

DÁIL ÉIREANN

GNÓ COMHALTAÍ PRÍOBHÁIDEACHA PRIVATE MEMBERS' BUSINESS

Fógra Tairisceana: Notice of Motion

“That Dáil Éireann:

notes:

- the absence of any targets for the delivery of affordable rental or purchase homes in the Programme for Government;
- the absence of any definition of affordable housing or any price points for affordable housing in the Programme for Government;
- the delays in delivering an affordable cost rental scheme since it was announced by the Government in 2014 and again in 2016;
- that rents have increased by 26 per cent since 2016, with average rents at €1,402 per month and €2,000 per month in Dublin;
- that in Dublin, house prices have increased by 12 per cent since 2016 with average prices now at €373,248;
- that Economic and Social Research Institute research shows that 70 per cent of private renters and mortgaged households in the lowest quarter of the income distribution have high housing costs; and
- that during four years of a Fianna Fáil and Fine Gael Confidence and Supply Arrangement, not a single affordable home to rent or buy was delivered through any central Government scheme; and

calls on the Government to introduce an affordable housing scheme that:

- delivers mixed income and mixed tenure public housing developments on public land lead by local authorities, approved housing bodies and community land trusts;
- has a minimum target of 100,000 public homes to meet social and affordable need over five years;
- determines tenure mix in accordance with local need, combining social rental, affordable rental and affordable leasehold purchase;
- ensures that no land will be sold or transferred out of public ownership for the purpose of delivering public housing;
- defines housing affordability as no more than 30 per cent of net disposable income;
- is available to households whose gross incomes are below €75,000 for a couple and below €50,000 for a single person;
- delivers affordable homes to buy for €230,000 or less in cities and surrounding commuter belts;
- delivers affordable homes to buy for €220,000 or less in non-urban centres and non-commuter belt areas;
- delivers affordable cost rental homes to rent between €700 and €900 per month;
- ensures flexibility in the final entry level rents and purchase price to take account of variations in regional rental and purchase markets, with a particular emphasis on lower price markets in predominantly rural areas and smaller towns;

- is consistent with the National Planning Framework requirements for urban densification and mixed-use, mid-rise and higher-density master planning by the local authority; and
- is financed through a combination of capital expenditure, serviced sites fund, capital advanced loan facilities and long-term low interest public borrowing from sources, including the Housing Finance Agency, the European Investment Bank and credit unions.” — *Eoin Ó Broin, Chris Andrews, John Brady, Martin Browne, Pat Buckley, Matt Carthy, Sorca Clarke, Rose Conway-Walsh, Réada Cronin, Seán Crowe, David Cullinane, Pa Daly, Pearse Doherty, Paul Donnelly, Dessie Ellis, Mairéad Farrell, Kathleen Funchion, Thomas Gould, Johnny Guirke, Martin Kenny, Claire Kerrane, Pádraig Mac Lochlainn, Mary Lou McDonald, Denise Mitchell, Imelda Munster, Johnny Mythen, Donnchadh Ó Laoghaire, Ruairí Ó Murchú, Louise O'Reilly, Darren O'Rourke, Aengus Ó Snodaigh, Maurice Quinlivan, Patricia Ryan, Brian Stanley, Pauline Tully, Mark Ward, Violet-Anne Wynne.*

[3 July, 2020]