



## South Australian Election 2022

### Introduction

Shelter SA is preparing election asks in this election year 2021, ahead of the South Australian election in March 2022. In the lead up to the last South Australian election we wrote to all political parties to seek a response to the recommendations contained in our [“Transitions” report](#) based on a community workshop looking at times of transition for Aboriginal people, when they are moving out of institutions back to families and communities. Aboriginal people are vulnerable without housing or employment. We published [the responses](#) and [shared them through mainstream media](#) and our socials.

The promises made by Steven Marshall have either been achieved or partially achieved in relation to retaining the Aboriginal Affairs portfolio, the establishment of an Aboriginal-controlled community housing company and the development of an Aboriginal Housing Strategy. We have participated in the consultations for the Strategy and will review it when it is released with our members and our Aboriginal Cultural Advisory Panel.

This year we are following the same successful method to seek political promises and policy information from parties and candidates, and we invite you to hear about the ideas we are putting forward before they are finalised. The platform is outlined below and is based on research, our housing policy work and community consultation.

Our Executive Director, Alice, will introduce the platform and has convened and curated an expert panel including colleagues who participated in the national Constellation Project's mandatory inclusionary zoning work. You will leave the forum with a better understanding of inclusionary zoning, why it is needed, the role of community housing and hear about a practical, real life success story from New South Wales:

Adrian Pisarski	Executive Officer, National Shelter
Leonie King	CEO, City West Housing
Marcus Spiller	Director, SGS Economics and Planning
Wendy Hayhurst	CEO, Community Housing Industry Association (CHIA)

The event is free, but [you must register to reserve your place](#). The meeting will be held via Zoom on **Wednesday, 9 June at 11.00 am**. Numbers are limited so don't delay your booking and please share with your colleagues who may be interested. By registering you are providing consent for the event to be recorded.

If you are unable to attend, you are welcome to provide written feedback [via email](#) and responses will be accepted until one week after the event on 16 June.

# Shelter SA Election Platform 2022

## Social Housing

Our biggest ask is for a **significant South Australian Government investment to increase the net supply of social housing**, similar to the Victorian Government's 'Big Housing Spend'. The targeted increase should be at least 20,000 properties.

## Mandatory Inclusionary Zoning

Shelter SA has participated in the [National Shelter Inclusionary Zoning Project](#) and the [Constellation Project with a focus on mandatory inclusionary zoning](#). Shelter SA is calling for a review of the South Australian Inclusionary Zoning Policy (the Policy). As the Policy currently stands it does not contribute to social housing outcomes and the affordable housing it creates is out of the financial reach of the people who need housing the most. The State's housing strategy, '[Our Housing Future](#)' is largely based on the provision of new affordable housing and the Policy is a critical element of providing the housing that South Australians need and can afford. In the Riverlea development at Buckland Park, for example, which will see the construction of 12,000 new homes, 15% affordable housing will be achieved. However, the price point of the homes is out of reach of people who need housing the most and there are no plans to include any social housing, despite large amounts of land dedicated to open air car parks and community spaces. The review of the Policy must cover the following items:

- Change the wording of the Policy to include social AND affordable housing to ensure social housing outcomes.
- Mandate the proportion of social housing (5-10%) and affordable housing in new developments covered by the Policy.
- Review the definition of affordable housing at 80% of the median house price and lower it to ensure it is affordable for the lowest two household income quintiles (\$30k and \$50k annual income). If this change cannot be achieved, cease advertising affordable housing as within the reach of people living on low incomes.
- Ensure any increase in land value is captured when land is rezoned and is dedicated to social housing outcomes.
- Create a structure to retain affordability beyond the initial sale.

- Under the Policy, explore the construction of house and land packages at a unique price point of \$200k to enable households in the lowest income quintile to achieve sufficient borrowings to purchase the homes and affordable repayments.

#### **Home Seeker SA (ex-Affordable Homes Program)**

- Allow properties to stay on the Home Seeker SA website indefinitely to ensure they reach their intended market.
- Advertise and market Home Seeker SA to raise awareness of the program.
- Provide educational workshops for people living on low incomes and suitable social housing tenants about home ownership and accessing Homestart finance.

#### **South Australian Housing Authority**

- Where publicly owned land and public housing sites are being redeveloped ensure that 100% of the land is retained for social housing and not sold to the open market UNLESS through a land sale, a net increase of 50% social housing will be achieved.
- Cease the repayment of Commonwealth debt (which has been forgiven) to the South Australian Finance Authority and dedicate repayments to increase the net supply of social housing.
- Cancel direct payments to the Housing Authority from community housing providers (\$13.5 million per annum) and the responsibility to pay this amount to Treasury or redirect funds to a community housing growth fund.

**Contact:        Dr. Alice Clark**

Executive Director

Shelter SA

[alice.clark@sheltersa.asn.au](mailto:alice.clark@sheltersa.asn.au)