

INTERNATIONAL HOUSING PARTNERSHIP: AFFORDABLE HOUSING OVERVIEW

	Definitions	Affordable Housing Programs			Investments
		Tenant	Development	Other Programs	
AUSTRALIA	<p>Housing affordability: usually refers to the relationship between expenses on housing and household income.</p> <p>Affordable housing: low-income or social housing.</p>	<ul style="list-style-type: none"> • First Home Super Saver Scheme • New National Housing and Homelessness Agreement (NHHA) • Commonwealth Rent Assistance 	<ul style="list-style-type: none"> • Commonwealth Land Registry • The National Rental Affordability Scheme (NRAS) 	<ul style="list-style-type: none"> • Releasing Commonwealth land • Increased Capital Gains Tax • Charges for vacant foreign-owned properties • Managed Investment Trust • National Housing Finance and Investment Corporation • Transitional National Partnership Agreement on Homelessness 	<p>Public: National Housing Infrastructure Facility National Housing and Homelessness Agreement for front line services</p> <p>Private: National Housing Finance and Investment Corporation</p>
CANADA	<p>Social housing: government- subsidized housing, which may be built in partnerships with the non-profit or private sector.</p> <p>Core housing need: refers to households that spend more than 30% of before tax income on housing, or live in housing that is in poor conditions or over-crowded.</p>	<ul style="list-style-type: none"> • Rent supplements (portable and fixed) • Residential Rehabilitation Assistance Program (RRAP) – <i>on reserve</i> • Home Adaptations for Seniors' Independence (HASI) – <i>on reserve</i> 	<ul style="list-style-type: none"> • Investment in Affordable Housing (IAH) • Social Infrastructure Fund (SIF) 	<ul style="list-style-type: none"> • National Housing Strategy (NHS) • Homelessness Partnering Strategy (HPS) • Unilateral provincial and territorial housing programs • Social housing agreements (SHA) • Energy Retrofit Programs • Indigenous Housing Programs • Infrastructure Financing Models 	<p>Public: Renewed federal funding to provinces and territories (PTs) - \$11 billion over 10 years, with programs cost-shared by PTs. PT spending varies but is generally much greater than federal allocations.</p> <p>Private: Partnerships with private sector and non-profit providers becoming increasingly common</p> <p>Charity sector: Churches are becoming important in providing housing and housing-related services, particularly given their extensive urban land holdings.</p>
ENGLAND	<p>Local Authorities: Local authority bodies responsible for a range of services in defined areas.</p> <p>Council Housing: public or social housing built by the local authority</p> <p>Housing Associations: Non-profit organisations providing social housing to people in need of a home</p>	<ul style="list-style-type: none"> • Housing Benefit • Universal Credit 	<ul style="list-style-type: none"> • Affordable Homes Programme (AHP) • Shared Ownership Affordable Homes Programme (SOAHP) 	<ul style="list-style-type: none"> • Homes England: has a number of funding programmes aimed to boost house building 	<p>Public/Private: Housing Associations receive some investment through grant funding and can borrow on the private finance market against pre-set rents.</p>
US	<p>Public Housing: Units for low-income households funded by the federal government and administered through states and local housing agencies.</p> <p>Subsidized Housing: Non-public housing where rent is subsidized by the federal or state governments. Main subsidy program is the Section 8 Housing choice Voucher, which is funded by the federal government and administered by state and local jurisdictions.</p>	<ul style="list-style-type: none"> • Section 8 Housing Choice Voucher • Section 8 Project-Based Rental Assistance 	<ul style="list-style-type: none"> • Low-income Housing Tax Credit (LIHTC) • HOME Investment Partnerships Program • Community Development Block Grant (CDBG) Program 	<ul style="list-style-type: none"> • Public Housing (1.1 millions units nationally) 	<p>Public: In 2018, there was a total of \$42 billion in net discretionary funding through HUD. While not part of the housing budget, the LIHTC provides \$8 billion annually in tax credits.</p> <p>Private: The LIHTC leverages private investment and is the most important affordable housing development instrument in the US; Private Activity Bonds (PABs)</p>

AUSTRALIA

Affordable Housing Profile

In Australia, the term **housing affordability** usually refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different than the concept of **affordable housing**, which refers to low-income or social housing.

