

HOMES FOR ALL

Our plan to build a million homes

In Australia, too many people can't find an affordable place to live.

An affordable home is a human right, but in Australia, Governments have locked people out - and it's driving inequality.

The Greens will build one million affordable and high-quality homes to end homelessness, slash housing waiting lists, provide housing options for people locked out of the housing market and create tens of thousands of jobs.

So everyone has an affordable place to live.

THE GREENS WILL:

- ▲ **Build one million public and community homes** that are high quality, sustainable and accessible.
- ▲ **Establish a shared ownership scheme** to help people currently locked out of the market to own their first home
- ▲ **Create 45,000 new ongoing direct jobs and 90,000 new ongoing indirect jobs in construction and services** to support Australia's economic recovery
- ▲ **Provide \$7b in capital grants** over ten years to improve existing public housing

PAYING FOR OUR PLAN

By making billionaires and big corporations pay their fair share of tax and winding back handouts to big polluters, we can build a better life for all of us.

1 in 3 big corporations pays no tax and many big corporations and billionaires send their profits offshore tax free.

The Greens will tax billionaires with a new 'billionaires tax', require big corporations making excessive profits to pay a 'corporate super-profits tax' and axe billions of dollars in handouts to the coal, oil and gas giants that are driving the climate crisis.

When big corporations and billionaires pay their fair share, everyone can have the services they need for a better life.

ONE MILLION HOMES

People wait for over a decade to access public housing in some parts of Australia, while hundreds of thousands of people seek help from homelessness services every year.

Women, especially older women, have been the fastest growing group of people experiencing homelessness.¹ The Covid-19 pandemic has further deepened this crisis, with many thousands of women and children being forced to choose between returning to violent partners or becoming homeless. A recent report revealed as many as 7,700 women a year were returning to violent partners and 9,120 women were

being forced into homelessness because of a chronic shortage of affordable housing.²

The Greens will establish a Federal Housing Trust to build a million public and social homes across cities, towns, regions and remote areas over 20 years. The scale of the build would obliterate social housing waiting lists and reduce homelessness, especially in groups like women and children facing domestic violence, First Nations people, and migrants and refugees who face higher rates of homelessness.

Building one million homes will reduce insecure housing and poverty, place downward pressure on rents and house prices, and stimulate the economy.

After decades of under-investment by successive governments, we're facing a growing crisis in public and social housing. The

¹ Australian Human Rights Commission, *Risk of Homelessness in Older Women*
<<https://humanrights.gov.au/our-work/age-discrimination/projects/risk-homelessness-older-women>>

² Everybody's Home Campaign, *Nowhere to go*
<<https://everybodyshome.com.au/report-social-housing-keeping-women-safe-from-family-violence-expands-economy/>>

Australian Institute of Health and Welfare has found public and community housing has not kept pace with the growth in the overall number of households. The proportion of social housing households has steadily declined.³

Access to secure, safe, accessible and affordable housing is fundamental to economic and social justice. No one should have to wait to have a roof over their head or go from one type of crisis accommodation to another while they languish on public housing waiting lists. This is why the Greens will establish a Federal Housing Trust to construct one million new environmentally sustainable homes in partnership with states, territories, local councils, community housing providers and First Nations community-controlled organisations.

Out of the one million homes the Trust will build over 20 years:

- 750,000 homes will be reserved for people on low incomes to slash public housing waiting lists and end homelessness;
- 125,000 will be shared ownership homes, which will allow first-home buyers who are locked out of housing to buy a home in suburbs they want to live in for \$300,000; and
- 125,000 will be public universal access rental homes to provide secure housing

³ Housing assistance in Australia, 30 June 2021. Online at [Housing assistance in Australia, Summary - Australian Institute of Health and Welfare \(aihw.gov.au\)](https://www.aihw.gov.au/summary/housing-assistance-in-australia)

for more people and move towards universal housing.

A SHARED EQUITY OWNERSHIP SCHEME

In a property market rigged for investors, buying a home has become out of reach for an entire generation. This is why the Greens will establish a Shared Equity Ownership Scheme to allow people who are currently locked out of owning a home to buy up to 75% equity in a Federal Housing Trust home for \$300,000. 125,000 of the homes from the one million homes will be earmarked for the scheme.

To make sure there are as few barriers to entry as possible, participants will have stamp duty waived and can access a concessional Commonwealth loan with a 10% deposit to buy equity in one of 125,000 Trust homes in the Scheme.

Whether people are looking for a secure home for life or to build equity while saving for a deposit to enter the private market, the Scheme will help ensure access to a home for all. The homes will be owner-occupied.

The Shared Equity Ownership Scheme won't just give people a chance to own their home, it will ensure Trust homes remain in public hands forever by requiring equity is sold back to the Commonwealth at a fair rate when a resident leaves their home. Tenants in the Trust's rental tenancies will have the option of converting their tenancy to the Shared Equity Ownership Scheme at any time during their lease.

UNIVERSAL ACCESS RENTALS

Our plan includes 125,000 new public universal access rentals to be built focused on creating affordable housing for more people, and to move towards universal housing for all.

This plan will help people who have been priced out of where they need to live. Essential workers like teachers and nurses, as well as others, will be able to rent a home from the government. These homes will allow people to live closer to work or their community.

CAPITAL GRANTS FOR PUBLIC HOUSING IMPROVEMENTS

The Greens will also create a Capital Grants Fund to give grants to states and territories to fund public housing improvements. \$1.5b per year in capital grants for three years, then \$2.5b divided evenly over the next seven years will help clear maintenance backlogs and make sure everyone's home is high quality, safe and accessible.

REBUILDING AUSTRALIA BY BUILDING HOMES FOR ALL

The level of government stimulus provided through the construction of one million new dwellings will create new employment opportunities on a large scale all across the country, from cities to regional and remote areas. This will be a major boost to the economy as we recover from the pandemic and provide guaranteed housing for all those in need.

The National Housing Finance and Investment Corporation, using data produced by the Australian Bureau of Statistics, estimates that 9 jobs (3 direct and 6 indirect) are created for every \$1 million in spending for residential construction⁴. With our Million Homes plan intending to construct 50,000 homes per year, for a total annual investment of \$15 billion in new construction, this would produce 45,000 new ongoing direct jobs and 90,000 new ongoing indirect jobs according to the same methodology.

HOW THE GREENS HAVE BEEN FIGHTING FOR YOU

The Greens remain the only strong voice calling for a fair housing system in Parliament. During the Covid-19 pandemic, the Greens successfully pushed for eviction bans and moratoriums on rent rises, preventing a rise in homelessness in a time of acute crisis. The pandemic showed us that when there is political will, governments have the ability to prevent homelessness and house people first.

FIND ALL OUR POLICIES:

greens.org.au/platform

⁴ National Housing Finance and Investment Corporation, 13 July 2020. Online at <https://www.nhfc.gov.au/media/1298/building-jobs-how-residential-construction-drives-the-economy-final4.pdf>