

## **EXECUTIVE SUMMARY**

The title of this module implies a statistical analysis of the housing situation in the Western Cape Province, with special reference to those people in the lower income brackets who would need state assistance. The most important findings are summarized below.

### **The population**

In 1996 the total provincial population was approximately 4 million, representing about 10% of the national total. Most of the people in the Province ( $\pm 65\%$ ) lived in the Cape Metropolitan Area, with a population of some 2,6 million. The next biggest town, Paarl, had a population of 105 000. Almost 90% of the provincial population lived in urban areas, though a much larger percentage of the people were economically dependent on agriculture, particularly those who lived in smaller towns. The level of urbanisation in the Province is much higher than the national average of 54%.

### **The economic situation**

National figures show the lowest rate of unemployment in the Western Cape Province: 18,9% in 1999, compared with 36,2% nationally. However, income statistics show that 57,3% of households in the Province earned less than R3500 per month. This means that about 565 000 households potentially qualified for subsidised housing in 1996.

Women headed a high proportion of households: 33% for the Province as a whole and 37% in the CMA. Research shows that the poverty rate of such households is double those headed by males.

In 1994 there were vast disparities between the personal disposable incomes of the different population groups, e.g. the disposable income of the white group was 5,8 times that of blacks. However, the annual growth rate of income was much higher for blacks than for whites.

Statistics for 1998 show that 13,3% of household expenditure of Blacks go to housing and electricity and 23,7% in the case of Coloureds. These figures may, to an extent, reflect the degree of non-payment for services by the poorest. According to research results, households in the R0 - 1500-income bracket generally cannot afford current service charges.

The fact that economically the Eastern Cape lags far behind the Western Cape Province, has important implications in that the strongest motivation for migration is for people to move from areas of lower economic activity to areas that are economically better off. Most African migrants settle in the CMA (73%), whilst most Coloured migrants (62%) settle in areas outside the CMA. Based on 1996 census figures, net migration into the Province from the rest of the country is estimated at 55800 per year (33800 Black and 4450 Coloured). Illegal foreign migrants should be added to this, but, for obvious reasons, statistics on this aspect are not reliable.

## Characteristics of dwellings

In 1996 16,5% of dwellings consisted of informal structures, including backyard shacks. The highest proportions occurred in the CMA (19,2%), South Cape (18,7%), Winelands (14,6%) and Overberg (11,2%), coinciding with those areas that absorb the largest proportions of in-migrants; this is also true for the larger towns situated in these regions.

The number of people per dwelling equals 4,1 for formal dwellings (excluding backyard dwellers) and 3,7 for informal dwellings. Compared with a much lower average household size of 3,4 for the country as a whole, this is probably indicative of the level of overcrowding in the Province, particularly in formal dwellings.

## AIDS

The prevalence of AIDS in the Western Cape is the lowest of all provinces (7,1%), but grew the fastest (at 36,5%) between 1998 and 1999. It is expected that the provincial prevalence rate may level out at half the projected national rate. Deaths due to AIDS are expected to equal 'normal' deaths in the CMA by 2009, at a level of 29 000 per year. MIV infections take place largely in people's late teens and early 20's and deaths occur in their late 20's and early 30's: the most fertile age groups.

It is expected that AIDS will impact negatively on poverty, largely due to loss of family income and medical expenses. This fact, together with expected increases in single parent households, AIDS orphans and destitute people imply large challenges for the future.

## Population projections

Population estimates for a 5-year period, up to 2006, were done based on different assumptions on fertility rates and the effects of AIDS and migration. These led to three sets of projections showing high, middle and low results. The middle estimate showed the following results for the years 2001 and 2006:

| <b>Year</b> | <b>Black</b> | <b>Coloured</b> | <b>Asian</b> | <b>White</b> | <b>TOTAL</b> |
|-------------|--------------|-----------------|--------------|--------------|--------------|
| 2001        | 1 173 900    | 2 384 700       | 41 800       | 1 001 000    | 4 601 400    |
| 2006        | 1 357 600    | 2 506 100       | 44 600       | 1 074 000    | 4 982 300    |

This 'middle' projection, amongst others, implies that about 20 000 new households per year will qualify for state assistance.