There are two major approaches to the measurement of housing affordability in policy discussions in Australia: ratio measures and residual measures. **Ratio measures** focus on the relationship between housing expenditure (prices or costs) and household income, either as a median or mean. **Residual measures** emphasize the capacity of a household to maintain an acceptable standard of living after housing costs.

ROLES OF DIFFERENT LEVELS OF GOVERNMENT

Federal Government sets the broader funding envelope for public sector outlays, influences interest rates and enunciates policies that may provide tax subsidies or other benefits to particular tenures, or housing in specific locations.

State Governments have a clear role in the provision of affordable housing, with most states retaining an important social housing function.

Local governments are responsible for the day-to-day implementation of planning and development control, they provide critical infrastructure, they are often the sole source of essential recurrent services – such as waste removal – and they may provide advice and support to community groups dealing with issues such as homelessness, domestic violence etc.



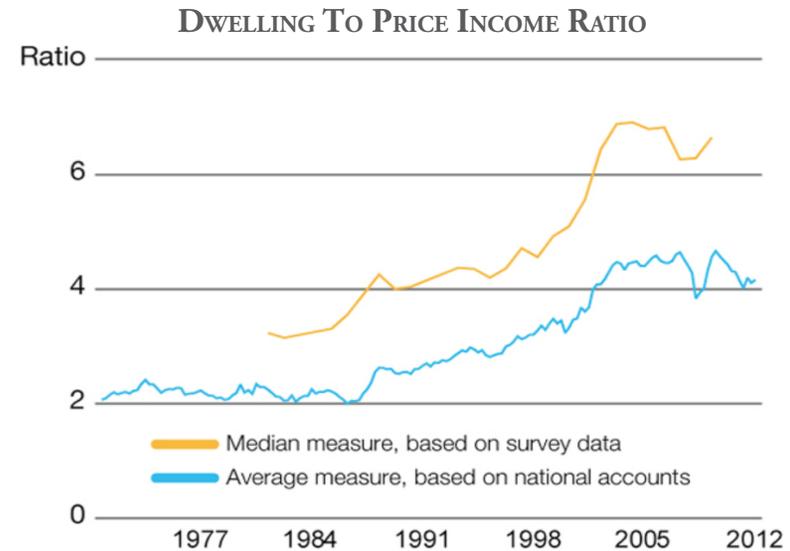
INVESTMENTS

PUBLIC SECTOR:

- \$1 billion towards the National Housing Infrastructure Facility
- \$375 million over 3 years as part of the new National Housing and Homelessness Agreement to fund front line services to address homelessness
- \$9.6 million to establish the National Housing Finance and Investment Corporation, in order to operate an affordable housing bond aggregator to provide cheaper and longer-term finance for the community housing sector.

PRIVATE SECTOR:

- National Housing Finance and Investment Corporation (NHFIC): the NHFIC will be established to administer a national Australian Affordable Housing Bond Aggregator, to encourage private and institutional investment.



Sources: Abelson and Chung (2005); ABS; APM; ATO; CBA/HIA; RBA; REIA; RP Data-Rismark

KEY ACTORS

- **Government:** Australian Housing Support; Indigenous Community Housing Organizations (ICHO)
- **NGOs:** Community Housing Industry Association (CHIA); Homelessness Australia; National Shelter; Community Housing Organizations; PowerHousing Australia

QUICK FACTS

Housing affordability in Australia has declined since the early 1980s, with the OECD's price to income ratio index showing a 78% increase between 1980 and 2015.

