



Social and Affordable Housing Webinar

Housing Australia
Polis Partners

MARCH 13



Presented by

Amy Crawford
Chief Executive Officer



ALGA

The Australian Local Government Association (ALGA) is a Federation of State and Territory Associations. Established in 1947, ALGA is the national voice of Local Government.



Building Better Communities.

Local Government and our role in Housing



- What local government is already doing
- Practical constraints
- What needs to change





The National Housing Challenge

- 1.2 million homes target under the National Housing Accord
- Housing stress rising across both metropolitan and regional areas
- Vacancy rates in many communities below 1 percent
- Workforce shortages increasingly linked to housing availability



Councils Are Already Part of the Solution



Local government contributes through:

- Strategic land use planning
- Development assessment and approvals
- Local infrastructure delivery
- Partnerships with community housing providers
- Land contributions, fee waivers and long-term leasing



Housing Means Communities, Not Just Houses



Successful housing delivery requires:

- Transport connections
- Schools and health services
- Parks and community facilities
- Local infrastructure and utilities
- Good design and community acceptance



Infrastructure Is the Real Constraint



- Thin markets limit private sector viability.
- Construction and workforce shortages increase delivery costs.
- Infrastructure costs per dwelling significantly higher.
- Greater reliance on government intervention.
- Housing shortages directly impact essential service provision.





The Infrastructure Funding Gap

- \$5.7 billion trunk infrastructure funding gap identified in the HAFF Targets
- \$19.4 billion broader shortfall affecting councils
- Developer contributions rarely cover full costs
- Infrastructure costs are increasingly shifting onto councils



What Local Government Is Asking For



- A dedicated national enabling infrastructure fund
- \$1.1 billion per year for five years
- Formula-based allocation to councils
- Infrastructure funding aligned with housing delivery



Setting the Scene for Today's Discussion

Key message for councils:

- Local government is central to housing delivery
- The importance of coordination
- Infrastructure funding is critical
- Regional housing requires targeted support
- Partnerships across governments are essential





Today's webinar

Polic Partners – Rob Tyson and Andrew Wise

Guide for Local Councils on the delivery of affordable Housing

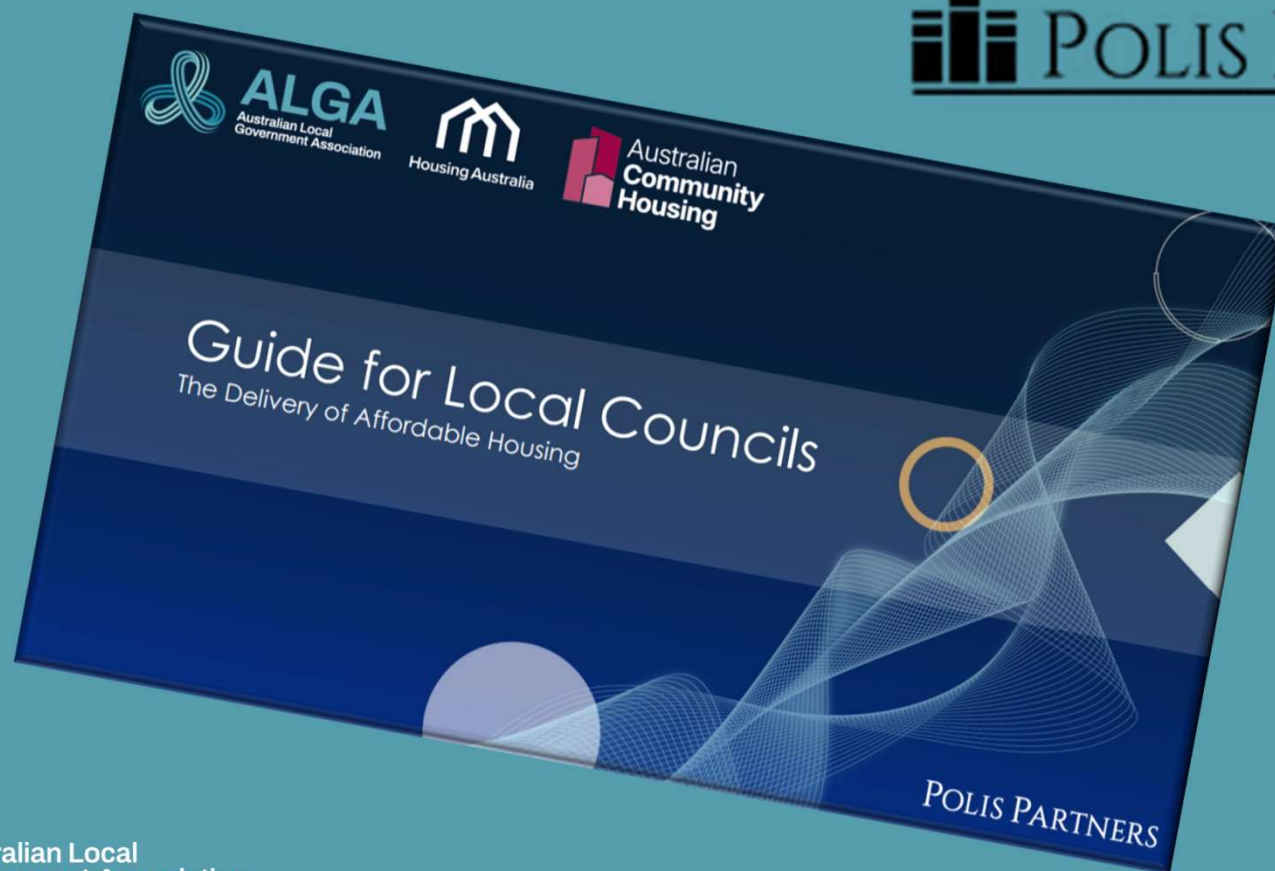
Housing Australia – Michael Camerlengo

HAFF Round 3 Information session and questions





 **POLIS PARTNERS**



ALGA Australian Local
Government Association

Building Better Communities.



Housing Australia

HAFF Round 3 – Info session



Housing Australia

HAFF Round 3 – Info session

Questions ?



ALGA

Australian Local
Government Association

Links:

Guide to Affordable Housing: <https://alga.com.au/guide-for-local-councils-the-delivery-of-affordable-housing/>

Submission to Inquiry into local government sustainability:
<https://www.aph.gov.au/DocumentStore.ashx?id=b99ea9f9-6e43-44e7-afdb-2d635ab54551&subId=757352>

Addressing the Housing Crisis report: Unlocking Local Government's Contribution report: <https://alga.com.au/wp-content/uploads/2025/04/Addressing-the-Housing-Crisis-report.pdf>

2026-27 Federal Budget Submission: <https://alga.com.au/wp-content/uploads/2026/02/2026-27-ALGA-Federal-Budget-Submission.pdf>





Building Better
Communities.

Thank you for listening

Learn more at alga.com.au



Presented by

Amy Crawford
Chief Executive Officer