

## 15 URGENT BUSINESS

### 15.1 ALGA Motion (Affordable Housing)

File Number: IN18/111  
Responsible Director: Executive Manager People and Governance  
Attachments: Nil

#### EXECUTIVE SUMMARY

*The Australian Local Government Association (ALGA) National General Assembly of Local Government provides the opportunity for Local Government to contribute to the development of National and State 'Local Government policy' through the submission of advocacy motions. Motions will be considered for inclusion at the 2018 National General Assembly of Local Government to be held in Canberra from 17-20 June 2018.*

#### 1. RECOMMENDATION

**That Council endorse the advocacy motion for the 2018 ALGA National General Assembly of Local Government as shown in Attachment 1.**

#### 2. BACKGROUND

- 2.1 Each year Local Government is given the opportunity to submit advocacy motions to the ALGA National General Assembly of Local Government.
- 2.2 Motions must be in relation to issues that have impact on the national population, relate to the State and National agendas, and propose a clear action and outcome. This year the theme of the ALGA is 'Australia's Future: Make it Local'.
- 2.3 Motions are to be submitted to ALGA by 30 March for consideration at the 2018 National General Assembly of Local Government on 17-20 June in Canberra.

#### 3. DISCUSSION / ISSUE

- 3.1 Housing Affordability remains one of the emerging issues on the ALGA agenda. As part of the Eastern Affordable Housing Alliance, Council has identified the need to work with local, state and federal bodies to develop an economically sustainable model to increase the supply of social and affordable housing to the region.
- 3.2 It is proposed that Council endorse the motion on housing affordability so that it may be submitted for consideration to the 2018 ALGA National General Assembly of Local Government.
- 3.3 The Motion will be submitted online and is following at Attachment 1

#### 4. DECLARATIONS OF CONFLICT OF INTEREST

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**Attachment 1****Motion to the 2018 ALGA National General Assembly**

1. The Commonwealth to commit to action and resources to address the growing problem of housing affordability in Australia, impacting significantly on infrastructure and essential service provision. Specifically the NGA calls for:
  - a. An economically sustainable approach under the National Affordable Housing Agreement to deliver significant assistance to states and territories to support people on low to moderate incomes with limited housing options to secure appropriate public/social housing or affordable housing.
  - b. Research into new models for facilitating financing and investment of affordable housing development, including developer collaborations with industry and philanthropic organisations and use of government land to build local housing that is affordable, well-located, diverse and well designed;
  - c. Working collaboratively with the States to develop a comprehensive, long term set of integrated policy measures to address housing affordability to align with migration and population changes.
  - d. Additional funding or incentives to address severe shortage of affordable and appropriate housing options available to key workers including nurses, teachers and police across the States and Territories.

**Rationale**

- Driving factors impacting on housing affordability include increased demand for housing and infrastructure and stunted wage growth. Across the past decade house prices have increased significantly with the median house price in Australia at \$818,416. Motivated by population growth at 1.6% with approximately 388,000 new residents in the past year alone, the competition for accommodation is compounded by rising costs of living and low wage growth (just marginally up from at its lowest level in a decade at 2.1%).
- A high percentage of the Metropolitan City LGAs and Regions are now considered unaffordable to the key worker (based on the average key worker salary and average property values). Low to moderate income/key workers are increasingly unable to access affordable housing close to local employment and are needing to travel longer and further to work; limiting potential work hours and supply of key workers to activity areas. These added barriers are impacting the economic sustainability of those reliant on key workers including vital services, small business and local economies as well as creating untenable reliance on private and public transport resulting in significant congestion.