

HOMELESSNESS, SOCIAL HOUSING & HOUSING AFFORDABILITY POLICY 2022-2025

10 May 2022

non-legislative

PURPOSE

The purpose of this policy is to clarify the City of Adelaide's (CoA) role in relation to homelessness, social housing (public and community) and housing affordability also intended to provide a clear framework for decision making in this important area of public policy.

The policy responds to the CoA's overarching vision for Adelaide to become the most liveable city in the world. Appropriate and affordable housing is a key component of liveability. It also supports the aspiration to achieve residential population growth in a well-planned and inclusive manner, functional zero homelessness and improved health and housing outcomes for the community.

The CoA believes that encouraging more people to make the City of Adelaide their home is core to the continued economic and social growth of the city. Diverse housing stock that meets a range of needs and lifestyles, including the most vulnerable, will ensure the city is a welcoming and inclusive place that attracts more people to live here.

Appropriate housing, subsidies and support systems enable people to live better lives, with enhanced health and wellbeing outcomes. It provides the scaffolding for job seeking and retention and allows for greater participation in community life. It also provides a stable environment to live safely and independently. Ensuring the availability of housing that is appropriately sized, priced and located is key to economic growth. Housing supports population growth and the retention of talented people in the city and state. These are integral components of sustained economic growth and continued prosperity, particularly in light of Covid-19 and the increase in people working from home.

The policy responds to the expectations of the State Government as laid out in *Our Housing Future 2020-2030*.

It also responds to the strategic direction of the *City of Adelaide Strategic Plan* by setting out the CoA's role in supporting homelessness, social housing and housing affordability over the next three years.

OVERARCHING POLICY STATEMENTS

The CoA supports the State and Federal Governments as having the primary responsibility for the funding of homelessness services, crisis accommodation, social housing (public and community) and affordable housing.

The CoA supports the State Government's vision outlined in *Our Housing Future 2020-2030* that all South Australians have access to appropriate and affordable housing that contributes to social inclusion and economic participation.

The CoA supports the State Government's position, outlined in *Our Housing Future 2020-2030*, that local government can influence outcomes as a **regulator**, through statutory planning, development processes, building approvals, rates, charges and land use planning and **partner**, through leadership and governance mechanisms.

However, the CoA will in addition, support the homelessness and social housing sectors and housing affordability through the role of **facilitator and advocate**, as outlined in this policy.

The CoA does not have a role in the provision (direct delivery) of homelessness services, crisis accommodation, social housing or affordable housing.

Application of this document

1.0 GENERAL

In response to the actions identified for local government in the State Government's *Our Housing Future 2020-2030*, the CoA will:

- **Partner** with the State and Federal Governments to support the establishment of leadership and governance mechanisms to coordinate housing policy across local, State and Federal Governments.
- **Partner** with the State Government to develop a local housing plan, to help identify the specific needs of the local community in relation to both supply and demand.
- **Regulate** and **facilitate** the delivery of homelessness accommodation and support services, social housing and housing affordability through development assessment, building approvals, rates, fees and charges and land use planning processes, where applicable.

In response to issues across the whole housing spectrum, the CoA will:

- **Facilitate** improved health and housing outcomes for the community by providing in-kind staff support and/or funding to key stakeholders (subject to eligibility), to deliver programs and initiatives and to assist in the investigation of new approaches to current and emerging issues.

2.0 HOMELESSNESS

In relation to **homelessness**, the CoA's role is **facilitator** and **advocate**.

The CoA will:

- **Facilitate** improved governance of the homelessness sector with the aim of achieving functional zero homelessness, through participation in the Adelaide Zero Project and other initiatives, including in-kind staff support and/or grant funding, as appropriate.

- **Facilitate** capacity building of specialist homeless service providers through the provision of Community Impact Grants for programs and events that engage the community, promote social inclusion and increase independence.
- **Facilitate** the delivery of specialist homelessness services by city based charitable organisations by providing up to 100% rate rebates (subject to eligibility).
- **Facilitate** improved outcomes for both rough sleepers and city users by effectively managing the public realm and Park Lands to ensure safety, accessibility and amenity is maintained, in accordance with Council By-Laws, by assisting police and homelessness service providers in providing referrals to relevant services.
- **Facilitate** networks of providers in the homelessness sector and participate in Communities of Practice to ensure whole of community responses to homelessness in the city.
- **Advocate** to the State and Federal Governments for increased funding for the homelessness sector, including specific funding for prevention and early intervention programs, based on quality data and evidence.
- **Advocate** and support culturally appropriate accommodation and services for Aboriginal people experiencing or at risk of homelessness or housing insecurity.
- **Advocate** for whole of government responses, across all tiers, to address systemic barriers to access to services and supports, in particular advocate for:
 - more and better homelessness services
 - a dedicated 24/7 care facility with mental health services
 - a better understanding of the strong correlation between homelessness and mental health issues.
- **Advocate** for culturally appropriate responses for Aboriginal people who are sleeping rough in the city including those who are visiting from remote communities.

3.0 SOCIAL HOUSING (PUBLIC AND COMMUNITY)

In relation to **public housing** the CoA's role is **advocate**.

