



Cross Government Collaboration in Affordable Housing Policy Approaches in South Australia

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What's the problem?

- House prices doubled relative to income
- “Public housing model” needs contemporary renovation
- Built form doesn't meet changing demography
- Supply and demand not connected

Our traditional approach

- Public housing as key supply side responses
- Demand side strategies
 - Commonwealth Rent Assistance
 - First Home Owners Grant

Where we need to head

“The answer is supply”

- Which needs collaboration across all sectors
 - Planning
 - Local Government
 - Innovation with development sector in built form
 - Non-government providers
 - Linking target groups to new supply

South Australian examples

Planning

- Inclusionary Zoning
 - 15% affordable housing in all new significant developments including 5% high needs
- Incentive based 15% in other developments
- 1000 outcomes per annum

Local Government

- Adelaide City Council
 - Land assembly and release to market with affordable housing objectives
- Salisbury Council
 - Equity stake in housing developments to support trading down for retirees

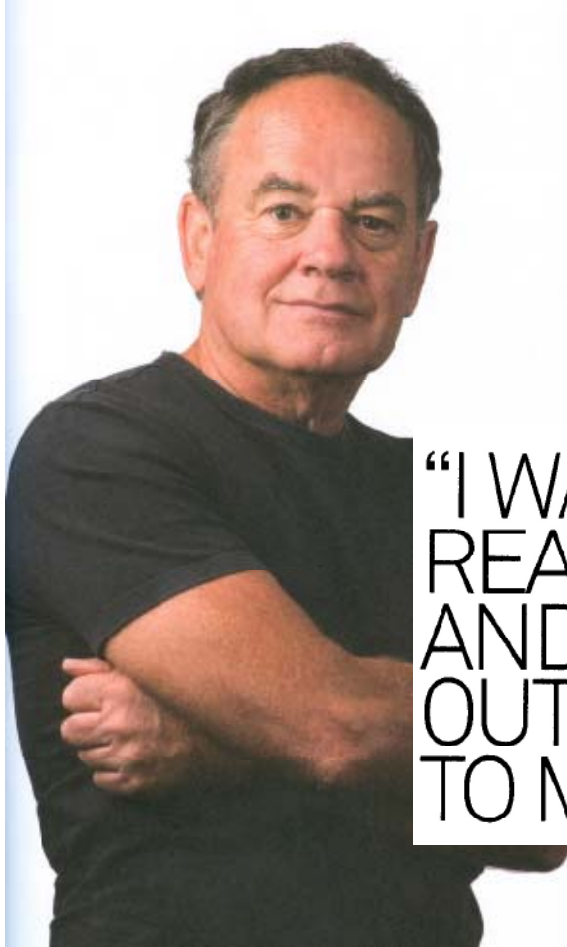
Innovation with Developers in built form

- **Delfin Lend Lease**
 - Trialing new affordable home designs on small lots
 - Studio 51



Hickinbotham

Architecturally designed Affordable Homes Series



“I WANT EVERY SPACE TO BE A REALLY PLEASANT ENVIRONMENT AND THE RELATIONSHIP TO OUTDOOR AND INDOOR IS CENTRAL TO MY DESIGNS.”

Max Pritchard, Architect

AFFORDABLE ARCHITECT SERIES

Hickinbotham

PRICE LIST

VILLA	Bedrooms	Classic	Single Carport (excluding slab)	Double Carport (excluding slab)
V01	2	\$62,900	\$2900	\$5400
V02	3	\$65,820	\$2900	\$5400
V03	3	\$67,000	\$2900	\$5400
V04	3	\$68,650	\$2900	\$5400
V05	2	\$70,740	\$2900	\$5400

Not for Profit Sector

- Affordable Housing Innovations Fund
 - \$80m
 - \$43m committed to partnerships with not for profit sector
 - 22 projects
 - 369 affordable housing outcomes



Property Locator

- Targeted sale - low & moderate income (< \$59,000 pa)
- Eligibility assessed by Housing SA
- Sold within limits of purchasing power



We have a moment of opportunity

- COAG leadership and new Commonwealth programs a real chance to address known problems