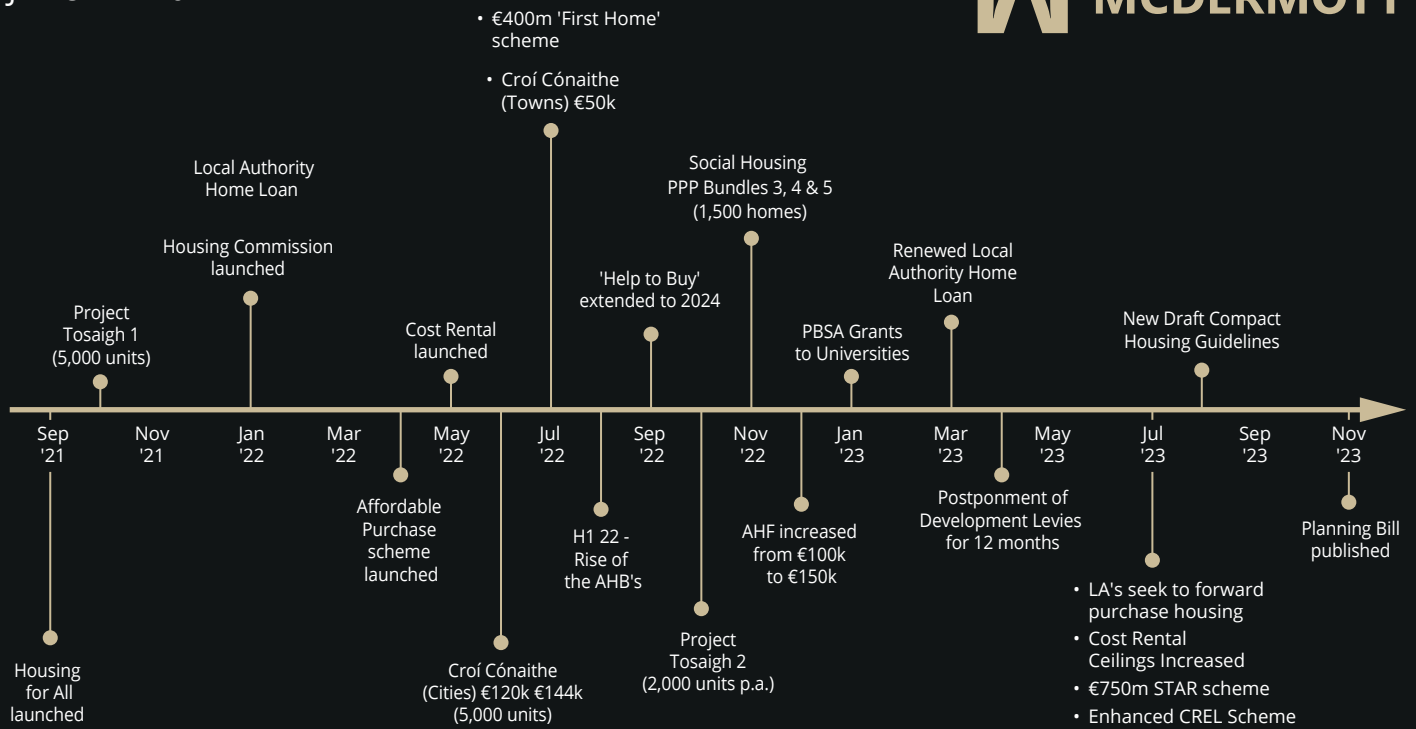


# GOVERNMENT HOUSING INITIATIVES INFOCARD

## JANUARY 2024



### PROPERTY OWNERS



#### SUPPLY

**Living Cities Initiative (LCI)**  
€80k

**Repair & Leasing Scheme (RLS)**  
€80k/Unit

**Croí Cónaithe (Towns)**  
€50k - €70k



#### AFFORDABILITY

**First Home**  
€98 - €150K /Unit

**LA Affordable Purchase**  
€14k - €144K /Unit

**LA Home Loan**  
€248k - €324k /Unit

**Help to Buy**  
€30k /Unit

**Vacant Home Tax**



#### 'ENCOURAGEMENT'



### RENTERS

**Rent a Room**  
€14K

**Fair Deal**  
Rent you can afford

**Cost Rental**  
25% Lower Rent

**Rent Tax Credit**  
€750/Year



### DEVELOPER / INVESTOR

**Croí Cónaithe (Cities)**  
€120k - 144k /Unit

**HISCo Funding**

**STAR**  
€150k - 200k /Unit

**Levy Waiver**  
€6k-21k /Unit

**Project Tosaigh I**  
€400k - €500k /Unit

**Project Tosaigh II**  
€400 - 500K /Unit

**Vacant Home Levy**

**Land Value Sharing**

**Rent Pressure Zones**



### PUBLIC BODIES

**PBSA Loans**  
€160k /bed

**Buy & Renew**

**CREL**

**Cost Rental**  
€400- 500K /Unit

Click Circles For More Information

### OTHER INITIATIVES

RAS | HAP | CALF | SEAL | MMC | PPP | NPE | URDF | Compact Housing | Careers in Construction | Planning Bill | Housing First Initiative



INITIATIVE	CRITERIA	HOW DOES IT WORK?
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Click Links For More Information



**PROPERTY OWNERS**

SUPPLY	PROPERTY OWNERS		
	INITIATIVE	CRITERIA	HOW DOES IT WORK?
SUPPLY	<a href="#">Living Cities Initiative (LCI) (2015)</a>	Costs must exceed €5,000. Property must have been built prior to 1915. Property Developers or their relatives are not eligible for rental properties.	Owners in Special Regeneration Areas (SRA) can claim tax relief on 10% of the cost of the refurbishment, up to a maximum of €200,000.