There were 116,427 people enumerated in the Census who are classified as being homeless on Census night (up from 102,439 persons in 2011)

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CANADA

Affordable Housing Profile

The main elements of Canada's housing market include **home ownership**, **private sector rental housing**, and the **non-market social sector** (co-operatives and social housing). The Canadian social housing stock is aging, with most units built between 1946 and 1993.

Core housing need: Households that lack housing that is adequate (in good condition), suitable (not overcrowded), and affordable (costs less than 30% of before-tax income) are said to be in core housing need. 12.4% of total Canadian households and 26% of rental households are in core housing need.

ROLES OF DIFFERENT LEVELS OF GOVERNMENT

Canada is a *federal system* with provinces holding significant power. Each province's funding arrangements and administration of housing is slightly different. In recent years, the federal government has focused on homeownership over rental and affordable non-market housing.

Provinces and municipalities have assumed expanded roles since funding cuts in the 1980s/90s and the termination of federal funding for new social housing in 1994. Some provinces (particularly Ontario, British Columbia, and Quebec) initiated unilateral provincial programs, collectively adding approximately 62,000 units to the total social housing stock.



INVESTMENTS

PUBLIC SECTOR:

- The new 10-year National Housing Strategy represents a significant move by the Federal government to re-enter the housing arena.
- Provincial and territorial funding varies across the country, but annual spending is typically greater than the amount a province receives from the federal government towards housing. Some provinces have additional financing tools to increase the ability of non-profit housing providers to access capital financial markets (e.g. Infrastructure Ontario).

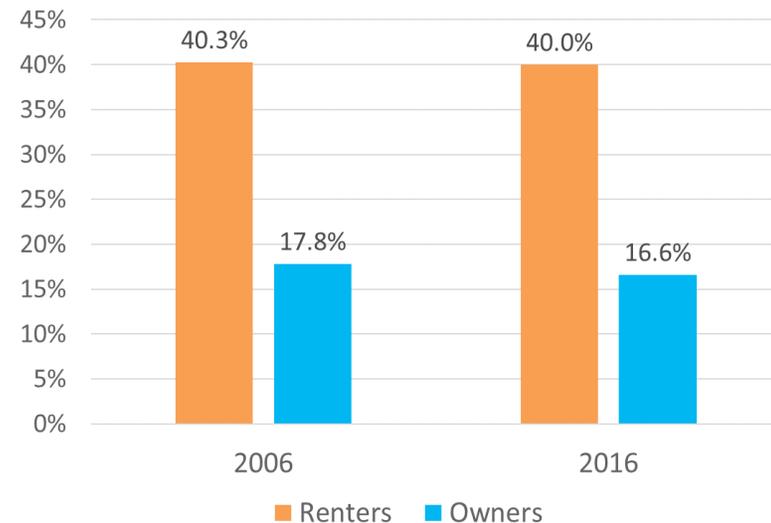
PRIVATE SECTOR:

- Partnerships with private sector and non-profit providers in social housing are becoming increasingly common. From the 1970s onwards, some provincial governments began offering incentives to the private sector to enter into agreements to build affordable rental units.

CHARITY SECTOR:

- Churches and foundations with charitable purposes are becoming increasingly important as providers of housing and other services, as their land holdings are largely in urban areas and quite extensive.

SPENDING OVER 30% OF INCOME ON HOUSING: OWNERS AND RENTERS



Sources: Statistics Canada. 2017. Core housing need. 2016 Census no. 98-509-X2016001. Ottawa. & Statistics Canada. 2007. Housing Affordability. 2006 Census. Catalogue no. 97-554-X2006038.

