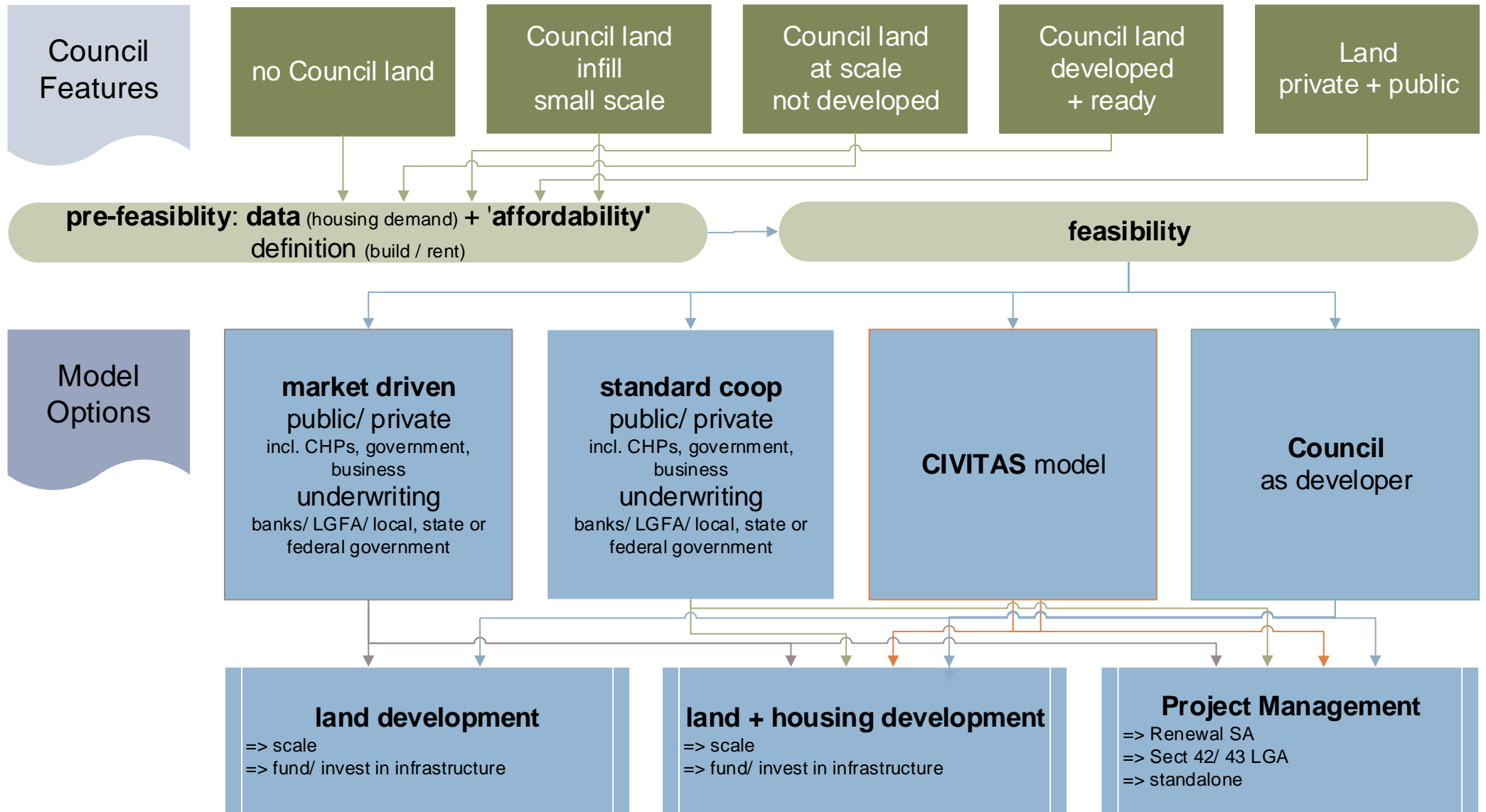


# Joint Councils Key Worker Housing Models



This project has been supported by the Local Government Research & Development Scheme administered by the Local Government Association of South Australia

\* Note: all options assume that sufficient appropriately zoned land is available and that the policy and property environment are actively monitored for change throughout any project

# Project Checklist

Risk

risk profile + appetite

Council  
Commitment

advocacy

Council owned/ developed

**pre-feasibility: data** (housing demand) + **'affordability'**  
definition (build / rent)

**feasibility**

## demographic data

=> current population and growth projections  
=> target audience specifics (income, rental/ mortgage stress, seasonal, professionals, blue collar, retirees, social housing etc.)

## housing data

=> housing demand - build/ rent  
=> housing demand - type (1,2,3,4 BR, unit, seasonal etc.)

## stakeholder engagement

=> land owners  
=> developers  
=> banks/ LGFA/ NHIF  
=> Renewal SA

## employers/ business survey

=> fine tune demand - type/ build/ rent

## planning & development

=> land supply and zoning

## property data

=> property values - median price  
=> property sales  
=> rental data - median rent, residential vacancy rates

## financial feasibility

=> land development cost  
=> housing construction cost  
=> market value

## local investment interest

=> engage with employers/ business/ accountants