



The Heritage Register W.I.P – be reliably informed

Heritage Workshop of over 45 interested and effected parties – private and public sector, identified key challenges

- Dysfunctional PRAH-G and SAHRA
- Limited CoJ Capacity
- No meaningful centralised Heritage register
- No Leadership from CoJ on own Heritage buildings
- Becoming a deterrent to development (Inner City Stock nearly all over 60yrs old)

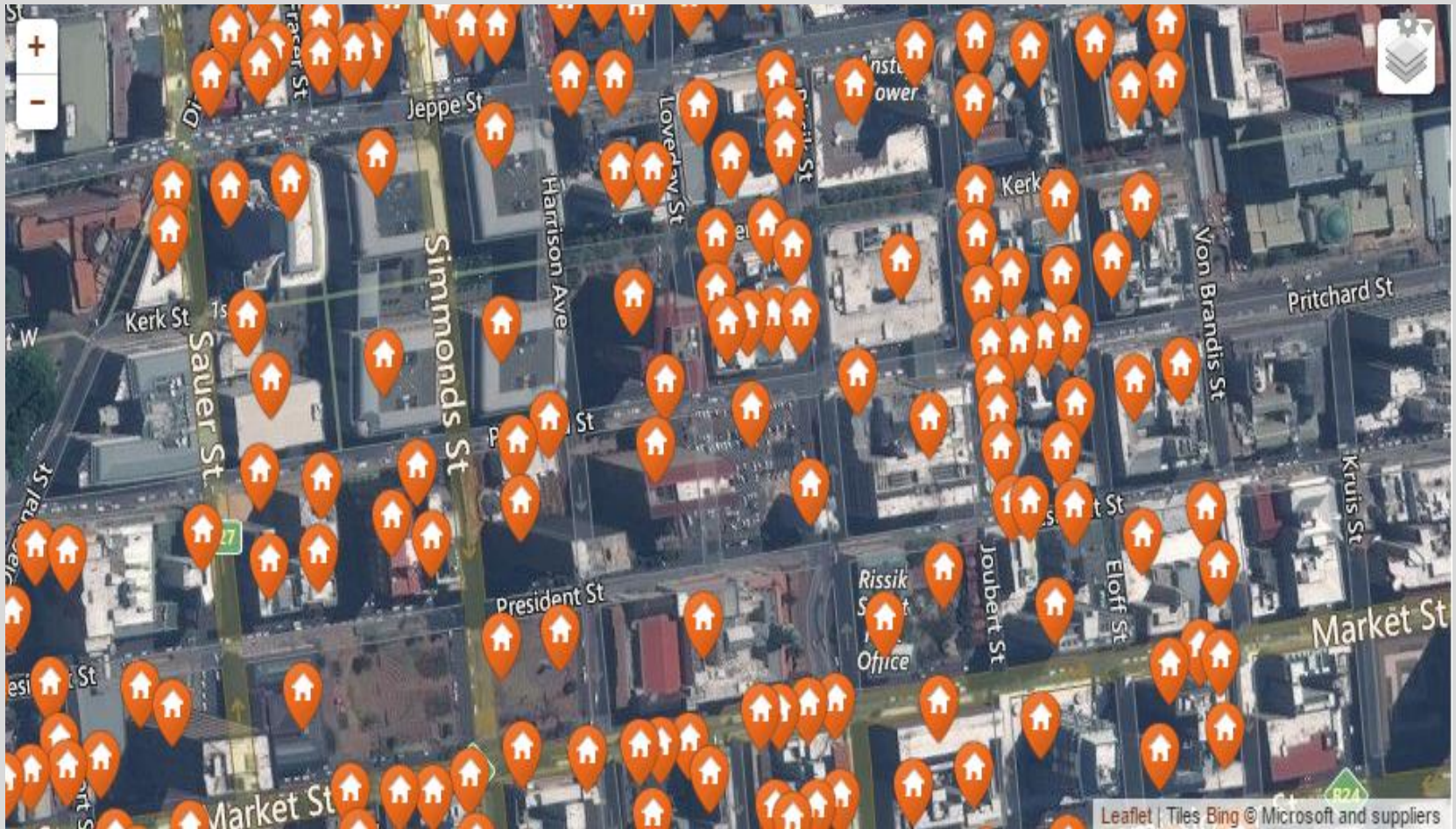
Some challenges would take a while to fix! JICP decided to fund the development of a Heritage Register – so far R250k.

Continuing communication with CoJ and other private sector stakeholders
Need formal “Link-up” with CoJ – automatic sharing of information



What is The Heritage Register?