KEY ACTORS

- **Government:** Canada Mortgage and Housing Corporation (CMHC); Provincial and territorial housing organizations; Department of Indigenous Services; Indigenous governments; health authorities
- **NGOs:** Canadian Housing and Renewal Association (CHRA); Canadian Observatory on Homelessness (COH); Cooperative Housing Federation (CHF); Provincial umbrella non-profit housing organizations

QUICK FACTS

At least 25,000 people in Canada are chronically homeless
80% of social housing agreements are administered by provinces,
with 20% by the federal government

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- Canada Mortgage and Housing Corporation. (2018, March 31). About Affordable Housing. Retrieved from <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing/programs-and-information/about-affordable-housing-in-canada>.
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ENGLAND

Affordable Housing Profile

England's social housing sector includes both **Local Authority** and **Housing Association (HA)** homes. Local Authorities are responsible for a range of vital services for people and businesses in defined areas. Today, public housing is primarily provided by independent, nonprofit HAs, and to a lesser extent, local authorities. The English Housing Survey measures affordability by calculating the average proportion of income spent on housing (i.e. either mortgage repayments or rents).

Council Housing: public or social housing built by the Local Authority.

ROLES OF DIFFERENT LEVELS OF GOVERNMENT

The United Kingdom has devolved governments, which means that housing systems in England, Scotland, Northern Ireland and Wales are different.

The most recent UK Housing Strategy is from 2011, although London and many of the local authorities have their own more recent strategies. Local authorities are required to produce local plans that outline how public land will be used within their district. This includes an 'objective assessment of need' to outline the number of homes needed in the district to meet demand.



INVESTMENTS

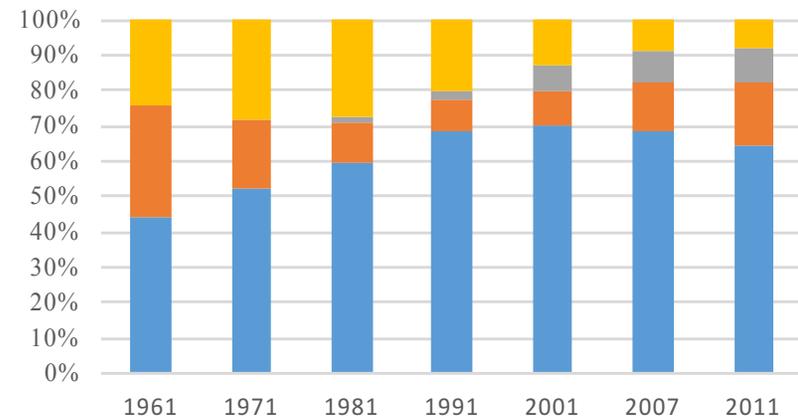
PUBLIC SECTOR:

- Local authorities receive funding from a range of sources, including Government grants, council tax and fees and charges. Together, council tax and business rates make up local authorities' largest source of income. The government has imposed a borrowing cap on housing revenue accounts, limiting local authorities' ability to invest in housing.

PRIVATE SECTOR:

- In 1988, the government moved to restrict borrowing by local authorities, instead opting to fund Housing Associations (HAs). This enabled HAs to set rents to borrow on the private finance market against these rents. Capital grants were provided to ensure that rents remained affordable and building was concentrated in areas of need – but increasingly associations had to compete for that grant by offering more for less. New HA building now involves no direct government subsidy, but is funded from HA reserves and private borrowing.

HOUSING DISTRIBUTION CATEGORIES



■ Owner Occupied ■ Private Renter ■ Rented by HAs ■ Rented by LAs

Data Source: Whitehead, Christine. (2014). Social Housing in England. In Scanlon, K., & Whitehead, C. et. al. (Eds.), Social Housing in Europe (pp. 104-120). Chichester, West Sussex UK: Wiley Blackwell.

KEY ACTORS

- Government:** Ministry of Housing; Communities and Local Government; Department of Health and Social Care; Department of Work and Pensions; HM Treasury; Local Authorities
- Non-departmental public bodies:** Homes England; Regulator of Social Housing
- NGOs:** National Housing Federation; Chartered Institute of Housing; Local Government Association; Shelter

QUICK FACTS

The social rented sector represents 3.9 million households (or 16%), following a long downward trend that has stabilized over the past decade.

