

How councils can assist with Affordable Housing

Providing for the locals? Australian local governments and their capacity to supply affordable housing

Something's wrong...

- Housing has become a commodity
- Decreasing homeownership
- Increasing housing costs and housing stress
- Increasing homelessness
- Increasing number of people on public and social housing waiting lists
- Increasing insecurity
- Homelessness can happen to anyone

“QUOTE”

“maybe those people have not got the opportunity to come to listening posts or to communicate, ... they’re not as self actualised as some other people might be, and that is sometimes where we can fall down as Councillors, because I’ve heard on other issues, “we never hear from people about that issue so it’s not really our issue” and I don’t necessarily agree that that’s a good way of measuring it.”

Councillor

Australian local government survey

537



178



55% no housing policy

78% housing is a priority

“The budget is just a statement of priorities”

Councillor

The Land Sale



- Notify housing provider
- Add a condition of sale to give applications seeking to develop social housing more weight

The Land Gift



- Gift a parcel of land to a social housing project

The Land Swap



- Negotiate a land swap between housing provider and private landlord

The Aging Asset



The Company



- Establish a not-for-profit organisation tasked with delivering affordable housing
- Provide nominal funding

The Car Park Airspace



- Transfer airspace rights to a social housing project

Have you considered using air-space above council-owned car parks for affordable housing projects?

Response 1 “Yes, we raised it but that’s totally not part of the project at all”

Response 2 “No, not for affordable housing”

Response 3 “No, we haven’t done anything there...probably just because it hasn’t come up as an idea”

Have you ...?

- ✓ Council-owned Land and Airspace Audit
- ✓ Housing Strategy
- ✓ Councillor Responsible for Housing
- ✓ Housing Advisory Group
- ✓ Housing Relationships with local State and Federal MPs
- ✓ Local Housing Providers
- ✓ Local Community Groups or not-for-profits (e.g. churches)
- ✓ Local Builders, Developers and Real Estate Agents

“I reckon we need to partner. I think we can actually be the enabler ... I do think there is more we could do.”

Mayor

I wish you all the best – thank you

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