



TUHF

Inner City Partnership Forum

**Executive Mayor & MMC of
Johannesburg**

Nano Makwela: Senior Portfolio
Manager
TUHF Limited

8th November 2017

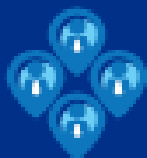
Quick TUHF facts



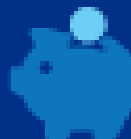
32 830
units financed



14 Years
in operation



5 Offices
in SA



R4.4bn
total loans



R2.5bn
loan book



350
entrepreneurs



540
buildings



TUHF

TUHF is an INVESTED STAKEHOLDER!



TUHF

TUHF is participative & co-operative:

- **Inner City Regeneration Programme**
- **Inner City Charter**
- **The 5 pillar strategy (Economic Development)**
- **Inner City Urban Design Implementation Framework**
- **Inner City Road Map**
- **ICPS review**
- **ICHIP**



**18/07/2017 – Bezuidenhout Street,
Bellevue**

Our business

Unique ability to spot potential in all kinds of people

We're poised to connect and build relationships between different, people, parties and communities

We hold specialist unparalleled knowledge of the complexities of inner cities

Ability to support, grow with and develop people



TUHF

Access to finance

Urban regeneration, urban management & urban form

Job creation

Provision of affordable housing "Bridging the Gap"

Green outcomes

Increased market activity

Local economic development

Fiscal impact

Before



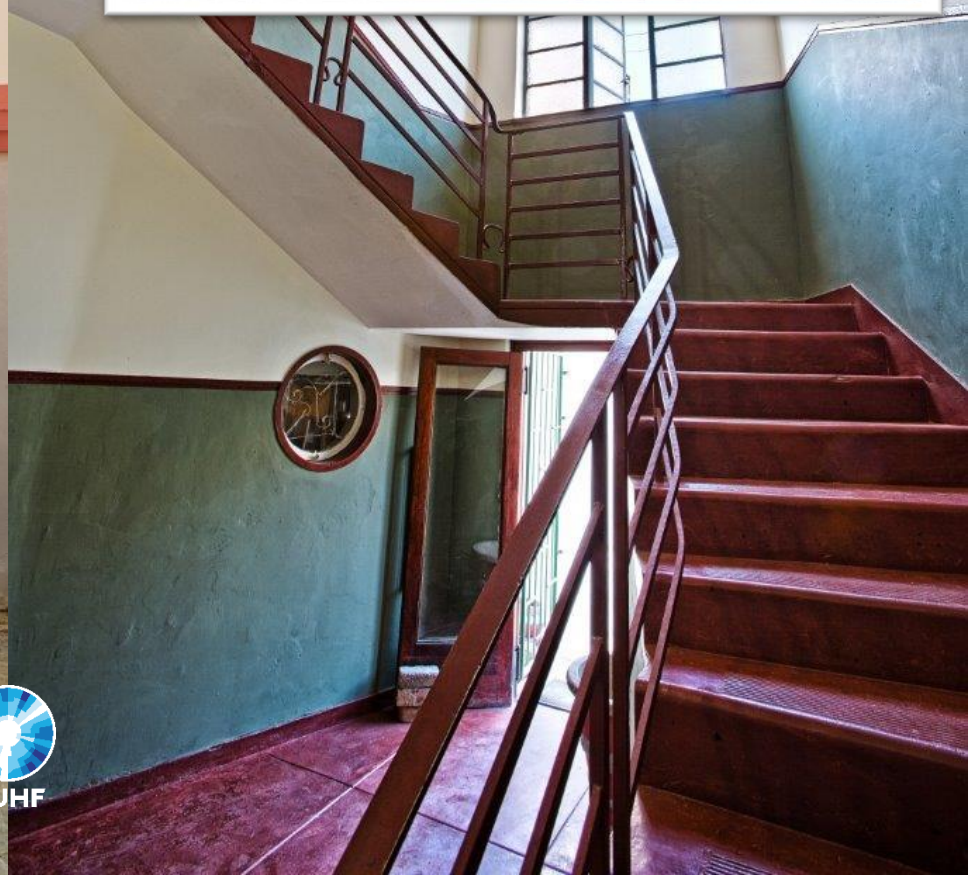
After



Before



After



TUHF engagement with ICHIP:

Inner City Housing Implementation Plan

Strategic Response Through 6 Delivery Programmes

Delivery Programme 1: Temporary Emergency Accommodation

- Delivery of transitional accommodation in accordance order to meet the requirements of inner city evictions to facilitate the appropriate accommodation solutions for households and free up stock for redevelopment.
- Delivery agent = CoJ (Direct funding of capital and operating costs)

*Institutional
responsibility:*
JOSHCO

Delivery Programme 2: Subsidised Municipal Rental Rooms Accommodation Delivery

- Objective is to increase the delivery of subsidised rental accommodation (primarily rooms) for very low income households.
- Expansion of existing JOSHCO model (City-funded full capital cost of rooms with operating costs recovery rentals [Target rentals: R750 – R1,000/ mth / room]

*Institutional
responsibility:*
JOSHCO

Delivery Programme 3: Subsidised Private Rental Rooms Accommodation Delivery

- Objective is to increase the delivery of subsidised rental accommodation (primarily rooms) for low income households.
- CoJ incentive to private sector to deliver rooms [Target rentals: ~R1,400 / mth / room]

*Institutional
responsibility:*
JDA

Delivery Programme 4: Social Rental Housing

- Objective is to increase the delivery of social rental accommodation for
- JOSHCO: City capital funding + Restructuring Capital Grant + Institutional Subsidy . Other SHIs: Restructuring Capital Grant + Institutional Subsidy .[Target rentals: ~R1,500 - R3,000 / mth / room]

*Institutional
responsibility:*
JOSHCO / JDA

Delivery Programme 5: Private Sector Rental Delivery Enhancement

- Objective is to increase the delivery of private sector rental accommodation through focused support for new small black landlords.
- City-funded grant to private sector developers / property managers.