Since 2008-09, the proportion of working social renters in receipt of Housing Benefit increased from 19% to 30%

SOURCES

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UNITED STATES

Affordable Housing Profile

ROLES OF DIFFERENT LEVELS OF GOVERNMENT

The *Federal Housing Administration* was created in the 1930s and folded into the *Housing and Urban Development (HUD)* department when it was established in 1965. Today, HUD maintains legacy programs like public housing and Project Based Rental Assistance.

States are important actors in the US affordable housing realm and drive new affordable housing production. Although there was some devolution in the 1970s, significant devolution occurred around 1986 with the initiation of the Low Income Housing Tax Credit (LIHTC) and in 1990 with the creation of the HOME Investments Partnership program.



INVESTMENTS

PUBLIC SECTOR:

- Of the federal HUD funding for 2018, approximately \$22 billion was allocated towards Housing Choice Vouchers, \$11 billion towards Project-Based Rental Assistance (PBRA), \$7 billion towards capital and operating costs for public housing, \$3.3 billion for CDBG, and \$1.3 billion towards HOME. This represents a total of around \$42 billion in net discretionary funding. Several of the HUD programs are being cut by the current federal administration.

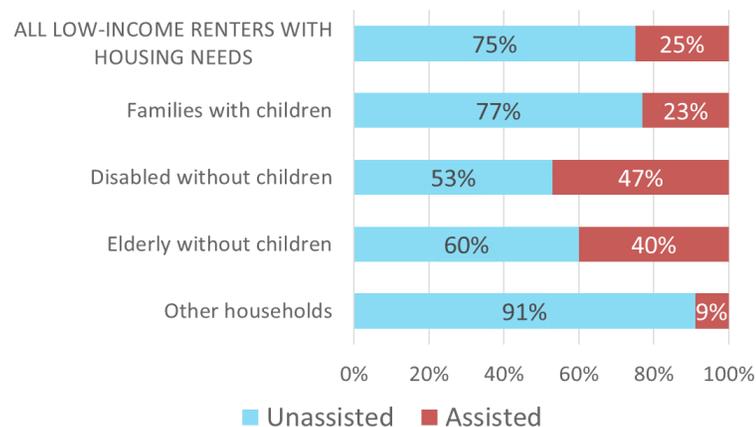
PRIVATE SECTOR:

- The LIHTC (which encourages private sector involvement), is regarded as the most important development instrument related to affordable housing in the United States.
- Private activity bonds (PABs): tax exempt bonds issued by a local or state government that offer financing for designated projects; Commonly used in the United States to support the construction of affordable multi family housing developments.

The United States affordable housing market includes *support for affordable homeownership, rental subsidies, elderly housing, and public housing*. Through mortgage interest deductions, which are not income-limited, the federal government provides four times as much subsidy to “middle class” homeownership as it does for rental subsidies for low-income families. Most affordable rental housing in the US is produced, owned, and managed by for-profit companies, though nonprofits are increasingly playing an important role.

Public and Subsidized Housing: There are approximately 1.2 million units of federally-funded public housing units that are administered by state and local public housing agencies. Rental subsidy programs – both federal and state – provide assistance to income-qualified households (though only 1 in 4 who qualify actually receive it); the largest such program is the federal Section 8 Housing Choice Voucher, which assists 2.1 million households.

LOW INCOME HOUSEHOLDS RECEIVING ASSISTANCE



Note: Low-income renters are considered 'at risk' if they pay more than 30% of monthly income on housing and/or live in overcrowded or substandard housing. Low-income households are those earning 80% or less of local median income. Data Source: CDPP analysis of 2013 American Housing Survey; 2015 HUD Administrative

KEY ACTORS

- Government:** Department of Housing and Urban Development (HUD); Department of Agriculture (USDA); Federal Treasury Department; State and Local entities
- NGOs:** Affordable Housing Tax Credit Coalition; Center for Housing Policy; Enterprise Community Partners; Housing Partnership Network; Local Initiatives Support Corporation; NeighborWorks America; National Low-Income Housing Coalition (NLIHC); Stewards of Affordable Housing for the Future

QUICK FACTS

Half of all rental households spend more than 30 percent of their income on housing

Only 1 in 4 households who qualify for assistance receive it.

