

Housing Strategy – Investing in Our Housing Future

Strategic Alignment - Our Community

Public

Tuesday, 6 February 2024
City Community Services and Culture Committee

Program Contact:

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Approving Officer:

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EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval of the final Housing Strategy – *Investing in our Housing Future* (Strategy), which incorporates feedback from stakeholders and the community on the draft Housing Strategy (draft Strategy).

On 14 November 2023 ([Link 1](#)) Council endorsed the draft Strategy for public consultation which opened on 2023 November 2023 for 8 weeks until 19 January 2024 (extended from 10 January 2024).

There was a high level of engagement from industry, State Government, non-government organisations and community. The consultation summary is provided in Attachment A, and key themes include:

- Overwhelmingly positive support for the draft Housing Strategy and proposed targets.
- Enhance the liveability of the city and attract housing investment through improvements to the public realm.
- Encourage flexibility in housing design to meet changing city demographics.
- Any changes to the planning system to encourage mixed use with multiple tenures and dwelling types.
- Accelerate housing delivery through a more proactive role in assembling land to enable development.
- To respond to the reduction in housing stock available due to holiday/short-term rental accommodation.
- Increase accessible housing in the city and align with the Disability Access and Inclusion Plan
- The Housing Strategy should be more ambitious with sustainability targets/requirements.
- Identification of barriers and solutions to achieving the goals and targets, particularly adaptive reuse.
- Strong alignment with State Government Agencies and non-government organisations strategies including the Department of Premier and Cabinet and State Planning Commission.
- Support for partnerships and advocacy.

The final Strategy incorporates consultation feedback and is presented to Council for decision (Attachment B).

RECOMMENDATION

The following recommendation will be presented to Council on 13 February 2024 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Notes the draft Housing Strategy – Investing in Our Housing Future, Consultation Summary contained in Attachment A to Item 9.3 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 February 2024.
2. Adopts the Housing Strategy – Investing in Our Housing Future contained in Attachment B to Item 9.3 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 February 2024.

3. Authorises the Acting Chief Executive Officer or delegate to make minor and technical amendments to the document contained in Attachment B to Item 9.3 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 February 2024, for the purposes of finalising the document.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<p>Strategic Alignment – Our Community</p> <p>The Housing Strategy supports the outcome of the City of Adelaide’s Strategic Plan 2024-2028 to drive affordable, safe and quality housing outcomes that attract and retain residents in our city.</p>
Policy	The Housing Strategy – <i>Investing in Our Housing Future</i> , and the Homelessness Strategy (in progress), will replace the City of Adelaide Homelessness, Social Housing and Housing Affordability Policy 2022-2025; and Residential Housing and Growth Action Plan.
Consultation	<p>Consultation was undertaken from 23 November 2023 to 19 January 2024 in accordance with the engagement plan endorsed by Council on 14 November 2023, including:</p> <ul style="list-style-type: none"> • Emails to key stakeholders • Individual meetings with key stakeholders • Online engagement through YourSAy <p>A summary of the consultation is provided in Attachment A.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	<p>The Housing Strategy clarifies City of Adelaide’s role across the housing system and its strategic directions for housing for implementation.</p> <p>Confirming Council’s policy and strategic position about its role in housing strengthens its opportunities to advocate for funding and investment in affordable housing in the city, including through the Housing Australia Future Fund announced by the Australian Government on 14 September 2023.</p>
23/24 Budget Allocation	<p>The 2023/24 budget includes 1.0 FTE for a Social Planner: Housing and Homelessness to support the development and implementation of City of Adelaide’s housing and homelessness programs.</p> <p>A two-year Adaptive Reuse City Housing Initiative (ARCHI) commenced in 2023/24 with funding support from the State Government.</p>
Proposed 24/25 Budget Allocation	The Strategy identifies delivery mechanisms that comprise the resource approach to the Strategy. Above current service levels, the additional cost for implementation of key initiatives in financial year 2024/25 is estimated at \$60,000. This does not include direct delivery of housing projects. Budget allocation for delivery of the Strategy is subject to the annual business plan and budget process for prioritisation by Council.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Housing Strategy aligns with the City of Adelaide City Plan as a 10-year strategy.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. On 14 November 2023 ([Link 1](#)) Council approved the release of the draft Housing Strategy – *Investing in Our Housing Future* (draft Strategy) for public consultation.
2. Details of the development of the draft Strategy for engagement are provided in the previous Council report ([Link 1](#)) and a copy of the consultation draft Housing Strategy is provided in [Link 2](#).

