

Sustainability Summit

The below answer sheet is for your own self-assessment. Please keep your completed questionnaires and answers on file for your record.

How To Design And Establish Social And Sustainable Affordable Housing For Communities

1. What are some ways the government can increase our affordable housing stock?

The government can increase the stock of affordable housing through various measures. One approach is to reduce demand for housing by decreasing the capital gains tax discount from 50 percent to 25 percent, abolishing negative gearing, and incorporating owner-occupied housing into the Age Pension assets test. Additionally, increasing the construction of new homes can contribute to greater affordability. The Labor Party's national rental strategy, akin to NRAS 2.0, focuses on enhancing capital flows into the development of private affordable housing through a blended capital model. This strategy aims to bridge the gap between crisis accommodation and public housing while supporting low- and middle-income families capable of paying rent. While the initial costs are estimated at \$102 million by 2021-22 and \$6.6 billion by 2028-29, independent PwC modeling suggests that this investment yields substantial social and economic benefits. It has the potential to save up to \$11 billion in State and Federal Budgets over the long term and generate up to \$40 billion in GDP, along with creating up to 46,000 jobs.

2. Who are some of the stakeholders that also could contribute to alleviating our housing stress issues?

The federal government is responsible for national housing and homelessness policy, financial sector regulations and taxation settings, which have some influence on housing affordability. State and territory governments are responsible for land use and supply policy, urban planning and development policy, housing-related taxes and residential tenancy legislation and regulation, each of which has an impact on housing affordability. Local governments are mostly responsible for building approval, urban planning and development approval processes, and rates and charges.

3. What are some other ideas, more long-term ideas that could be utilised to help increase our stock of new housing?

- Convert unused malls and offices to residential.
- Build more 'missing middle' housing.
- Allow more granny flats.
- Expand manufactured housing.
- Embrace micro-apartments.

4. What are some of the types of land that can be repurposed for affordable housing?

- Industrial areas
- Public land
- Community land trusts
- Caravan parks
- Tiny house
- Co-housing
- Sharehousing
- Co-operative Ecovillages
- Co-operative housing