

# HOUSING STRATEGY - ISSUES PAPER



*Dolphin House*





## INTRODUCTION

- ❑ Draft City Development Plan 2022 - 2028 Housing Strategy
- ❑ Replacing and Updating 2016 - 2022 Strategy
- ❑ Period 2022 - 2028
- ❑ Work of the Housing SPC subgroup on Housing Delivery



An aerial photograph of a residential development. The image shows a mix of traditional terraced houses and modern, multi-story apartment blocks. The houses are arranged in rows, while the modern blocks are more centrally located. There are trees and green spaces interspersed throughout the development. The overall tone is light and airy, with a focus on the layout and design of the housing.

## TENURE AND AFFORDABILITY

- ☐ Mixed income schemes and mixed communities
- ☐ Cost Rental
- ☐ Affordable Purchase
- ☐ All social

*Bunratty Road Development*



# 2020 PIPELINE FIGURES – SOCIAL HOUSING

- ❑ Under Construction 1269
- ❑ At Tender Stage 856
- ❑ Part V 259
- ❑ Advanced Planning & Design 1408
- ❑ Preliminary Planning & Design 2845
- ❑ Affordable Purchase 1931
- ❑ Cost Rental 2025







# LAND SCARCITY

- ❑ Densification of Regeneration Sites
- ❑ Maximising Brownfield Sites
- ❑ Problematic Open space/Back lands “SLOAP”
- ❑ All Dublin / Regional Approach
- ❑ Land Purchase Programme
- ❑ Vacant Sites Register

*Bonham Street Development*



# CONSTRUCTION COSTS

- ☐ Public Procurement Procedure
- ☐ Tender Prices
- ☐ Public Spending Codes
- ☐ Leasing



*Springvale Community Facility / Scout Hall*



# HOUSING LIST

July 2020 HOUSING Waiting List figures by Bedsize Req							TABLE 3 (a)				
Bedsize Required	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
1 Bed	2637	475	1517	1371	889	824	895	694	859	250	10411
2 Bed	1333	237	676	277	499	425	169	174	214	56	4060
3 Bed	453	71	292	101	151	161	75	52	91	29	1476
4 Bed	37	10	30	16	12	36	16	6	16	5	184
5 Bed	5	3	3	3	5	4	3	1	2		29
Grand Total	4465	796	2518	1768	1556	1450	1158	927	1182	340	16160

*Springvale Development*



# RENTS

- ☐ Sub Group Recommendations
- ☐ Affordable Rents
- ☐ Life Cycle Costs to maintain stock

*Springvale Development*



# COLLABORATION / PARTNERSHIPS

- ☐ Flexible Solutions
- ☐ Land Development Agency
- ☐ Vacant Sites Register
- ☐ PPP
- ☐ Aggregating Sites



*Cork Street Development*



# PART V / ACQUISITIONS / TURNKEYS

- ☐ Tenure mix
- ☐ Pepper potting
- ☐ Including 10 percent affordable scheme
- ☐ Reliant on activity of private developments

*Cork & Chamber Streets Development*





# SUPPLY & DELIVERY

- ☐ New Delivery models
- ☐ Phases of projects – time delays
- ☐ In house efficiencies
- ☐ Traveller accommodation
- ☐ Specially adapted homes

*Cornamona Development*



An aerial photograph of a city street, likely in New York City, showing a large building under construction in the center. A tall construction crane is positioned next to the building. The surrounding area is filled with other city buildings and streets. The text "COMMUNITY ENGAGEMENT" is overlaid on the top left, and "Dominick Street" is overlaid on the bottom right.

# COMMUNITY ENGAGEMENT

- ☐ Resistance to Social Housing
- ☐ Legal Challenges
- ☐ Consultation
- ☐ Political Support

*Dominick Street*





## DIFFERENT MODELS

- ❑ AHBs
- ❑ Funding Streams
- ❑ Partnership /Collaboration (ODG)
- ❑ Cost Rental & Affordable Schemes – Private Funding
- ❑ Capacity in the Sector – nimble responses Hale, Fold, McVerry Trust

*North King Street*



# COVID 19

- ☐ Delays and Costs on Current Projects
- ☐ Short term opportunities
- ☐ Longer term implications



An aerial photograph of a city street, likely in London, showing a row of terraced houses and a large building under construction. The construction site is marked with a crane and various construction materials. The text 'EU FUNDING OPPORTUNITIES' is overlaid on the left side of the image.

# EU FUNDING OPPORTUNITIES

☐ LIHAF

☐ URDF

*St. Teresa's Gardens*



# Key Issues



- ☐ High Construction costs
- ☐ How to achieve mixed income / mixed tenure estates?
- ☐ How much is too much Social Housing on one scheme?
- ☐ Subsidies for Cost Rental Model – who pays & how much?
- ☐ Resistance to building of social housing in many communities
- ☐ Challenges in managing new developments
- ☐ How to achieve high quality ‘place making’ with current funding streams?