A planning tool containing
property specific heritage
information – taking the risk out
of development – helping to
preserve heritage



120 END STREET PARK – JDA UPGRADE – AFHCO MANAGEMENT AGREEMENT



Building a Municipal Model for Tackling Youth Unemployment: Vulindlel' eJozi (VeJ)



Vulindlel' eJozi is a partnership between the City of Joburg and Harambee Youth Employment Accelerator:

- ➔ It is designed to break down barriers to opportunities by creating pathways for young people to access learning, work experience, entry-level employment and enterprise development opportunities.
- ➔ The goal of the programme is that every single young person engaging with the programme should have his or her economic participation potential upgraded in a manner that will measurably increase livelihood earning potential over his or her lifetime.



CoJ accelerating youth labour market transitions and employability

Possibility for this financial year

Deliver agreed **operational targets**

Develop modality for **demand activation and conversion** of opportunities

Prove **model** for City approach to increasing employability for vulnerable youth

Build **platform** for future impact – model / approach, infrastructure, relationships, brand

Provide **evidence** for possible municipal **policy** and **investment** interventions

Possibility ~3 years forward

Scale intelligent **pathways** for youth that build a journey from school, through opportunities, to work

Scale **local, low-cost, e- and blended learning solutions**, to meet the changing needs of the economy, particularly areas for high value add (e.g. the digital economy)

Unlock opportunities, at scale, for vulnerable youth to **own and run sustainable micro-enterprises**

Long-term vision

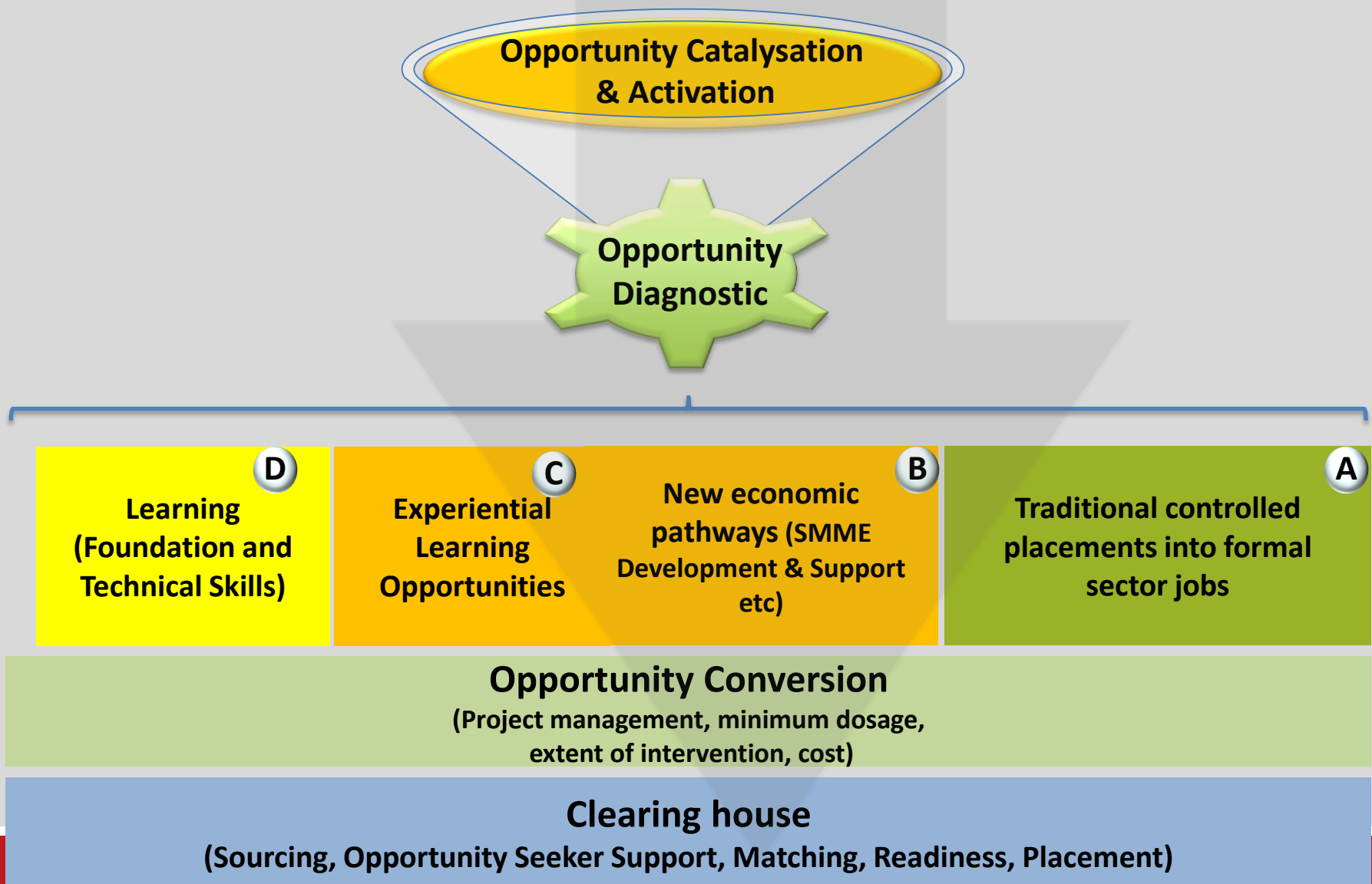
Embedded **clearing house** mechanism that ensures youth are efficiently transitioned into economic pathways that suit their own profile, and the changing needs of the economy