Summary of Consultation

3. Consultation was open from 23 November 2023 to 10 January 2024, and extended until 19 January 2024. At the request of several stakeholder agencies, a small number of further extensions were granted up to 25 January 2024. An additional late submission was received on 30 January and has been considered in the finalisation of the Strategy.
4. Direct emails inviting feedback were sent to State Government agencies, community housing providers, development industry, community groups and not for profit organisations. Online engagement was concurrently undertaken through YourSay. The YourSay responses show strong agreement with the targets in the draft Strategy.
5. Individual meetings were available to stakeholders and held with five organisations, including Renewal SA, Property Council SA, Study Adelaide, Australian Gas Infrastructure Group (AGIG) and the SA Alliance to End Homelessness.
6. A total of 25 written submissions and 43 YourSay survey submissions were received.
7. Key themes arising from the consultation include:
 - 7.1. Overwhelmingly positive support for the draft Housing Strategy and proposed targets.
 - 7.2. Enhance the liveability of the city and attract housing investment through improvements to the public realm.
 - 7.3. Encourage flexibility in housing design to meet changing city demographics.
 - 7.4. Any changes to the planning system to encourage mixed use with multiple tenures and dwelling types.
 - 7.5. Accelerate housing delivery through a more proactive role in assembling land to enable development.
 - 7.6. To respond to the reduction in housing stock available due to holiday/short-term rental accommodation.
 - 7.7. Increase accessible housing in the city and align with the Disability Access and Inclusion Plan
 - 7.8. The Housing Strategy should be more ambitious with sustainability targets/requirements.
 - 7.9. Identification of barriers and solutions to achieving the goals and targets, particularly adaptive reuse.
 - 7.10. Strong alignment with State Government Agencies and non-government organisations strategies including the Department of Premier and Cabinet and State Planning Commission.
 - 7.11. Support for partnerships and advocacy.
8. A detailed summary of the consultation process and response to submissions is included in Attachment A.

Amendments to the draft Strategy

9. Based on feedback received through the consultation process changes have been made and are included in the updated Housing Strategy contained in **Attachment B**. [Link 3](#) view [here](#), contains an annotated version of the draft Strategy showing the amendments made as a result of consultation.
10. The amendments made include the following:
 - 10.1. Restructuring the Goals from three to two Goals and restructuring Targets under the two Goal areas, as follows:
 - 10.1.1. Goal 1: Housing for all – existing affordable rental target and rental stress target plus the addition of an Accessible Housing Target seeking for new housing to comply with the National Construction Code Liveable Housing Design Standard.
 - 10.1.2. Goal 2: Innovation and sustainability in housing – existing electrification, adaptive reuse and housing diversity targets and removal of the Affordable Rental Target.

- 10.1.3. The former Goal 3: Investing in our housing future – is considered an overarching approach and is integrated into Goal 1 and Goal 2 in the updated draft Strategy.
- 10.2. Acknowledgement of the City of Adelaide Homelessness Strategy in the Introduction in the context of the continuum of the Housing System.
- 10.3. References added seeking outcomes that increase housing for all people (accessible housing), as well as a definition of accessible housing.
- 10.4. Acknowledging the role the City of Adelaide could play in enabling development by assembling land and master planning to achieve a diverse range of housing tenure and forms.
- 10.5. For City of Adelaide developments, an additional standard for accessible housing that meets standards in the National Construction Code Liveable Housing Design Guidelines is included.
- 10.6. Additional references to new housing models including community land trusts and modern village model.
- 10.7. Additional commentary regarding purpose-built student accommodation.
- 10.8. Acknowledging the important role the City of Adelaide can play in making the city a desirable place to live through a place-based approach to planning.
- 10.9. Specific targets relating to place-based planning and options to regulate informal short-term rental accommodation to improve housing and community outcomes, together with increasing 5-star and boutique hotel offerings are included in the draft Economic Development Strategy.
- 10.10. Editorial and minor amendments have been made to the draft Strategy to improve readability.

Next Steps

11. Pending Council's decision on the updated Housing Strategy, the document will be finalised and made public on the City of Adelaide website.
12. Implementation of the outcomes sought in the Strategy will commence, noting that delivery of the Strategy is subject to the annual business plan and budget process for 2024/25 and prioritisation by Council.
13. Reporting of the Strategy and progress toward targets will be undertaken through the City of Adelaide's Annual Report.

DATA AND SUPPORTING INFORMATION

Link 1 – [Council Meeting – Agenda – Tuesday, 14 November 2023](#)

Link 2 – [Draft Housing Strategy for engagement](#)

Link 3 – Annotated Version of Housing Strategy

ATTACHMENTS

Attachment A – Summary of Draft Housing Strategy Consultation

Attachment B – Housing Strategy – Investing in Our Housing Future

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