# CITY OF PROSPECT

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## ADVOCACY
### PRIORITIES

## ACKNOWLEDGEMENT OF COUNTRY

City of Prospect acknowledges that we are on the traditional country of the Kaurna people of the Adelaide Plains region and we pay our respect to Elders past and present.

We recognise and respect their cultural heritage, beliefs and relationships with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

# AFFORDABLE
## HOUSING

# PROJECT OVERVIEW

- The City of Prospect believes all South Australians deserve to have a place to call home and advocates for opportunities through affordable housing to foster this important philosophy.

- Affordable housing brings a multitude of tangible community benefits, which contribute to both the wellbeing and economic prosperity of communities. Increased spending on healthcare, education and food stimulates economic benefits as well as laying the foundation for generational wellbeing.

- The City of Prospect places high importance on fostering affordable housing options to its community, through advocating for policy positions and opportunities through both home ownership and rental options.

- Where possible Council will work with State and Federal governments, local developers and its community to encourage the construction of affordable housing.

## NEXT STEPS

City of Prospect will proactively advocate for affordable housing options across its City, through encouraging policy positions and opportunities.

It will also endeavour to support charities who assist the community who may be sleeping rough or experiencing poverty with potential homelessness.

# AFFORDABLE HOUSING - WHAT WE WANT

1  State Government partnership, either directly or through grant funding to a third party, to see affordable and/or social housing delivered as part of Council's strategic development of 142-148 Main North Road Prospect;

2  Minister for Planning / State Planning Commission to amend Planning and Design Code to include 'sticks' as well as 'carrots' related to the delivery of Affordable Housing;

3  SA Housing Authority, in conjunction with State Planning Commission, develop alternate model for delivering formal affordable housing (i.e. not penalising developers through cost and time associated with Land Management Agreement to achieve positive outcomes);

4  Include within Renewal SA's land acquisition strategy (of targeting sites that the development industry is struggling to bring to market) the acquisition of adjacent parcels of land within Urban Corridors to see such land amalgamated for more intensive development inclusive of greater opportunities for affordable housing and supporting services in Inner Metropolitan Adelaide;

5  Actively pursue the completion of the 'Future Living' Code Amendment, to facilitate options for affordable co-housing developments to be pursued in our character areas while retaining historic and much valued housing stock.

# KEY BENEFITS

- A person's housing is a huge social determinant of their health. Among other factors such as income and education, housing is a component that drastically influences a person's physical and mental wellbeing.

- Affordable housing also promotes diverse and inclusive neighbourhoods, fostering social cohesion, tolerance and a stronger sense of belonging.

- Importantly, affordable housing leads to improved educational outcomes for children, as they are less likely to face the disruptive effects of frequent moves or housing instability.

# ECONOMIC IMPACTS

- Affordable housing plays a pivotal role in fostering local economic stability through the option for the community to allocate a larger portion of their income towards other essential needs like healthcare, education and nutritious food, boosting local spending.

- Long-term economic benefit of affordable housing offers chance to decrease childhood poverty, by providing children with a better and more equitable path forward. Equipping kids with tools for social mobility is proven to create healthier societies and economic growth in the future.

- A stable, affordable home gives children the chance to establish healthy habits and focus on their goals and education. Generationally, this has massive impacts on educational achievement, economic output, and creating opportunities for residents to give back to their communities.

# AFFORDABLE HOUSING OPPORTUNITIES

Affordable housing is designed and priced to cost people no more than 30% of their gross income if they are on a low or moderate income.

A dwelling is considered to be an affordable home if it is:

- offered for sale to eligible buyers

- offered for home ownership and is for sale at or below the appropriate price point

- priced at $417,000 or less (if key criteria are met, the price can be up to $479,550 – the criteria are published in the government gazette)

The commitment to provide affordable housing is made through a legally binding instrument, such as a land management agreement. The criteria are re-assessed annually to make sure these requirements are met.

## HOW TO INCLUDE AFFORDABLE HOUSING IN DEVELOPMENTS:

- Discuss the requirements with a local planning officer (council or state commission assessment panel) or SA Housing Authority affordable housing officer.

- Design the site plans, stage plans, lots and dwellings to meet the affordable housing price point and market demand.

- Allow for the delivery of affordable housing in the design with smaller lots for row housing, or community titled lots for apartments.

- Consider how environmental design could improve ongoing living affordability and amenity, for example, cross ventilation, passive solar energy design, efficient appliances, appropriate zoning, room flexibility for future use, and external shading from gardens.

## CONTACT DETAILS

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