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AUSTRALIA

2018 AFFORDABLE HOUSING PROGRAMS

 **Social Housing**
304,000 units
4.2% of housing stock

 **Public Funding**
\$1.4 billion dollars of investment (2017)

 **Unaffordability**
1 of 3 of rental households spend over 30% of income on housing

 **Homelessness**
116,427 people experiencing homelessness (2016)

SUPPORTING TENANTS

Increasing housing supply with the National Housing and Homelessness Agreement (NNHA)



Providing rental assistance through the Commonwealth Rent Assistance program



Increasing supports and funding for front line workers helping people find homes

ENCOURAGING DEVELOPMENT



Providing detailed land information through the Commonwealth Land Registry



Encouraging developers to provide rental units at 20% below market rates through 10 years of financial incentives through the National Rental Affordability Scheme

ADDRESSING FOREIGN INVESTMENT

Increasing capital gains tax (CGT) rules to reduce the risk that foreign investors avoid paying CGT



Placing a 50% cap on pre-approved foreign ownership in new developments



Annual charge to foreign owners who leave their properties unoccupied

INCREASING FINANCING OPPORTUNITIES

Concessional taxation treatment through a Managed Investment Trust if affordable housing is available for at least 10 years



CGT discount of 50% to 60% for affordable housing



National Housing Finance and Investment Corporation is a bond aggregator providing finance for the community housing sector with a National Housing Infrastructure Fund

CANADA

2018 AFFORDABLE HOUSING PROGRAMS



Social Housing
740,000 units
5% of housing stock



Public Funding
\$11B federally over 10 years
Require cost matching from provinces and territories

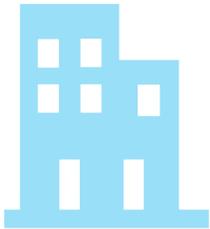


Unaffordability
40% of rental households spend over 30% of income on housing



Homelessness
Estimated 25,000 chronically homeless nation-wide

PROGRAMS FOR TENANTS



Rent Supplements can be portable (associated with a tenant) or fixed to a unit



Home Adaptations for Seniors' Independence (HASI) offers financial support for on-reserve First Nation members for age-related home adaptations

ENGAGING WITH PROVINCES

Investment in Affordable Housing (IAH) supports a range of initiatives and involves agreements with provinces and territories with cost-matched funding



Social Housing Agreements (SHAs) transferred the administration of social housing to provincial and territorial governments

SUPPORTING SOCIAL WELFARE



Social Infrastructure Fund (SIF) channels federal funding to seniors, victims of family violence, and renovation and retrofit of social housing.



Homelessness Partnering Strategy (HPS) directs funding and support to communities through three funding streams.

OVERARCHING POLICY

National Housing Strategy (NHS) was announced in November 2017. It is a 10-year strategy leveraging a total of \$40 billion, with provinces and territories required to cost match almost all funding. The NHS aims to reduce chronic homelessness by 50% and remove 530,000 households from housing need.



ENGLAND

2018 AFFORDABLE HOUSING PROGRAMS



Social Housing

4 million units
20% of stock



Public Funding

£9 billion annually
plus private investment



Unaffordability

Nearly half the population spends
over 30% of income on rent



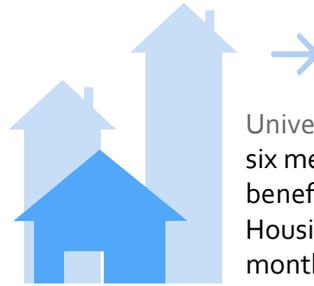
Homelessness

Estimated 26,400 people
sleeping rough (2018)

