



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Affordable Housing Overview

Affordable Housing Division

25^h April 2025

Affordable Housing Act 2021

Legislative basis



Key Features

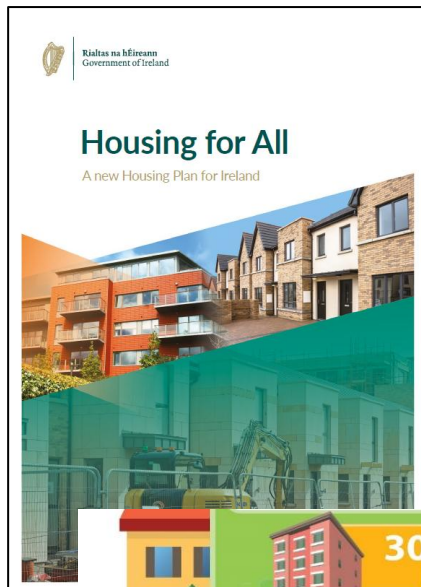
- Local Authority Affordable Purchase Scheme
- First Home Shared Equity Scheme
- Established Cost Rental Tenure
- Changes to Part V

Changes to Part V

- 2021 Act restored the 20% provision under Part V
- At least 10% for Social and up to 10% for Affordable or Cost Rental Housing

Housing for All Plan

Policy basis



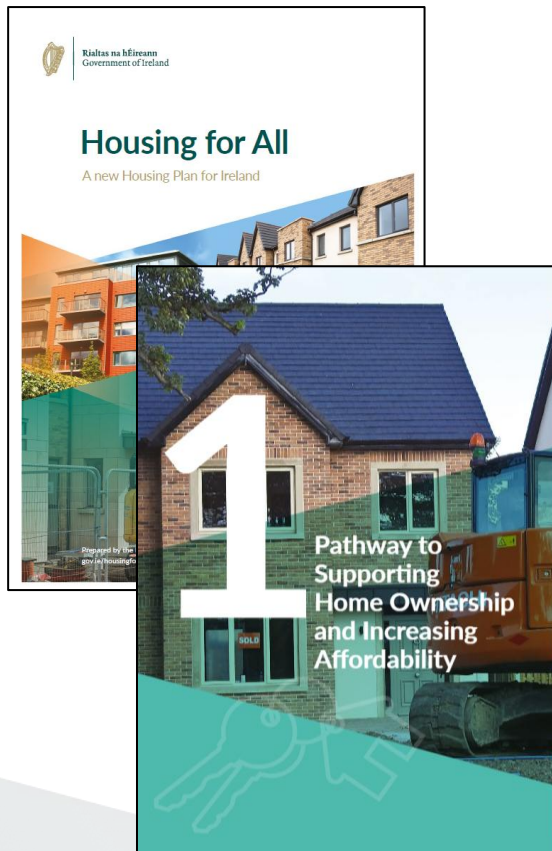
Housing for All set out 4 pathways to a Sustainable Housing System

- **Pathway 1:** Increasing Affordability/Home ownership (First Home, Cost Rental, STAR, AHF, LDA Project Tosaigh)
- **Pathway 2:** Eradicating Homelessness/Social Housing Delivery
- **Pathway 3:** Increasing new Housing supply via mechanisms such as Land Value Sharing (LVS), Urban Development Zones (UDZ) and Croí Cónaithe (Cities) Scheme
- **Pathway 4:** Vacancy and Existing Stock (Towns Centre First/Croí Cónaithe Towns)

“Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life”

Housing for All Plan

Affordable Housing Targets



Projected Housing Output (New Build) 2022 – 2030									
Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500



Key Delivery Channels – Affordable Housing



Affordable Purchase delivery channels

- First Home Scheme – jointly with pillar banks
- **Local Authority Affordable Purchase Scheme – Affordable Housing Fund (AHF)**
- Land Development Agency – LA Partnerships/Project Tosaigh/State Lands
- LA administered Croí Cónaithe Towns schemes

Cost Rental delivery channels

- Approved Housing Bodies – Cost Rental Equity Loan (CREL)
- **Local Authority Cost Rental – Affordable Housing Fund (AHF)**
- Land Development Agency – LA Partnerships/Project Tosaigh/State Lands/STAR
- Other market operators – Supported by STAR

Meeting Affordable Housing Need



Options available to affordably constrained households

- LA Affordable Delivery for purchase or cost rental
- AHB Cost Rental
- LDA Affordable Delivery for LAAPS or cost rental
- First Home Scheme supporting private affordable purchase
- LA Home Loan
- Croí Cónaithe Towns schemes

LA Role – assess, deliver, oversee and steer

Translating national policy to local delivery



- Strategic delivery supported locally by **Housing Delivery Action Plans**

Role of Delivery Action Plans

- Matching local need with delivery - programme to meet need/targets
- Local Authority as housing authority with strategic oversight of affordable housing programme in LA area
 - LA arranged delivery/New housing activity & First Home or Part V / AHB projects / LDA delivery
 - Affordable tenure mix – affordable purchase v cost rental

