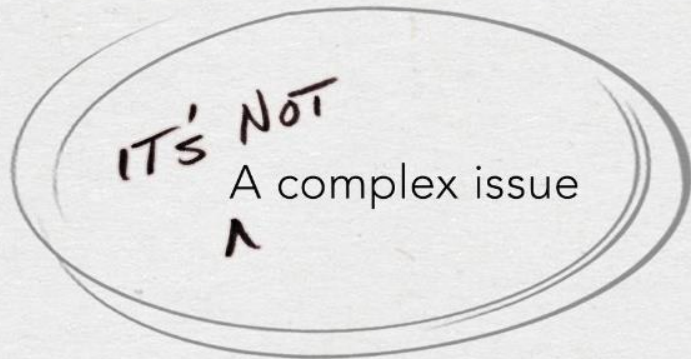


Affordable Housing



Housing and Home
after GE2020:
what ways forward to solve the
housing & homeless crises?

*The Annual Public Housing
Conference 11 March 2020,*

Maynooth University.



Our Vision

Ó Cualann's vision is to see fully integrated, co-operative homes at affordable prices in sustainable communities throughout Ireland.

Our Mission

Ó Cualann Cohousing Alliance CLG will provide cooperative, integrated, affordable homes in mixed income, sustainable communities with support from local authorities and other willing land owners. Where owner members live alongside social and private tenant members, all sharing common amenities.

The Ó Cualann Model

Fully Integrated (mixed income, mixed age, mixed ethnicity, mixed mobility, mixed needs)

Cooperative

Affordable (less than or equal to 33% of net income on housing needs.)

Pre-sold (to eligible candidates, in the case of all owner-occupied houses)

Private Finance

Subsidised by Local Authorities

A2 rated and Built to the Best International Standards

20 year Clawback



Affordable Purchase is cost neutral, even if land is provided and levies waived.

Every house is ultimately paid for by the purchaser and the state takes 13.5% back in VAT and 12% in PAYE and USC of all workers.

...exchequer gets a 'windfall' tax of over €50,000 for every €220k affordable house sold.

This €50k could & should go back to the local authority for the provision of land.

Cost Rental on State land is not only cost neutral, it contributes substantially to the exchequer. In cost rental, all costs are recouped in the rent, after 25 years the capital cost has been repaid and the State/Local Authority/AHB can use the valuable asset as equity in building up a portfolio of cost rental units over time.

The only problem is that cost rental does not necessarily equate with affordable rental!!

Affordable Rental on State land is cost neutral - can make a contribution to the exchequer over time. Rent is 30% of net household income.

On €55k - a subsidy is required to be able to afford a two-bed apartment. (See Table)

On €82k - can up to pay up to €500 p/m more than the 'base rent'.

This is not new; it has been common practice in many European cities for decades!

Rent is affordable in perpetuity and the asset belongs to the State, Local Authority, AHB or Co-op and is a valuable asset once the capital has been paid down.

Social Rental - scrapped in favour of Universal Affordable Rental. Whether you earn €10k per annum or €10k per month you can apply for an affordable house or apartment. Rent based on income, you get a subsidy if you need it. If your circumstances change your rent is altered so you never pay more than 30% of your net income on rent

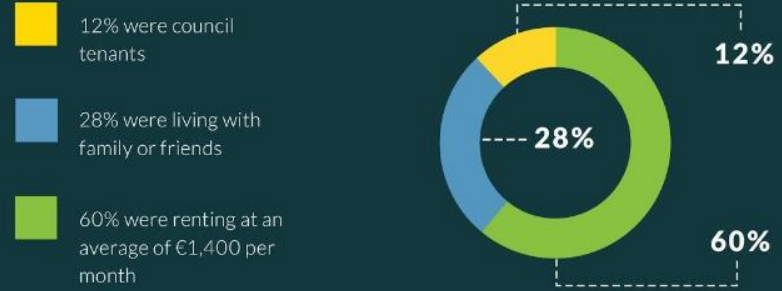
-No more segregation; no more geographical social stigma; no more refusing a candidate a job because of her/his address. **It's got to be worth a try!!**

Gross income per Annum (Couple)	Net income per annum (Couple)	Max Affordable Rent per mth @30% of Net Income
€42,500	€38,683	€967
€45,000	€40,470	€1,012
€47,500	€42,258	€1,056
€50,000	€43,704	€1,093
€52,500	€45,492	€1,137
€55,000	€47,279	€1,182
€57,500	€49,408	€1,235
€60,000	€50,854	€1,271
€62,500	€52,642	€1,316
€65,000	€54,429	€1,361
€67,500	€56,217	€1,405
€70,000	€58,004	€1,450
€72,500	€59,412	€1,485
€75,000	€60,699	€1,517
€77,500	€61,987	€1,550
€80,000	€63,274	€1,582
€82,250	€65,054	€1,626

Local Economic Impact

Assuming similar numbers to the Ó Cualann inaugural project in Poppintree, Dublin, the following results could be expected.

Prior to purchasing a home in Poppintree:

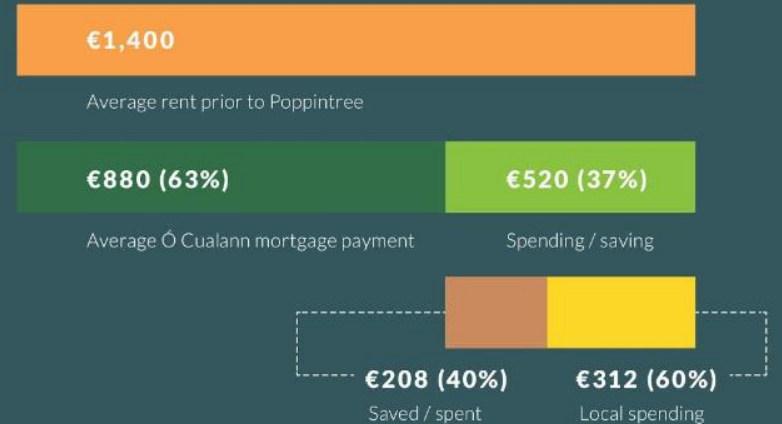


In the **Ó Cualann Model**, the average mortgage payment will be €880 per month. This allows for an extra €520 per household per month available for spending/saving.

Assuming 40% of this is either saved or spent on imports or holidays etc., the remaining 60% (€312 per household per month) is available for local spending.

For example

On sites in the Ballymun area there is potential for 2,000 **Ó Cualann Model** homes. Assuming 60% of new members are also renting prior to buying an **Ó Cualann Model** home, this allows €13,000,000 per year* to be newly available as additional income in the local economy.



* € 650,000 per 100 houses





Scalability

As demonstrated by our proof of concept, the **Ó Cualann Model** can be replicated and scaled:

- through partnerships with L.A.s;
- through partnerships with private sector (land, finance, contractors);
- through partnership with AHB sector;
- where land, finance and construction resources are available.



Thank You