*Institutional
responsibility:*
JDA

Delivery Programme 6: Subsidised Ownership Accommodation

- Objective is to offer subsidised ownership for very low income households. Offers a unit for ownership as an alternative to rental.
- Two sub-programmes: (a) First-Time Homeowners (FLISP) and (b) Medium density BNG (fully subsidised)

*Institutional
responsibility:*
CoJ Housing

TUHF engagement with ICHIP:

Inner City Housing Implementation Plan

Strategic Response Through 5 Supportive Programmes

Facilitation Programme 1:
Special Programme for the
Relocation of Evictees



- The objective of this programme is to facilitate accommodation access and other support for evictees from inner city buildings.

*Institutional
responsibility:*
CRUM (Region F)

Facilitation Programme 2:
Sectional Title Rehabilitation



- The objective of this programme is to develop a sustainable method of intervening and stabilising dysfunctional sectional title buildings in the Johannesburg Inner City and ensuring their ongoing management.

*Institutional
responsibility:*
JDA

Facilitation Programme 3:
Building Targeting & Release



- The objective of this programme is to drive rehabilitation, re-investment, revitalisation, redevelopment and transformation of Johannesburg's inner city property market by exercising urban management tools in a way that drives bad buildings towards productive uses, focused on the provision of affordable, safe accommodation and supporting economic uses.

*Institutional
responsibility:*
JDA (ICPS)

Facilitation Programme 4:
Municipal Process Facilitation
and Housing Support



- The objective of this programme is to facilitate housing through support to investors, developers and landlords and facilitation for streamlining housing delivery and densification in the inner city. Sub-programmes: (a) Municipal process facilitation (b) Education and training; (c) Urban Densification; (d) Provision of emergency services to critical buildings

*Institutional
responsibility:*
**Housing; Planning;
EMS**

Facilitation Programme 5:
Integrated Management
Information System (IMIS)

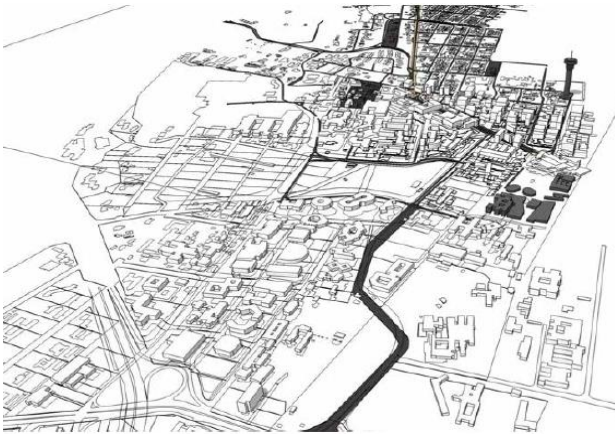


- The objective of this programme is to develop and implement data and Information system to assist with logging, tracking and resolution of problem buildings in the Inner City.

*Institutional
responsibility:*
CRUM

New TUHF investment:

Corridors & Near City Neighbourhoods



**Empire Perth &
Knowledge
Precinct**



Eastern Gateway



**Louis Botha –
Orange Grove**

Real Investment Blocked:

Millions of Rands in TUHF loans into the Inner City residential market are blocked due to CoJ administration



Yeoville Boys, Corner Hunter & Bedford Streets

Please work with us on:

The right to build - development blockages

Debilitating delays:

- Rezoning applications
- SDP approvals
- Building plan approvals
- Rates clearance certificates
- Occupational certificates (no inspectors!)
- Opening accounts
- No inspectors to give OCs
- No one checks building compliance
- Refusal to deviate from prescriptive schemes in terms of rights

Please work with us on:

Billing & Utilities

- **Incorrect rates for rezoned use**
- **Utility interfaces:**
 - **City Power**
 - **Water & sewer**
 - **Pikitup**
- **Incorrect meter readings**
- **Stolen meters & technician bribery**
- **Meters attached to the wrong buildings**
- **Theft of water & power – who pays?**
- **Estimate billing – estimates made upon estimates**
- **New & pre-paid meter backlogs**
- **Utility billing nightmare**
- **Staff don't take responsibility for refunds**
- **Illegal disconnections**
- **Go slows**
- **Prescription – clean up the system**



Please work with us on:

Urban Management

- **Lack of by-law enforcement**
- **Theft of power & water**
- **Grime & litter – the city was clean in 2010**
- **Informal trading chronic issues**
- **Pavement investment & upgrade, then allow cars to be fixed on the sidewalks**
- **Lack of bins**
- **No safe, clean public toilets – city is a public urinal**
- **Lack adequate holding facilities**
- **Failure to control BRT routes**
- **Competition for sidewalk space – facilitates criminals**
- **Landlord issues around hijacked buildings**
- **Failure to release bad buildings**

Real Investment Blocked: CoJ

Poor CoJ utility management impacts directly on Inner City investors' ability to act!



21/07/2017: Saunders Street – CoJ Yeoville street upgrade

Suggested way forward:

1. CoJ to provide a qualified & dedicated “go-to” person / team / point of access in order to resolve the issues currently blocking investment (current process, even with JPOMA, way too slow)
2. TUHF to partner with the City on ICHIP delivery & facilitation programmes (in process)
3. TUHF to partner with LUM & City Transformation to streamline development application process along corridors and in Eastern Gateway (in process)

Thank you

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