	<a href="#">Repair &amp; Leasing Scheme (RLS) (2018)</a>	Units must be suitable for social housing rental. >12 months vacant	Owners apply to their local authority for a lease who, if approved, pays for the upgrade works required and in return pays 80-92% of the market rent.
	<a href="#">Croí Cónaithe Towns Fund (2022)</a>	20% grant of €50-€70,000 per unit. Must be PPR or available for rent. Not available to developers (individuals and landlords only).	Individual submits an application to the Local Authority and must comply with criteria and requirements. Works are reimbursed once complete and approved.
AFFORDABILITY	<a href="#">Local Authority Affordable Purchase Scheme (2022)</a>	First time buyers and fresh start applicants only. 10% deposit required. Max price ceiling (€275k-€360k) & less than 85.5% of open market value of home.	Apply to Local Authority for advertised properties. LA funds the equity gap (5-40%), which is then paid back within 40 years.
	<a href="#">First Home (2022)</a>	Up to 30% of the purchase price (Various County ceilings). "First time" buyers & "Fresh Start" principle (7 July 22->). Tenant Home Purchase (17/4/23->). Self-builds (20/9/23->)	The State provides up to 30% equity in your home. No interest charge for first 5 years with sliding service charge thereafter (1.75%-2.85%).
	<a href="#">Help to Buy (Enhanced) (2005)</a>	Properties must be below €500k. Relief is claimed on tax paid on the lessor of: €30k, 10% of purchase price or income tax paid in last 4 years.	The State will contribute up to €30,000 to the purchase price of the property.
	<a href="#">Local Authority Home Loan (2023)</a>	First time buyers and fresh start applicants only. Up to 90% of the purchase price of a new build or second-hand home. Gross salary not exceeding €70,000 (single) or €85,000 (joint).	Apply to Local Authority for Government backed low interest mortgage for up to 90% of purchase price. Maximum loans depends on location.