CoJ has and uses real-time, **big-data**, on the changing economy and the emerging labour force to accelerate and attract investment and to maximise social return of existing opportunities



VeJ Machinery

Developing an operating model for scale conversion of demand





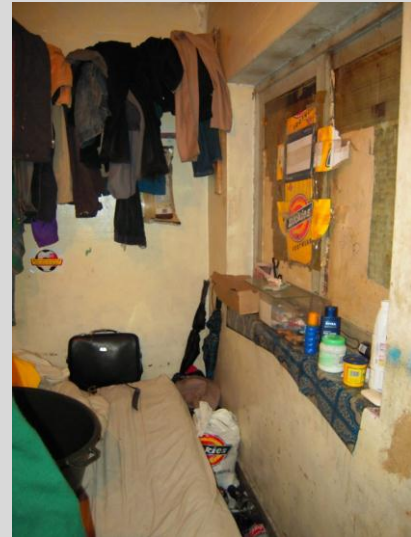
JPOMA represents most Johannesburg Inner-City property investors and managing agents who are active in the rejuvenation of the Inner-City through building upgrades, conversions and effective urban management.

Chair : Renney Plit, GM : Angela Rivers



WHO IS JPOMA?

- As at 2016 JPOMA represents combined property portfolio of over R10 billion.
- Members have delivered over 45,000 affordable housing units to date accommodating 250,000 tenants
- Originally formed at the request of Johannesburg City Council
- One voice for all credible landlords and property managers
- Recognised by Council as the leading private driver of inner city rejuvenation
- Industry relevant presentations (e.g. Energy saving, rates, security, funding)
- Lobbying for the rights and recognition of credible landlords
- Fighting for recognition of affordability issues for tenants (Government, Council and Parastatals e.g Nersa objection)
- Setting standards for inner city housing
- Inner-City rejuvenation and precinct upgrades