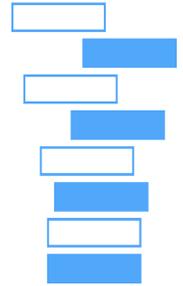
SUPPORTING TENANTS



The Housing Benefit provides financial help available to pay for all or part of rent



Universal Credit replaces six means-tested benefits, including Housing Benefit, into one monthly payment



ENCOURAGING DEVELOPMENT



Affordable Homes Programme (AHP) and Shared Ownership and Affordable Homes Programme (SOAHP) are the main sources of government funding for building affordable homes in England providing a mixture of affordable rent, shared ownership and rent to buy products.



Care and Support Specialized Housing Fund (CASSH) supports the development of specialist affordable housing to meet the needs of seniors and adults with disabilities or mental health problems



OPENING UP LAND

Large Sites and Housing Zones Capacity Fund provides a bidding template for local authorities to bid for additional funding



Estate Regeneration Program accelerates and improves estate regeneration to boost housing supply

SUPPORTING BUILDING



Community Housing Fund increases the number of additional homes delivered by the community-led housing which remain affordable perpetuity



Home Building Fund increases the number of new homes being built in England

Section 106 Agreements and Commuted Funds sets the number of affordable homes in an area, so that new proposals will trigger a specific need for affordable units

UNITED STATES

2018 AFFORDABLE HOUSING PROGRAMS



Social/Affordable Housing
Rental assistance + LIHTC
5-6% of total stock



Unaffordability
Half of rental households spend
over 30% of income on housing

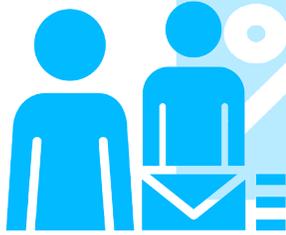


Public Funding
\$42 billion net discretionary
HUD funding (2018), plus
LIHTC tax credits

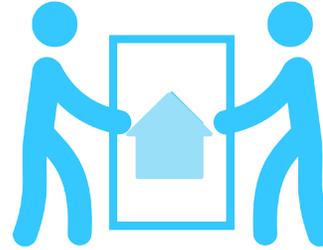


Homelessness
553,742 people experiencing
homelessness (2017)

PROGRAMS FOR TENANTS



Section 8 Housing Choice Voucher is the main program in the United States providing direct tenant subsidies. The tenant pays 30% of household income.

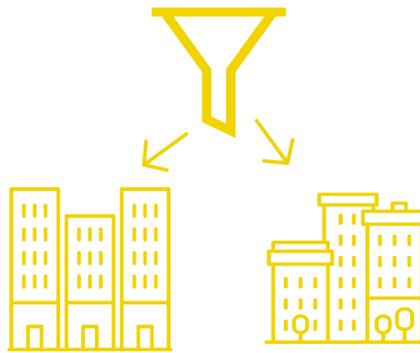


Section 8 Project Based Rental Assistance provide rental assistance to tenants renting from owners who have agreements with HUD. Subsidies are tied to the units.

ENCOURAGING DEVELOPMENT



Low-Income Housing Tax Credit (LIHTC), via federal allocation to states, awards tax credits to private and non-profit developers through a competitive process



HOME Investment Partnerships Program channels funding to states and local entities, who fund programs related to affordable housing

INVESTING IN COMMUNITIES



Community Development Block Grant (CDBG) Program is a grant for activities, from residential rehabilitation to public services and business retention

Continuum of Care (CoC) Homeless Assistance Program provides funding to non-profits, state and local entities to address homelessness



PROVIDING HOUSING ASSISTANCE



1.2 million units of Public Housing are overseen by Housing and Urban Development and managed by public housing agencies (PHAs) throughout the country. The affordable housing sphere also includes: 3 million LIHTC units; 1.2 million households receiving project-based rental assistance; and 2.2 million households receiving vouchers.