**RENTERS**

AFFORDABILITY	INITIATIVE	CRITERIA	HOW DOES IT WORK?
AFFORDABILITY	<a href="#">Fair Deal Scheme (2009)</a>	People are assessed to see if they qualify for the scheme. Detailed questionnaire required with supporting documentation	The nursing home resident pays 80% of their assessable income plus 7.5% of their asset value. The State pays the difference between the nursing home rent and the amount the resident pays
	<a href="#">Rent a Room (2001)</a>	Room to be provided to tenant. Rent recorded in personal tax returns	Homeowner rents room to tenant
	<a href="#">Cost Rental (2022)</a>	Rent <25% mkt rent. Applicant's salary must be less than €66,000 net income (Dublin) and €59,000 (o/s Dublin). New buildings or adaptive re-use. Low to High density	Public body or AHB builds property and rents to eligible persons for a minimum of 25% less than market rent
	<a href="#">Rent Tax Credit (2022)</a>	Available for years 2022-2025. Rent offset against tax liability. Doesn't apply to HAP, Rent Supplement or RAS tenants. Landlords can't be and AHB or Housing Association.	You claim your tax credit in your annual tax return.



**DEVELOPER / INVESTOR**

SUPPLY	INITIATIVE	CRITERIA	HOW DOES IT WORK?
SUPPLY	<a href="#">HISCO (2020)</a>	Large projects with sizeable infrastructure. Projects assessed on a case by case basis direct with HISCO	Infrastructure is delivered and financed by HISCO, which is a JV between Cork City Council and ISIF, and then repaid once the developer receives sales revenue
	<a href="#">Croí Cónaithe (Cities) (2022)</a>	Apartments in Dublin, Cork, Limerick, Galway or Waterford only. <€120-€144k funding gap. Must commence by 31 May 24. Developers must have proven track record.	Developer submits an expression of interest to Housing Agency, which are evaluated. Detailed open-book due diligence is carried out prior to approval.
	<a href="#">Secure Tenancy Affordable Scheme (STAR) (2023)</a>	Rent <25% mkt rent. Applicant's salary < €66,000 net income (Dublin) and €59,000 (o/s Dublin). New buildings or adaptive re-use. High density. Developer/Investor proven track record.	Companies submit an application to the Housing Agency and must comply with criteria and requirements. Detailed requirements are set out in the scheme (see link).
	<a href="#">Development Levy Waiver Scheme (2023)</a>	Work must start between 25 April 23 and 24 April 24 and complete by 31 Dec 25. S.48 levies and Irish Water levies only. Applies to all new residential and student accommodation.	S.48 development contributions are paid directly from the State to the Local Authority to ease the financial burden on the developer to enable more new homes to be commenced.
	<a href="#">Project Tosaigh I (LDA) (2021)</a>	Shovel ready schemes. Experience & Track Record required	LDA enters into a 'forward-purchase' arrangement with the developer, who is responsible for funding and delivering the development.
	<a href="#">Project Tosaigh II (LDA) (2023)</a>	Shovel ready schemes. Public Procurement Process. Experience & Track Record required. Sites ready for 2024	Following a public procurement process, the LDA enters into a 'forward-funding' arrangement with successful panel members. The developer is then responsible for delivering the development.



**PUBLIC BODIES**

SUPPLY	INITIATIVE	CRITERIA	HOW DOES IT WORK?
SUPPLY	<a href="#">Buy and Renew Scheme (BRS) (2020)</a>	Local Authority submit case for purchasing property to Department	Local Authority finds a suitable vacant property and applies for funding to refurbish and bring onto market as for social housing.
	<a href="#">Cost Rental Equity Loan (CREL) (2021)</a>	Projects must meet the Cost Rental criteria with rents 25% below market rent and not exceed 35% of net income (€1,925/mth in Dublin and €1,720 o/s Dublin)	The Cost Rental Equity Loan (CREL) is a low interest cost loan that is made available to Approved Housing Bodies who provide cost rental homes.
	<a href="#">Student Accommodation (2023)</a>	Rents would have to be offered to students below market rent. Further details to be finalised	The Housing Finance Agency and the EIB have jointly agreed to fund Irish universities at a lower interest rate of 4% with a repayment time frame of up to 40 years.