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# The Challenges and Benefits of a Regulated versus a Negotiated approach to Inclusionary Housing in Johannesburg

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# ABSTRACT

Although affordable housing remains a challenge in South Africa, the concept of Inclusionary Housing is fairly new in the country's planning and housing discourse. Despite a national Inclusionary Housing policy being drafted in 2007, it has not been adopted and no other Inclusionary Housing policies have been adopted up until February 2019 when the City of Johannesburg adopted one. As a result, very little has been documented on Inclusionary Housing in South Africa. This research investigates how Inclusionary Housing can be approached in South Africa through an analysis of four Inclusionary Housing case studies from the City of Johannesburg. Through these cases studies the challenges and benefits of a regulated versus a negotiated approach to implementing inclusionary housing are explored. The case studies and the subsequent Inclusionary Housing policy demonstrate that, firstly, regulating Inclusionary Housing in Johannesburg is necessary to ensure its implementation. Secondly, negotiation represents a collaborative form of planning and an extension of governance where both City officials and developers seek to reach consensus on feasible ways to implement Inclusionary Housing and achieve its intended outcomes. The research concludes that a hybrid approach to Inclusionary Housing can be successful in achieving some level of affordable housing delivery and economic integration in Johannesburg. However, further research into social integration and financial incentives is required.