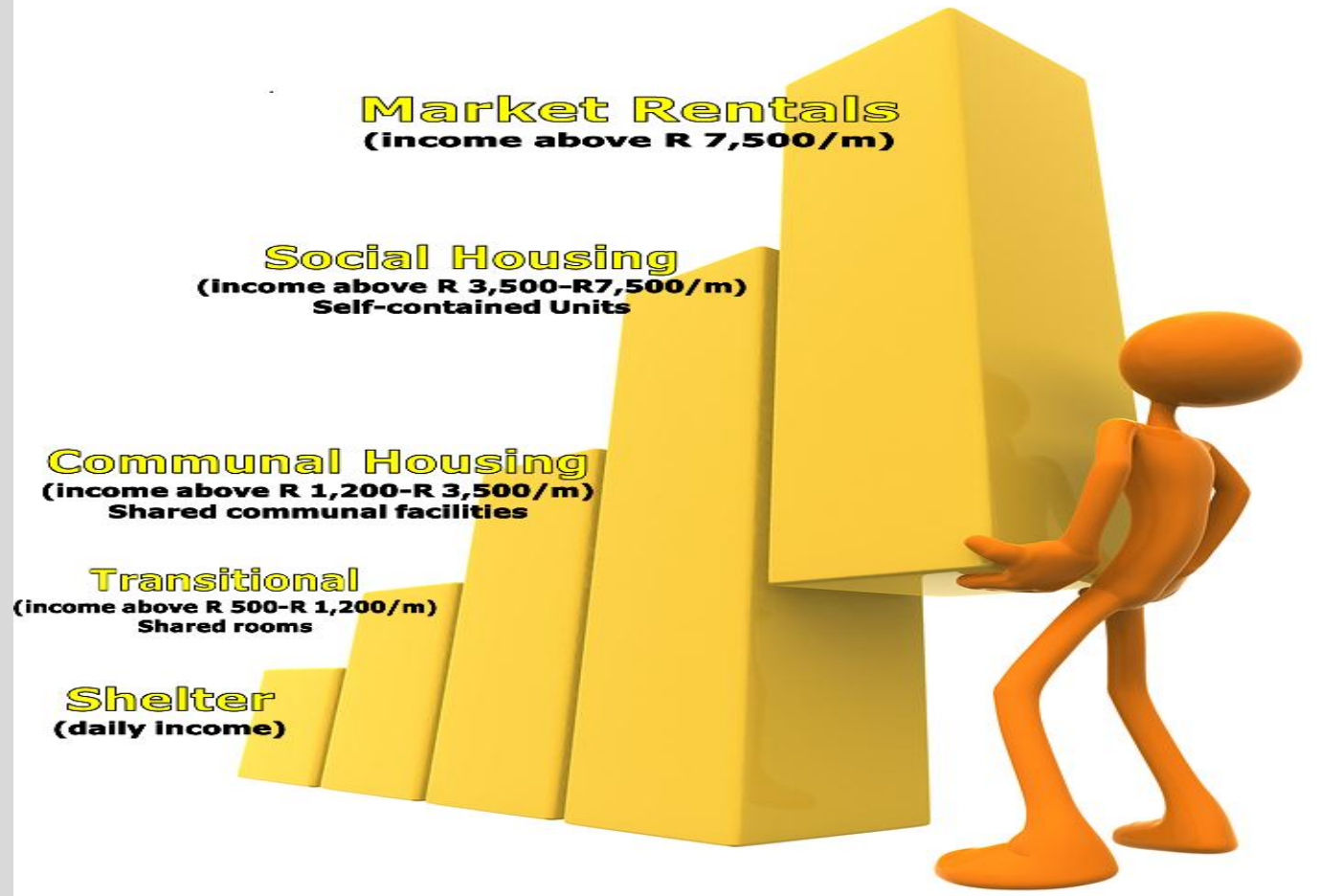




HOUSING LADDER



• MADULAMMOHO • HOUSING • ASSOCIATION •
"the heartbeat of affordable housing"



THE HEARTBEAT OF AFFORDABLE HOUSING!



HOUSING LADDER



- Concept developed in late 90's
- Adopted by public sector in mid 2000's
- Implemented by MHA NPC from 2005 till today.
- MHA portfolio of 2100 units (R500M) includes Transitional, Communal and Social Housing.
- Three Social Housing Institutions (MHA, JHC and JOSHCO) are managing 11 266 units with an estimated investment of R3bn.
- 1617 units in pipeline for period 2016-2018.



Quick facts

October 2016

13 Years



TUHF

5 Offices



43 413
units financed



758 buildings



20 377
units on book



R4.65bn Total Loans



R2.1bn

loan book



www.tuhf.co.za

086 000 TUHF (8843)

What we offer

We are able to empower people with passion & potential to become successful entrepreneurs

Catalyse the regeneration of our neighbourhoods and communities

Mortgage & Construction Finance

- Residential or residential conversion
- Purchase only or Purchase Plus Refurbishment
- Equity release
- Refinance

Intuthuko Equity Fund

- Equity partnership
- PDI's who cannot afford full equity deposit
- Individual must provide hard earned money of their own

Bridging Finance

- Short term loan
- Unsecured
- Prime linked interest rate per day
- Used for cash flow shortfalls to purchasing



URBAN AGRICULTURE INITIATIVE



Let's Partner!

Short term (1)

- Build & Strengthen the JHB Inner City Partnership (JICP) – active participation by ALL stakeholders
- Strengthen the Inner City office (Broad dept. representation) supported by dedicated MMC
- Energise, capacitate, support, existing or set up new advisory working groups – Billing, Security, Bad Buildings, Low cost Residential, Research, Job Creation, Skills Development, Tariff Modelling, etc
- Improve Inner City Stakeholder information sharing – lots happening, need communicate, understand and build on in strategic plan



Let's Partner!

Short term (2)

- Fast track Green space/Parks management agreements
- Fast track the SRA Policy & Bylaw
- Finalise SLAs between CoJ and communities providing top-up services in the public space
 - already in process:
 - MoU with City Safety
 - Focussed discussions with Pikitup
- Implement Street Trading Management Plan/Pilots
- Review UDZ & other incentives
- Fast Track the Inner City Housing Implementation Plan
- Cross Border Shopping Research
- Broaden Urban Agriculture Initiative



Let's Partner!

Longer term

- Inner City Research – agglomerate, store, identify gaps, re-view plan leading to, amongst others things Inner City Economic Development Plan/Inner City Development Strategy(build on ICRM)/tool for investment etc
- Integrated Heritage strategy
- Integrated Water Management Plan
- BIG VISION - including
 - Hillbrow Tower Project
 - Braamfontein Strategy
 - Greening/Urban Farming and Green Space
 - Park Station precinct
 - Ellis Park precinct



Apologies to no-one!

Together we can!

