

Report to the Finance Strategic Policy Committee

Housing for All Government Strategy *Consideration of Financial Impacts for Dublin City Council*

November 2021 meeting of the
Finance Strategic Policy Committee



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing For All

- Comprehensive government strategy, available to review at <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>
- Identifies four principal pathways as:
 1. Supporting Homeownership and Increasing Affordability
 2. Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion
 3. Increasing New Housing Supply
 4. Addressing Vacancy and Efficient Use of Existing Stock



Pathway 1: Supporting home ownership and increasing affordability.

Key issues:

- Local authority led affordable housing purchase scheme
- National affordable purchase shared equity First Home Scheme up to 2025
- Land Development Agency (LDA) “Project Tosaigh” for affordable homes
- New Loan Scheme with widened eligibility criteria
- Local Authority targets for supply of new social housing builds



Pathway 1: Supporting home ownership and increasing affordability continued.

Key issues:

- Developers required under Part V to increase amount of land assigned to the State from 10 to 20% including affordable and cost rental units
- Expanded local authority home loan
- Cost rental homes, targeting those above social housing income limits, who wish to rent or are unable to purchase a home to be provided at rents 25% below market rent.



Pathway 2: Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion.

Key Issues:

- End of social housing related leasing from 2025
- Move to increased numbers of new social housing builds
- Changes to differential rent scheme moving to a national scheme
- Increase energy performance of existing social housing units
- Provision of more and improved housing units for travellers



Pathway 2: Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion continued.

Key Issues:

- Targets for tenancies for rough sleepers / long term emergency accommodation users
- Strengthened mortgage to rent scheme
- Establish National Homeless Action Committee
- Develop Youth Homelessness Strategy
- National Housing Strategy for People with a Disability



Pathway 3: Increasing New Housing Supply

Key Issues:

- €4bn per annum on average budget, totalling €20bn
- €12bn Exchequer Funding, €3.5bn through the LDA and €5bn through the HFA
- State funding to enable Local Authority land acquisition
- Strategic Housing Developments (SHDs) to be replaced by Large Scale Residential Developments
- Urban Development Zones to be created



Pathway 3: Increasing New Housing Supply continued.

Key Issues:

- Judicial Review process to be reformed with the creation of a new division of the High Court for planning and environmental cases
- Land Value Sharing (LVS) basis for uplift to secure land or financial contributions under Part V from 10 to 20%
- Cities Croi Conaithe Fund to support residential schemes with financial viability concerns
- New tax on vacant lands zoned for residential purposes



Pathway 4: Addressing vacancy and efficient use of existing stock.

Key Issues:

- Local Authorities to purchase and resell via CPO, vacant residential properties
- Funded through HFA
- Incentivize refurbishment of existing vacant housing stock
- Legislation to be enacted to enable local authorities to remove all refunds of rates for vacant commercial property



Pathway 4: Addressing vacancy and efficient use of existing stock continued.

Key Issues:

- Funding and supports to address dereliction by supporting living in previously vacant properties in Cities and towns
- Planned maintenance of local authority housing stock
- Improved re-letting timeframes



Sustainable housing system supporting the four pathways.

Key elements:

- Environmental sustainability of housing stock through low carbon housing
- Provision of critical supporting infrastructure
- Reduce cost of construction through Construction Sector Group and Construction Technology Centre
- Increase building compliance including Statutory basis for Construction Industry Register Ireland (CIRI)



Sustainable housing system supporting the four pathways continued.

Key elements:

- Establish a commission on Housing
- Hold a referendum on Housing
- Expand the capacity including project management of local authorities
- Streamline social housing approval process
- Establish an independent building regulator
- Attract and secure construction staff from other countries



Figure 2

Housing Need and Demand Assessment (HNDA) Projection

HNDA Projection 33,000

Annual to 2030

Breakdown by Tenue Type

New private ownership homes	11,800
New private rental homes	6,500
New affordable homes	4,100
New social housing homes	10,300
Total	32,700



Figure 3 - Projected Housing Output (New Build) 2022 - 2030

Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500



Housing for All in Dublin City Council

- Developing Dublin City Council's Housing Delivery Action Plan to be brought to the December Council Meeting
- Specific Dublin City Council annual social and affordable targets over the lifetime of the plan
- Affordable Fund (AF) established
- Greater connection with LDA
- Develop greater capacity with AHB's
- Use of competitive dialogue in terms of affordable housing and social housing



Housing for All In Dublin City Council

- Specific resource requirement including essential skill sets such as project management to be tracked
- Uphold and apply both urban regeneration and sustainability demands
- Meeting structure established between Dublin City Council Finance and Dublin City Housing

