

CABINET-IN-CONFIDENCE

ACT GOVERNMENT

Information Paper **Affordable Housing Action Plan – Progress Report**

Decision No. 11/438/CAB

8 November 2011

- 1) The Cabinet noted the information contained in this Paper.
- 2) The Cabinet agreed:
- a) to the public release of Affordable Housing Action Plan Progress Report at a date to be determined by the Minister for Economic Development; and
 - b) that the Minister for Economic Development settle with the Chief Minister any minor amendments to the Affordable Housing Action Plan Progress Report that the report may require prior to its public release, including any relevant preamble.



Secretary to Cabinet

**CABINET DECISION
NOT TO BE COPIED**

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Chief Minister's Cabinet Brief

Cabinet Meeting Date: 8 November 2011

Title of Submission: Affordable Housing Action Plan – Progress Report

Minister: Economic Development

Context and Consultation

This Submission seeks Cabinet agreement to the Minister for Economic Development releasing an update on progress of implementation of initiatives from the first two phases of the *Affordable Housing Action Plan*.

Since the release of the two Strategies in 2007 and 2009, 55 initiatives have been implemented. The paper proposes classifying a remaining 26 as subject to ongoing work, and three as being *withdrawn due to market circumstances*.

Only CMCD have provided a Final Directorate Comment which is discussed in this brief.

Issues/Comment

CMCD supported the need to inform Cabinet of the status of the previous Strategies before the commencement of work on an update which the Government has committed to complete by February 2012. However CMCD's recommendation that Cabinet's view be sought, in a specific recommendation that either the update should be released as a stand-alone document in advance of the strategy update, or be incorporated into the proposed update have not been addressed. The Submission retains a recommendation that the Minister release the progress report as a stand-alone document as soon as practicable.

The report contains little or no policy context and consists of condensed summaries and dot points of project progress to date. The report flags areas where progress by the Government has been limited, or not reached. This includes the proposed private rental initiative of 1000 dwellings, the community housing shared equity initiative, and the release of land for "over the counter" sales.

Given strong community and media interest in this area of government policy and activity, it is recommended that the Government not claim publicly that market conditions have impeded progress in this sensitive area as proposed, especially such a short time before the publicly flagged release of an updated Government strategy in February.

An alternate option is for the Minister to give a short statement, perhaps in response to a Question without Notice, in the Assembly updating members on progress to date and outlining the status of the Strategies more broadly. This will allow the Government to publicise its achievements, and raise future challenges facing the Government. The broader content on progress might form a sister publication or chapter to the phase III strategy in February 2012.

If a decision is made to release the report, given the content will set the scene for phase III, substantial rewriting is needed to improve its readability and presentation. CMCD comments that the progress report includes a contextual preamble have been flagged in the Submission as amendments to be settled with the Chief Minister prior to release.

Submission Recommendations

SUPPORT the Submission, but substitute **Recommendation 2** with:

"2(a) Cabinet agree that the content of the progress report form the basis of a statement by the Minister for Economic Development in the Legislative Assembly, possibly in response to a Question without Notice; and (b) the broader progress report details form part of the Phase III strategy release in Feb 2012".

Recommended Outcome / Deliverables

Cabinet note the Progress Report. The Minister for Economic Development makes a statement in the Assembly outlining progress to date by the Government on affordable housing. Detailed progress is reported in February 2012.

Approved by: Pam Davoren

Cleared / Prepared by: Adrian Makeham-Kirchner / David James

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11/438

Affordable Housing Action Plan – Progress Report**Minister for Economic Development, Andrew Barr MLA**

Received by Cab Sec	11.53am 28 October 2011
Purpose	<p>To provide Cabinet with an update on the progress of the Affordable Housing Action Plan, including detail on the implementation of Action Plan initiatives.</p> <p>To present Cabinet with the most recent Affordable Housing Action Plan Progress Report.</p> <p>To outline future action for ongoing implementation of the Affordable Housing Action Plan, and for development of the next phase of the ACT affordable housing strategy.</p>
Timing	N/A

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Recommendations

11/438

Affordable Housing Action Plan – Progress Report

Minister for Economic Development, Andrew Barr MLA

- 1) I recommend Cabinet note the information contained in this Paper.
- 2) I recommend Cabinet agree:
 - a) to the public release of Affordable Housing Action Plan Progress Report at a date to be determined by the Minister for Economic Development; and
 - b) that the Minister for Economic Development settle with the Chief Minister any minor amendments to the Affordable Housing Action Plan Progress Report that the report may require prior to its public release, including any relevant preamble.