Housing For All

National LA Affordable Delivery Targets



2022		Actual
LA Affordable Purchase		323
LA Cost Rental		50
Total Affordable Homes Target	550	373

2023		Actual
LA Affordable Purchase		499
LA Cost Rental		22
Total Affordable Homes Target	1,400	519

2024		Actual
LA Affordable Purchase		779
LA Cost Rental		30
Total Affordable Homes Target	2,000	809

2025	
Total Affordable Units Target	1800



Housing For All

LA Annual Affordable Delivery Targets

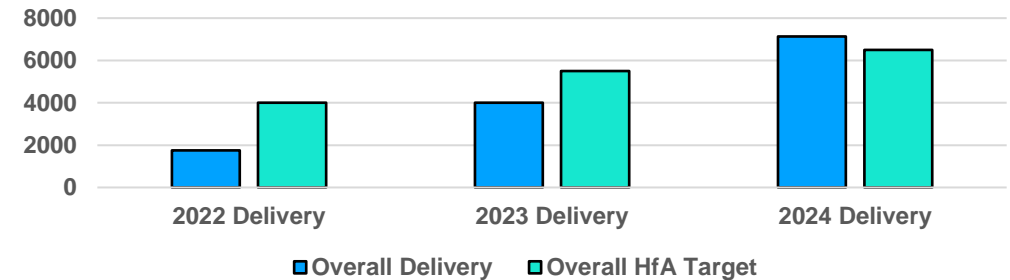
	2022	2023	2024	2025	2026	Total
Carlow	5	7	10	8	8	38
Cork City	70	70	86	76	76	378
Cork County	10	36	51	46	46	189
Dublin City	125	392	569	514	514	2114
Dun Laoghaire Rathdown	60	196	283	259	259	1057
Fingal	60	181	266	237	237	981
Galway City	10	29	40	36	36	151
Galway County	15	42	59	55	55	226
Kildare	15	42	59	55	55	226
Kilkenny	5	14	21	18	18	76
Laois	5	7	10	8	8	38
Limerick	25	49	68	61	61	264
Louth	15	42	59	55	55	226
Meath	10	28	41	36	36	151
South Dublin	60	210	307	278	278	1133
Waterford	45	14	9	4	4	76
Westmeath	5	14	21	18	18	76
Wicklow	10	28	41	36	36	151
	550	1400	2000	1800	1800	7550

Affordable Housing Delivery to date

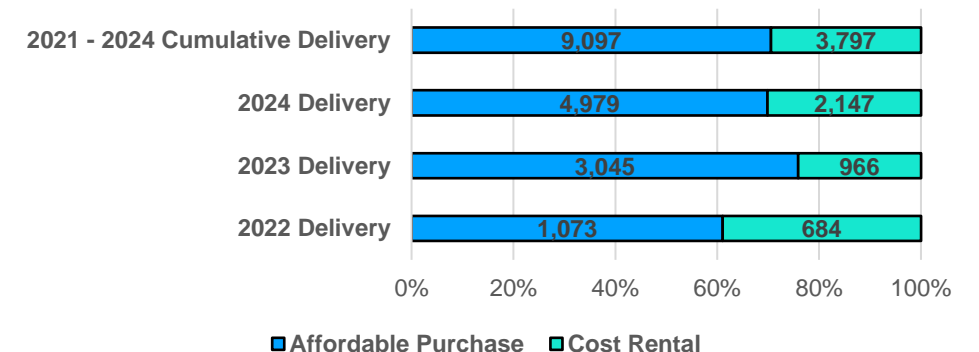


- Over **12,800** affordable housing supports delivered including
 - ✓ **1,600 LA Affordable Purchase** homes;
 - ✓ **3,700 Cost Rental** homes via AHBs, LAs & LDA;
- 2024 - **over 7,000** affordable housing options delivered;
- More than **5,000 LA affordable** homes approved for support (affordable purchase and cost rental) across 22 local authorities;
- Over **6,000** FHS approvals have been issued - 74% of all approvals issued in Dublin, Cork, Kildare, Meath, and Wicklow;
- Over **10,000 VPRG applications** received by local authorities; 6,700 applications approved; nearly 900 grants paid.

Overall Affordable Housing Delivery v Targets
2022 - 2024



Affordable Purchase v Cost Rental, 2021-2024



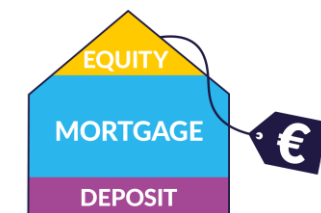
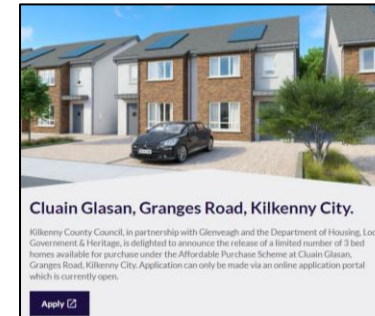
Affordable Purchase – visible progress



