

ABSTRACT

This study explores the prospects for inclusionary housing in the City of Johannesburg's public transport management areas. Inclusionary housing programme is meant to integrate affordable housing in every new private property development. In exploring the case of the City of Johannesburg, the study shows number of limitations in implementing inclusionary housing in the City's public transport management areas. The face to face interviews were conducted with the respondents from the financial sector, government; social housing and private housing developers. Data was also collected from extensive examination of literature on Inclusionary Housing Policy; relevant cases internationally and locally and a number of inclusionary housing statements on the internet were used. After gathering data, it was found that there are limited prospects for the development of inclusionary housing in the City. This can be attributed to issues such as steep income and price cliffs in the country triggered by skewed distribution of income, cost of land and lack of land in well located areas. Nevertheless, there are several mixed housing developments in the City's public transport management areas and this report emphasises that the City must channel its policy towards developing mixed housing developments as it seems to be achievable.