

Homes for Homes: Creating Social and Affordable Housing

Leadership

Points: 2 points

Developed in partnership with Homes for Homes

Outcome

The project helps raise funds for the creation of social and affordable housing in Australia.

Rating tool applicability

- Green Star Buildings
- Green Star – Design & As Built (all versions)
- Green Star – Communities (all versions)
- Green Star – Performance (all versions)
- Legacy Green Star Rating Tools

Criteria

Credit Achievement	1 point	<ul style="list-style-type: none"> • The individual properties that make up the Green Star project are registered as Homes for Homes participating property(ies).
		In conjunction with the <i>Credit Achievement</i> , one of the following criteria:
High Performance	1 point	<ul style="list-style-type: none"> • Residential Sales: When the property or properties are sold, the developer makes a donation to Homes for Homes of an amount equal to, or exceeding, 0.1% of the total of the sale prices of all properties that make up the Green Star project. • Leasing (commercial and Build-to-Rent): If the property or properties are held past development, the property owner registers the properties with Homes for Homes and agrees to donate 0.1% of the lease income of all participating property(ies) that make up the Green Star project, during the term and all extended term(s).

Additional information

Stage Implementation

Strategy Brief Concept Design Tender Construction Handover

Sustainable Development Goals

- Goal 1 No poverty
- Goal 10 Reduced inequalities
- Goal 11 (Sustainable Cities and Communities)

Why is this Leadership Challenge Important?

The Green Building Council of Australia has partnered with Homes for Homes through which residential and commercial Green Star projects can achieve up to two (2) points by participating in this Leadership Challenge.

This is an opportunity for developers of residential and commercial properties to show leadership in terms of social sustainability. Developments that participate in Homes for Homes can leave a lasting legacy in helping to create real social change. Participating in this Leadership Challenge gives future owners/renters the opportunity to donate to Homes for Homes, the donations are used to increase the supply of social and affordable housing across Australia.

Developers can positively leverage their participation in Homes for Homes by demonstrating a projects' social sustainability to buyers or renters.

Australia has a huge shortage of social and affordable housing stock, currently the deficit is 600,000 and that's projected to grow to over 1 million by 2036. Homes for Homes provides a whole of community solution to closing the gap and increasing the supply of social and affordable housing across Australia.

This Leadership Challenge applies to any residential, commercial or industrial project – whether it be for sale or lease.

Requirements

Credit Achievement

The project must comply with the following criteria:

- Registration with Homes for Homes

Registration with Homes for Homes

All properties involved in the Green Star certification, either residential or commercial, are registered as Homes for Homes participating properties.

See Guidance for more information on registering for Homes for Homes.

High Performance

The project must comply with **one** of the following criteria:

- Residential Sales
- Leasing

Residential Sales

If the property or properties are sold once, or soon after development, the developer makes a donation to Homes for Homes of an amount equal to, or exceeding, 0.1% of the total of the sale price of all properties that make up the Green Star project.

Leasing

If the property or properties are held past development, the property owner enters into a Homes for Homes Participation Agreement agreeing to donate to Homes for Homes, 0.1% of all participating property(ies) lease income during the term and extended term(s), payable at the start of each term or extended term.

Guidance

Contacting Homes for Homes

Homes for Homes partnered with the GBCA as part of the development of the Green Star Homes Standard. For more information on Homes for Homes, please visit the website - www.homesforhomes.org.au

Alternatively, please contact:

Tracy Longo
National Operations Manager
(03) 9663 4533
0413 456 508
tlongo@homesforhomes.org.au

Participating in Homes for Homes

All developments can participate in Homes for Homes, regardless of whether they are sold or leased.

Homes for Homes operates nationally.

How Homes for Homes works



Figure 1: Illustration depicting how Homes for Homes works. *Source: Homes for Homes*

Submission content

Submission for this credit must contain:

- **Submission form** through Green Star Online
- **Evidence to support claims** made in the submission

Recommended evidence

- **Completed Homes for Homes Memorandum of Understanding and Participation agreement**, confirming that the Green Star Project is committed to participate in Homes for Homes
- **Written Confirmation from Homes for Homes** demonstrating compliance with the Homes for Homes participation agreement

Supporting information

The following resources support this credit

- **Homes for Homes** - <http://www.homesforhomes.org.au/>