



Thriving Communities

Housing Policy Workshop

To seek Council Member input in establishing housing policy, setting appropriate roles and responsibilities for Council within the broader housing sector

Park Lands Policy and Sustainability

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- The purpose of this workshop is to seek Council Member input in establishing housing policy, including:
 - Recent background
 - Defining the challenge and opportunity
 - Understanding key data, policy context and recent trends
 - Discussing housing parameters
 - City of Adelaide's role and possible housing policy interventions
 - Discussing housing policy intent, policy measures and KPIs
 - Council's role within the broader housing sector

Housing Policy Workshop

Key Questions

What are Council Members' Views on the housing policy parameters?

What are Council Members' Views on City of Adelaide's role in housing policy?

Housing Policy Workshop

Implications



Implication	Comment
Policy	The workshop responds to an opportunity to develop a Housing Policy for the City of Adelaide.
Consultation	Broad community consultation would be undertaken in 2023/2024 in accordance with Council's community consultation policy.
Budget Consideration	Not as a result of this workshop
Risk / Legal / Legislative	Not as a result of this workshop
Opportunities	The opportunity for a Housing Policy was discussed at a CEO briefing on 28 February 2023.

- A Chief Executive Officer briefing was held on 28 February 2023 to discuss Council's existing housing related policy framework and documents
- Administration was tasked with:
 - Progressing a separate Housing Policy
 - Preparing a separate Homelessness Policy
- Housing Policy is a matter for the City Community Services and Culture Committee, as per its Terms of Reference
- A consultant team has been engaged to support Council deliver a Housing Policy
- A preliminary discussion paper has been circulated to Council Members

Social Policy Solutions

Director Matt Clemow

Matt has provided advice to State and Local Governments around Australia in relation to housing, urban development and community services.

Matt has a long involvement with the not-for-profit housing sector and has worked on some of the nation's largest infrastructure projects.

Viable Consulting

Ben Zivkovic

Ben is well known to City of Adelaide through a number of commercial projects related to property and housing.

Defining the Challenge and Opportunity

- Australia is facing a housing crisis
- Pandemic highlighted and then fast tracked the housing crisis
- Policy landscape is changing at Commonwealth, State and Local Government levels
- Subsidised rental housing market has experienced the most policy change
- Local government has a series of options available to intervene in the housing market

Key Data

- Economics and Future Land Supply are not major barriers
- Affordable rental housing should target households with income of \$55,000 to \$100,000
- 55% of CoA households fit in this income bracket in 2021
- Nationally a shortfall of 524,000 affordable housing dwellings
 - Set to increase to 671,000 over the next 10 years without policy intervention
- 49% of residents in CoA rented from a private landlord in 2021
- 6.4% residents in CoA were social housing tenants in 2021
- Rental housing in CoA is more than double the Greater Adelaide average of market rental dwellings (22.1%) in 2021

Commonwealth

- Taxation
- Incentives

State Government

- Social housing
- HomeStart (finance)
- Inclusionary zoning policies

Local Government

- Facilitation
- Rate rebates

Emerging and Changing Trends in National Policy Context

- **Commonwealth Government (before Parliament)**
 - Housing Australia Future Fund
- **State and Local Government innovated**
 - Expand employee schemes to more workers
 - Regions considered new key worker developments to address worker shortages
 - Pilot programs for affordable rental
 - Build to rent developments
 - Affordable rental programs and large scale social housing renewal ambitions

Housing Policy Parameters

- Social housing
- Affordable housing
- Employee housing
- Market housing
- Build to rent
- Key workers housing
- Subsidised rental housing

City of Adelaide's Role in Housing

- Acquiring land and undertaking strategic amalgamations which are then sold to housing providers at a subsidised price
- Changing land use to enable affordable housing development
- Contribution to costs such as land acquisition, holding charges, road widening and relocation of services
- Directly undertaking the role of developer
- Partnering with the State Government to facilitate outcomes and grant funding to support housing providers in the city

Possible Interventions

- Limited levers to out-perform broader market
- Traditional focus on favourable planning conditions
 - Compromises around building density and height
- Broader influence if the focus is a single affordable asset class
- Interventions (with varying risk and subsidy) include:
 - Direct land availability
 - Joint ventures
 - Ground land leases
 - Direct operational subsidy to deliver rental housing to an agreed defined cohort.

“to intervene where the housing market fails to provide for people in its community”

- ACT Government 2018 Housing Strategy

Draft Housing Policy Intent

- Council recognises that the availability of affordable, secure housing is key to reaching its economic development and population ambitions
- There is a recognised market failure in the affordable rental space
- Council is committed to making appropriate interventions to foster and grow a new affordable rental asset class to provide appropriate housing for city workers and residents
- Failure to act and reliance on other levels of Government is an unacceptable risk
- Council will make all efforts to achieve the economic development objectives of the City of Adelaide by ensuring city workers can be appropriately housed and population targets achieved

Policy Measures and KPIs

- What does success look like?
 - % new builds are affordable rental properties
 - Identify key redevelopment sites as economic assets for CoA
 - Drive innovation in the adaptive reuse of commercial office buildings
 - Attract institutional and not-for-profit investment for city worker housing
- Shaping measures and KPIs will be undertaken in Phase 2
- Seeking early feedback for further discussion at next session

Role for Council within the Broader Housing Sector

Partner

- Council has a role to work with all relevant stakeholders across the housing sector

Leader

- As a Capital City Council, Council will need to adopt a leadership position to achieve the ambitions proposed in the draft Policy Statement of Intent

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What are Council Members' Views on City of Adelaide's role in housing policy?

We are here



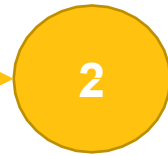
Phase 1 (May 23)

Prepare draft Housing Policy Intent, including:

- Council's role as a Capital City
- Stakeholder mapping

Work through draft internally, including:

- Strategic Property
- Strategy and Insights
- City Planning
- Economic Policy



- AEDA

Phase 2 (May/June 23)

Deliver draft Housing Policy, including:

- Targets
- Investment principles
- Decision matrices



Phase 3 (June/July 23)

Deliver implementation framework for the Housing Policy, including:

- Consideration of financial models
- Development of Council template documents

Housing Policy Workshop
Thank you