

AHURI BRIEF

What role can local government play in delivering affordable housing?

Investigation into the role of local government areas (LGAs) in supporting the housing needs for low income 'key' workers.

Direct action by local government

- inclusionary zoning
- voluntary planning agreements

Indirect action by local government

- Advocate to state and federal governments for an increase in the number of public and social housing dwellings within their local area
- options to help lower income residents maintain their local housing (rates discounts for example)

Key workers can typically include workers in:



Childcare



Healthcare



Police & Firefighting



Retail



Hospitality

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AHURI research has found that by **2036**

730,000 additional social housing dwelling will be required across Australia

at a cost of between **\$146,000** to **\$614,000** per dwelling



AHURI RESEARCH – NGAA PARTNERSHIP

Urban productivity and affordable rental housing supply (due for completion early 2020).

How does affordable private rental housing supply support labour markets and urban productivity, and what are the implications for strategic funding and planning interventions in metropolitan and non-metropolitan Australia?

This report draws together findings from four separate pieces of research.

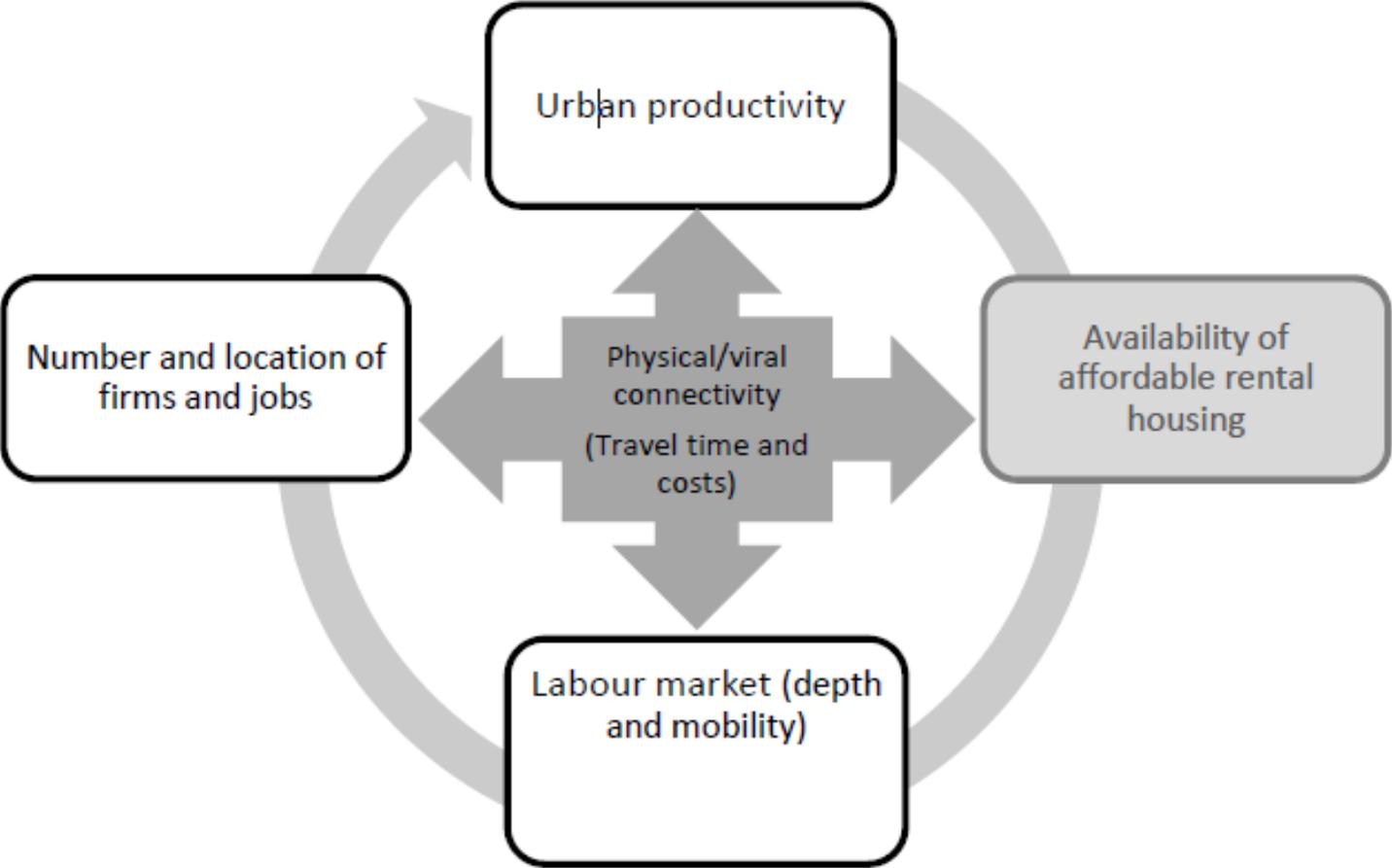
1. The supply of affordable private rental housing in Australian cities: short-term and longer-term changes - Final report can be downloaded from AHURI website
2. Affordable rental housing, commuting costs and urban productivity
3. Strategic planning, 'City Deals' and affordable housing
4. Affordable housing implications of smart cities and innovation economies

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AHURI RESEARCH – NGAA PARTNERSHIP



Urban productivity and affordable rental housing supply



AHURI RESEARCH – NGAA PARTNERSHIP

Urban productivity and affordable rental housing supply

- Focus on Q2 income households (from \$36,400 pa to \$65,700 per annum)
- Based on household's income from wages
- Q1 less likely to be in workforce
- Location and availability (shortage/surplus) of affordable rental housing relative to employment

Report aims to review

1. potential strategic policy interventions designed to either provide more affordable housing in locations near major employment centres
2. improve accessibility between existing affordable rental supply and these employment centres
3. support new job creation near areas offering more affordable rental housing supply, such as outer suburban areas and in satellite cities.

WHAT CAN NGAA DO FROM HERE?

2020 Policy Platform

1. Rebalance Australian Capital Cities
2. Invest in Places for People
3. Unlock Economic Growth
4. Prioritise Transport Solutions

Download Policy Platform - <https://ngaa.org.au/advocacy>

WHAT CAN NGAA DO FROM HERE?



2020 Policy Platform – main advocacy tool

1. Rebalance Australian Capital Cities

Rebalancing the spatial structure of our capital cities needs better planning and investment that supports distributing infrastructure, jobs and housing more evenly across the metropolitan area, including bringing new jobs closer to where the growing population lives. This is a necessary shift in traditional metropolitan planning practices in Australia.

- Integrated Strategic Planning
- Reform of the responsibilities shared between three levels of government
- Place-based approach to development
- Infrastructure sequencing
- City Deals as mechanisms to address intergovernmental issues

WHAT CAN NGAA DO FROM HERE?



2020 Policy Platform

2. Invest in Places for People

As we rebalance the structure of our cities at a metropolitan scale to accommodate growth, innovative place-based and neighbourhood planning and design will bring together the critical elements required to support productive, liveable and resilient places for people to live and work and for businesses to invest.

- Place-based urban planning and design
- Unlock transport hubs
- Housing diversity including density