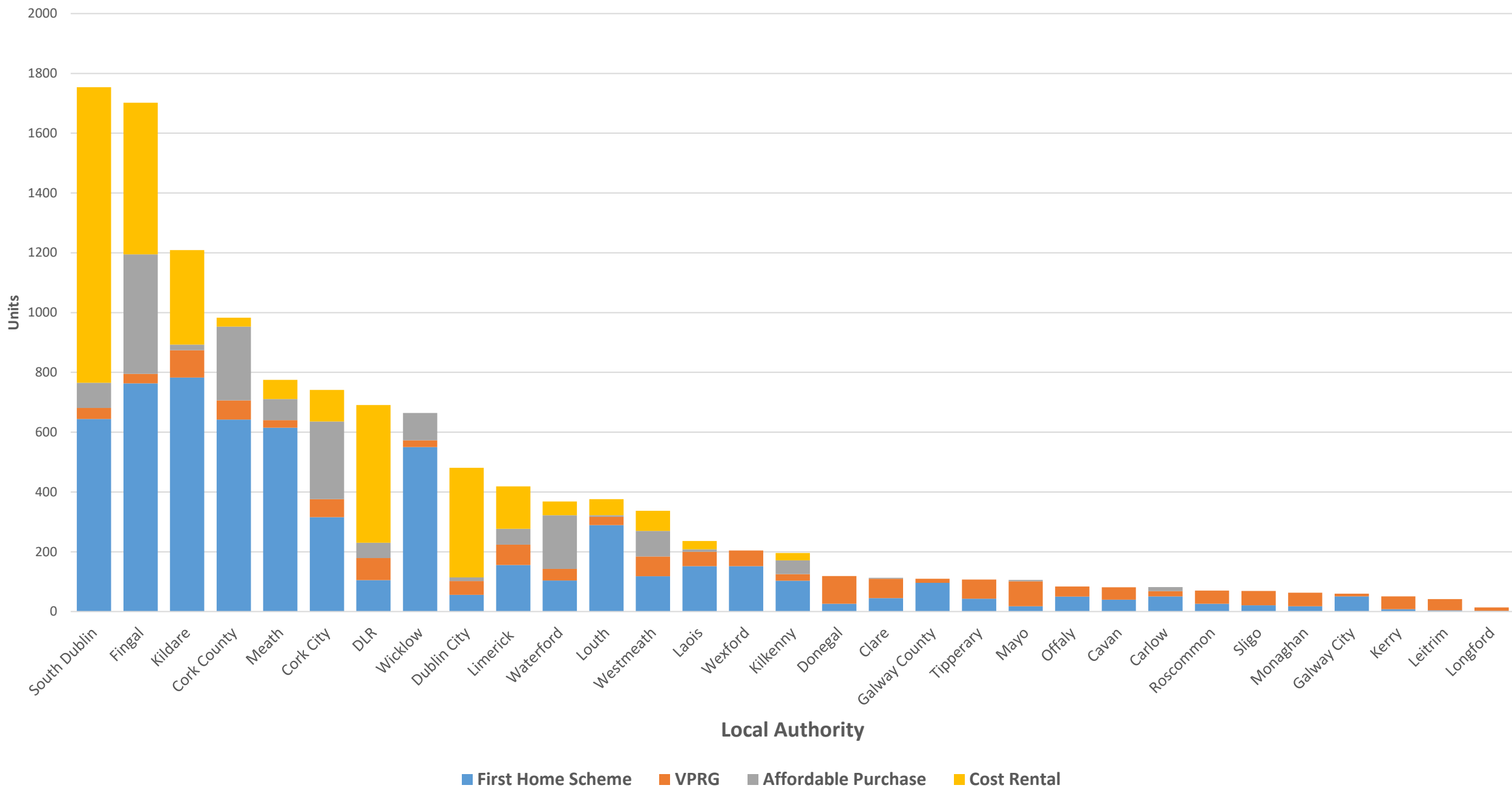
- Opportunities for affordable purchase homes have been advertised in 22 LAs to date

Carlow, Clare, Cork City & County, all 4 Dublin LAs, Galway City, Galway County, Kildare, Kilkenny, Laois, Limerick, Louth, Mayo, Meath, Monaghan, Waterford, Westmeath, Wexford and Wicklow

- Prices vary, but the following examples illustrate the lower and upper minimum price range for some affordable homes offered to date
 - Dún an Rí, Coosan, Athlone, Co. Westmeath – 2 Bed Semi-D €245,000, 3 Bed Semi-D €300,000;
 - Elder Walk, Summerfields, Kilbarry, Co Waterford – 3 Bed €226,564, 4 Bed €256,214;
 - Kilmartin Grove Hollystown, Fingal - 2 bed mid tce €310,000 and 3 Bed Mid Tce €340,000.



Number of Affordable Purchase and Cost Rental by LA, 2022 - 2024



Future Policy Direction



Programme for Government 2025

- New Housing Plan in the coming months and new National Development Plan in July
- Increased ambition across the spectrum
 - new targets led by NPF/Supply targets/Need/NDP
- Infrastructure Challenges to be addressed
 - Strategic Housing Activation Office
- Starter Homes commitment - continuing affordable housing schemes

