

# DÁIL ÉIREANN

*Fógra Tairisceanna: Notice of Motion*

## **GNÓ COMHALTAÍ PRÍOBHÁIDEACHA PRIVATE MEMBERS' BUSINESS**

“That Dáil Éireann notes that:

- since taking office in 2011, Fine Gael have not delivered a single affordable rental or purchase home through any Government scheme;
- the Rebuilding Ireland Action Plan for Housing and Homelessness contains no targets and no clear funding stream for the delivery of affordable housing;
- the Fine Gael-Fianna Fáil Confidence and Supply Arrangement for a Fine Gael-led Minority Government has no targets or proposals for the delivery of affordable housing;
- Fianna Fáil have facilitated two Fine Gael budgets despite neither containing any credible proposals for delivering affordable housing;
- Fianna Fáil’s Budget 2018 proposals contain no targets or proposals for the delivery of affordable housing;
- the €90 million Help to Buy Scheme is driving up house prices;
- the €200 million Local Infrastructure Housing Activation Fund is unlikely to delivery a significant number of genuinely affordable housing and may deliver no affordable homes in Dublin;
- the €25 million affordable housing fund announced in Budget 2018 will only deliver 650 affordable homes;
- the revised local authority first time buyers mortgage will be of limited value if genuinely affordable homes are not available to purchase;
- the introduction of Rent Pressure Zones has not constrained rents by 4 per cent, particularly with respect to new tenancies;
- no progress has been made by Government in developing an affordable rental (cost rental) model of housing despite commitments dating back to 2014; and
- no affordable rental or purchase homes will be delivered by any Government scheme in 2018; and

calls on the Government to:

- immediately introduce ambitious affordable rental and purchase housing schemes led by Local Authorities, and where appropriate, Approved Housing Bodies and Housing Co-operatives with clear annual targets for all local authorities;
- deliver 4,500 affordable homes in year one and 9,000 affordable homes in year two with an appropriate mixture of rental and purchase homes determined by local housing needs;
- deliver the affordable homes as part of mixed tenure and mixed income estates on public land;

- fund the delivery of the affordable housing schemes through a combination of the Ireland Strategic Investment Fund/Home Building Finance Ireland (HBFI), Housing Finance Agency and exchequer funding as appropriate, and provide Local Authorities with multi annual funding commitments to facilitate forward planning;
- design the HBFI fund to prioritise loan finance to small and medium sized builders participating in Council led affordable housing schemes;
- commit appropriate public funding to all Council led mixed tenure and mixed income developments for projects currently underway in O’Devaney Gardens, Oscar Traynor Park and St Michael’s Estate in Dublin City, The Grange/Kilcarberry in South Dublin and Shangannagh Park in Dún Laoghaire;
- identify public sites in Cork, Waterford and Galway cities for similar large scale council led mixed income and mixed tenure developments;
- commit appropriate public funding to deliver 550 affordable homes in the Poolbeg Strategic Development Zone (SDZ) and 2,109 affordable homes in the Clonburris SDZ;
- amend Part V of the Planning and Development Act, 2000, to provide for 10 per cent affordable housing in addition to the existing 10 per cent social housing requirement; and
- introduce real rent certainty by amending the Residential Tenancies Act 2004, to link rent reviews to an index such as the Consumer Price Index.” — *Eoin Ó Broin, Gerry Adams, John Brady, Pat Buckley, Seán Crowe, David Cullinane, Pearse Doherty, Dessie Ellis, Martin J. Ferris, Kathleen Funchion, Martin Kenny, Mary Lou McDonald, Denise Mitchell, Imelda Munster, Carol Nolan, Jonathan O’Brien, Caoimhghín Ó Caoláin, Donnchadh Ó Laoghaire, Louise O’Reilly, Aengus Ó Snodaigh, Maurice Quinlivan, Brian Stanley, Peadar Tóibín.*

[26 January, 2018]