OECD – Homelessness and Affordability

Affordability Measures in Ireland

Mary Hurley – Department of Housing, Planning and Local Government
Five Pillars of Action Plan

- Address Homelessness
- Accelerate Social Housing
- Build More Homes
- Improve the Rental Sector
- Utilise Existing Housing
Serviced Sites Fund

• Housing affordability in Ireland tends to be a challenge for renters and lower income households in major urban centres.

• The objective of the Serviced Sites Fund (SSF) is to support local authorities in the provision of key enabling infrastructure on their (or Housing Agency) land, to get the sites ready for the delivery of affordable housing.

• This can include provision of roads, water/drainage, services etc. and design fees.
Serviced Sites Fund

- **€310 million**: €275 million (89% Exchequer contribution) and €35 million (11% local authority contribution).
- Targeted at areas of high purchase prices and rents.
- 6,200 affordable homes could be facilitated.
- Approval in Principle has been granted to 14 local authorities in 35 projects/sites in two Calls to date with a third Call to take place in early 2020.
- €127m has been allocated for over 3,200 homes. 10%/Max 40% reduction on market prices.
Local Infrastructure Housing Activation Fund (LIHAF)

- **€310 million**: €275 million (89% Exchequer contribution) and €35 million (11% local authority contribution). €200m to provide public off-site infrastructure to relieve critical infrastructural blockages and enable the accelerated delivery of housing in key development sites.
- Approval was granted in 2017 for 30 projects.
- These projects will stimulate the development of approximately 20,000 housing units across 14 local authorities.
- Over 7,300 of the new homes delivered will be made available as affordable or reduced cost homes.
Affordable Purchase Scheme

• Part 5 of the Housing (Miscellaneous Provisions) Act 2009, which provides for affordable housing to purchase, was commenced in June 2018 (S.I. 206 of 2018 refers).

• Regulations in respect of making a Scheme of Priority were signed in March.

• Further regulations regarding income eligibility and other matters will be put in place in coming months including the establishment of a fund where monies can be reinvested in further housing support initiatives.
Government committed to the introduction of a Cost Rental sector
Department developing a national policy approach for this new form of rental tenure
2 pilot schemes being developed at Enniskerry Road, Stepaside (50 units) & Emmet Road, Inchicore (375 Units)
Construction of two-bedroomed units under way in Enniskerry
Cost Rental Working Group in place to develop a National Framework to deliver at scale
Costs reduced through provision of land from public land bank, infrastructure funding e.g., SSF, LIHAF and low cost financing
EIB is providing research/technical support through Urbis
A new loan offering known as the Rebuilding Ireland Homeloan introduced in 2018
Aimed at lower income households, who have been refused loans from commercial lenders
Discounted interested rates
Applications made to and approved by local authorities
Complements Help-to-Buy scheme