

Policy No.	7.17
Version No.	2
Policy Adopted	17 March 2026
Next Review	March 2028
Record File No.	18.81.1.1

1. Policy Statement

The District Council of Cleve ("Council") has long recognised that growth in the local population assists in maintaining and growing essential services for the community.

The attraction and retention of targeted groups such as young families and key and essential workers is particularly important to the economic and social growth of the district.

A shortage of quality and affordable housing both in the rental market and owner occupier market is identified as a significant barrier to increasing the number of residents and sustaining economic growth.

Council can directly contribute to the supply of quality and affordable housing through the development of suitable surplus council land for residential purposes.

Council recognises the opportunity to maximise the economic and social outcomes for the district by establishing 'Affordable Housing Programs' that aim to make it easier for 'targeted groups' to own or rent a residential property developed by Council.

The purpose of this Policy is to guide Council decision making about the establishment of 'Affordable Housing Programs'.

2. Policy Objective

An 'Affordable Housing Program' may be established to prioritise the sale or rental of a defined parcel or parcels of Council owned land to 'Targeted Groups' who would bring broader economic and social benefits to the district.

An 'Affordable Housing Program' should also aim to assist individuals and families who would otherwise face barriers to entering the housing market.

3. Affordable Housing Programs

3.1 Examples of the types of 'Affordable Housing Programs' to be established by Council include:

- 3.1.1 Sale of Council owned residential properties through an Expression of Interest process where eligible participants are given priority as prospective owners;
- 3.1.2 Sale of Council owned residential properties to eligible participants through a Shared Equity Scheme in which Council retains an equity share in a Council owned property, which is repaid to Council within an agreed timeframe or upon the future sale of the property; or
- 3.1.3 Lease of Council owned residential properties with potentially an option to buy through an Expression of Interest process where eligible participants are given priority as prospective tenants.

4. Establishing An Affordable Housing Program

- 4.1** An 'Affordable Housing Program' may be established by Council Resolution outlining:
- 4.1.1 The parcel(s) of land to which the program relates;
 - 4.1.2 The type of program being established;
 - 4.1.3 The 'Targeted Groups' being assisted by the program; and
 - 4.1.4 Any specific eligibility criteria for participation in the program.
- 4.2** An 'Affordable Housing Program' established by Council must be consistent with its Strategic Management Plans.
- 4.2.1 When establishing an 'Affordable Housing Program', Council should refer to its '*Disposal of Land and Assets Policy*'.
 - 4.2.2 The Chief Executive Officer is authorised to undertake the actions necessary to implement an 'Affordable Housing Program' established under this Policy.

5. Eligibility Criteria

Participation in an 'Affordable Housing Program' will be limited to those who meet the eligibility criteria outlined in this Policy, or as determined by Council.

- 5.1** Eligibility criteria for participation in an 'Affordable Housing Program' includes that all participants must:
- 5.1.1 be aged 18 years or older;
 - 5.1.2 not currently own a property in the district;
 - 5.1.3 plan to live in the home as an owner occupier for at least 6 months within the first 12 months of property settlement;
 - 5.1.4 meet specific asset and income limits that are commensurate with other comparable State and Federal housing affordability programs;
 - 5.1.5 provide evidence that they are able to meet all financial obligations related to the purchase or lease of an eligible property; and
 - 5.1.6 satisfy any other eligibility criteria determined by Council.

6. Definitions

- 6.1 *Affordable Housing Program*** means a program established by Council under this Policy.
- 6.2 *District*** means the area of the District Council of Cleve.
- 6.3 *Eligible participants*** means people who are eligible to participate in an 'Affordable Housing Program' under this Policy or Council resolution.
- 6.4 *Targeted Groups*** means individuals or families whose attraction or retention as residents of the District would assist in maintaining and growing essential services for the community.

7. Public Consultation

- 7.1** Council will undertake public consultation in accordance with its Public Consultation Policy prior to the adoption, revision or substitution of this Policy.
- 7.2** Public consultation requirements do not apply to any revisions to the Policy that are minor or administrative in nature and in the Council's opinion do not materially change the objectives, scope or intent of the Policy.

8. Further Information

This Policy is available for inspection at the District Council of Cleve principal office, 10 Main Street, Cleve SA 5640, during ordinary business hours upon payment of the fee fixed by the Council in accordance with the Council's Fees & Charges. It is also available to be downloaded, free of charge, from Council's website www.cleve.sa.gov.au.

Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.

Responsible Department/Officer	Manager Corporate Services
Applicable Legislation	<i>Local Government Act 1999</i>
Related Policies	Public Consultation Policy, Disposal of Land and Assts Policy
Related Procedures	

9. Policy/Document Review

This Policy/Document will be reviewed by the District Council of Cleve at a minimum every two (2) years. The Council has the right to review this policy at any time, if considered desirable.

Council's Public Consultation Policy will apply with any adoption, revision or substitution of this Policy. Public consultation requirements do not apply to any revisions to the Policy that are minor or administrative in nature and in the Council's opinion do not materially change the objectives, scope or intent of the Policy.

10. Document History

Version	Adopted	Description of Change
1	07/09/2022	New Policy
2	17/03/2026	Font, Logo & Formatting