

# Housing Matters 26 April 2017



## CapitalAsset

You've heard about [CapitalAsset](#) but what is it exactly? For many households, rent or mortgage payments are the largest cost in their budget. As Government capacity to fund affordable housing for lower income households is limited and the cost to purchase or rent is increasing faster than personal incomes grow, it is clear a new approach is needed. That's why ShelterSA created CapitalAsset. The aim of CapitalAsset is to increase availability of income-based rental property. Appropriate, affordable housing is the basis upon which people can lift self-esteem, achieve better education, maintain employment and realise good health, CapitalAsset aims to improve people's lives and return affordability to housing. With sustainability in built form and designed to provide a positive sense of place, the CapitalAsset methodology partners landowners with social impact investors in an ethical and socially responsible housing innovation. By creating unique partnerships between not-for-profit landowners and social impact investors, CapitalAsset developments safely unlock land and under-used buildings, adding value and achieving both social outcomes and market rate returns. For CapitalAsset brochures and more information, click on the titles below:

- [Returning Real Affordability to Housing](#)
- [Housing that's Affordable \(Summary version\)](#)
- [Rewarding People](#)
- [Sense of Place](#)
- [Social Purpose](#)

We've made progress and if you'd like to discuss CapitalAsset please contact Dr. Alice Clark at [alice.clark@sheltersa.asn.au](mailto:alice.clark@sheltersa.asn.au) or by phoning her on 0425 060 649 or (08) 8223 4077.

## CapitalAsset in the news! The Conversation - Social impact investment can help retirees get the housing and care they need

Read more about social impact investment and housing in this article from [The Conversation](#) which mentions CapitalAsset, by Eileen Webb, Gill North and Richard Heaney.

## The Impact of Declining Home Ownership on Retirement

["No Place Like Home"](#) by Saul Eslake was produced for the Australian Institute of Superannuation Trustees. Concerns are raised about the erosion of retirement income by the need to continue paying rent or mortgage into retirement. The report is timely, given the Australian aged pension system is predicated on an assumption of outright home-ownership. Yet increasing numbers of people are still paying mortgages after retirement, use superannuation to pay off mortgage debt, or do not own a home and must rent.

## National Shelter welcomes ALP statement on housing affordability

The Australian Labor Party has shown a commitment to addressing some of the underlying causes of Australia's housing crisis and a willingness to tackle a broader range of issues. Housing policy peak National Shelter has welcomed the ALP announcements on housing affordability which reiterate and build on their previous policies regarding the tax treatment of housing. Read the media release here: [National Shelter](#)

## **Looking forward to Budget 2017 - will we see important first steps on housing?**

We haven't seen so much speculation around housing in a budget since the introduction of the National Affordable Housing Agreement - but what the budget will hold continues to be debated. National Shelter will be closely examining this year's federal budget with recent reports from the Treasurer about an affordable housing package. Click this link to read the [National Shelter April 2017 ebulletin](#)