The CoA will:

- **Advocate** to the State and Federal Governments for increased funding for public housing.

In relation to **community housing** the CoA's role is **facilitator** and **advocate**.

The CoA will:

- **Facilitate** the delivery of community housing by city-based community housing providers by providing rate rebates in accordance with the *Local Government Act 1999* (SA) (subject to eligibility).
- **Advocate** to the State Government to create networks that allow social and community housing providers and private developers to explore partnership opportunities.
- **Advocate** to the State and Federal Government for community housing.

4.0 HOUSING AFFORDABILITY

In relation to **housing affordability** the CoA's role is **facilitator** and **advocate**.

The CoA will:

- **Facilitate** 'key city worker' and affordable housing as part of residential and mixed-use development on CoA owned land where demand and opportunity exists.
- **Facilitate** home ownership for 'key city workers', who may wish to transition to home ownership, through targeted rate rebates (subject to State Government support and complementary financial incentives).
- **Advocate** to the State Government for financial incentives that assist in the delivery of more affordable housing outcomes for 'key city workers', including targeted stamp duty concessions and waiving the foreign buyers surcharge.
- **Advocate** to the State and Federal Governments for increased funding to deliver more subsidised rental accommodation through new program/s in light of the cessation of the NRAS program.
- **Advocate** to the State and Federal Governments for a national approach to mandatory inclusionary zoning for affordable housing, including a change in state-based planning legislation to enable its staged implementation.
- **Advocate** to the State Government for changes to the *Residential Tenancies Act 1995* (SA) to improve conditions for renters.

OTHER USEFUL DOCUMENTS

Related documents

- *City of Adelaide Strategic Plan 2020-2024 (relevant policy statements)*
 - Vision: Adelaide: the most liveable city in the world.
 - Outcome: Well planned and inclusive residential population growth.
 - Outcome: Functional Zero homelessness
 - Action: Continue support for the Adelaide Zero Project and other initiatives to achieve functional zero homelessness (Action 1.3)
 - Action: Support health and housing for vulnerable people and young people (Action 1.5).
- *Our Housing Future 2020-2030 (relevant policy statements)*
 - All South Australians have access to appropriate and affordable housing that contributes to social inclusion and economic participation (Vision).
 - Regulate statutory planning, development processes, building approvals, rates and charges and land use planning (Partners and Responsibilities – Local Government).
 - Establishing leadership and governance mechanisms to coordinate housing policy across local, state and federal governments. Focus on long-term planning and delivery to support diverse and quality housing, sustainable communities, demand and supply, efficient investment, incentives for innovation. Led by local, state and federal government (Action 1.3).

- Developing local/regional housing plans to respond to specific conditions and local demand. Harness local knowledge and insights to help markets address the specific needs of communities. Led by local government (Action 1.4).
- Disability Access and Inclusion Plan
- Residential Housing and Growth Action Plan
- City Plan (TBC)

Relevant legislation

- N/A

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

advocate: promote the interests of the community by recommending and seeking support to improve conditions outside of Council's direct control.

affordable housing: is typically defined as housing where households on low to moderate incomes are paying no more than 30% of their gross household income on housing costs (purchase or rent).

community housing: social housing delivered by community housing providers.

facilitate: help to bring together individuals, groups and agencies to find solutions and build community capacity.

functional zero homelessness: when the number of people who are experiencing homelessness on any given night is no greater than the housing available.

homelessness: people who are rough sleeping or living in crisis accommodation, supported accommodation, boarding house accommodation, severely crowded accommodation, caravans or couch surfing.

housing affordability: housing that is typically defined as housing costs being no more than 30% of the gross household income. This term can also be used to refer to housing across major cities, states or nationally, where housing affordability is measured using the proportion of households in a given area in housing stress.

housing stress: where households in the bottom 40% of household incomes are spending more than 30% of their gross income on housing costs.

mandatory inclusionary zoning: when the planning system is used to require a proportion of the total dwellings or Gross Floor Area (GFA) of a development for affordable housing as a condition of planning approval.

NRAS: National Rental Affordability Scheme.

public housing: social housing delivered by the State Government.

social housing: rental housing that is provided and/or managed by government or non-government organisations, including public and community housing.

vulnerable people: people with social, physical, economic, cultural or emotional needs that may be a barrier to accessing the private housing market.

ADMINISTRATIVE

As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed for currency at least annually as part of the review of delegations. Those requiring detailed consideration are flagged in the current forward Council Policy Program.

The policy is executed through the Strategic Property Review implementation, the Public Health Plan, the Adelaide Zero Project, the Disability Access and Inclusion Plan and the Residential Housing and Growth Action Plan.

The policy should be implemented in conjunction with the feedback provided during the engagement period in January - February 2022. TRIM Reference: ACC2022/45476.

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2021/6922	Council	6 April 2021 Decision ID 20907	Draft Endorsed by Council for stakeholder engagement
ACC2022/51760			Draft version for Council consideration following engagement
ACC2022/62482	Council	10 May 2022	Final Policy endorsed by Council following engagement

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