Final Comments

An exposure draft of this paper was circulated to all directorates.

The following directorates commented on the final paper.

CMCD	CMCD supports the submission with the deletion of Recommendation 2. CMCD recommend that the content of the draft action plan form the basis of a short statement to be given by the Minister for Economic Development to be given in the Legislative Assembly, possibly in response to a Question without Notice.
TD	Supported
CIT	Supported
JACSD	Supported
ETD	Supported
CSD	Supported
ESDD	Supported

Final Comments

An exposure draft of this paper was circulated to all directorates.

The following directorates commented on the final paper.

CMCD	Supported/Not Supported <i>[briefly set out why not]</i>
TD	Supported/Not Supported <i>[briefly set out why not]</i>
CIT	Supported/Not Supported <i>[briefly set out why not]</i>
JACSD	Supported/Not Supported <i>[briefly set out why not]</i>
HD	Supported/Not Supported <i>[briefly set out why not]</i>
ETD	Supported/Not Supported <i>[briefly set out why not]</i>
TAMSD	Supported/Not Supported <i>[briefly set out why not]</i>
CSD	Supported/Not Supported <i>[briefly set out why not]</i>
ESDD	Supported/Not Supported <i>[briefly set out why not]</i>
Statutory Office Holders	Supported/Not Supported <i>[briefly set out why not]</i>

DISCUSSION

BACKGROUND

1) The Affordable Housing Action Plan was announced in April 2007, and was supplemented by Phase II in 2009. The Action Plan includes 84 initiatives designed to increase the supply of affordable housing for sale and rent in the Territory, to increase options for affordable accommodation for older Canberrans, and to address homelessness.

2) Since 2007, 55 initiatives have been implemented, 26 are subject to ongoing work, and three have been withdrawn due to market circumstances.

3) A full status update of all initiatives contained within the Action Plan is included with this paper at Attachment A.

ISSUES

Progress of Initiatives for Phases I and II of the Action Plan

4) Three of the initiatives in the Action Plan have been noted as withdrawn as a result of work determining that implementation is not viable in the market circumstances:

- a) Initiative 32 - Deferment of land payment (except for deposit) on affordable government house and land packages until a certificate of occupancy is issued; and
- b) Initiative 34 - Call for expressions of interest from institutional investors to develop and rent 200-400 private rental dwellings, incorporating the potential for shared equity and on sale to eligible tenants as part of a wider land release of up to 1000 sites.
- c) Initiative 47 – Ensure that Community Housing Canberra incorporates a shared equity scheme for eligible tenants and home buyers, as part of its business model.

5) In 2008, the Government explored options for deferral of payment for land on OwnPlace properties in accordance with initiative 32. However, financial institutions indicated that such a deferral would cause problems with their ability to finance loans for construction (due to issues of security over the land). As such, the full amount for

the land component is now paid at settlement, with progress payments for the building component to be made during construction, and final payment made on issue of the certificate of occupancy. Despite this, the OwnPlace scheme has continued to deliver affordable house and land packages to eligible purchasers. As at 3 October 2011, 454 blocks had been taken up by the OwnPlace builders' panel. Of these, 224 homes have been completed, 61 homes were under construction and 119 homes were due to commence construction over the next six months.

- 6) Also in 2008, the Government prepared a Request for Tender for the delivery of rental properties in keeping with initiative 34. Three successful respondents were shortlisted, however, following evaluation of the tenders received, none of the respondent's proposals were deemed suitable and a decision was made not to continue with the project. There may be an opportunity to re-visit this initiative in another form as part of the next phase of the ACT affordable housing strategy, given the continued strong demand for rental housing in the Territory.
- 7) Initiative 47 which requires Community Housing Canberra (now CHC Affordable Housing) to develop a shared equity product has been withdrawn following preliminary investigations by the company into implementation of such a product. CHC has communicated to the Government an intention to focus at this stage on increasing the supply of properties for affordable rental.
- 8) Initiative 4, recommending establishing quarterly targets for over-the-counter land sales, is noted as ongoing. Given the continued strong demand for land, ballot releases (combined with auctions and joint ventures) remain the most appropriate and fair method of land release at this time. Further discussion within the Economic Development Directorate will be conducted to determine whether over-the-counter sales are likely in the future before this initiative can be noted as withdrawn or implemented.
- 9) A number of the initiatives that are noted as implemented have now been incorporated into ongoing Government policy, (such as the accelerated land release program). These initiatives will continue to be managed by the relevant Directorate, as appropriate.

- 10) Further discussion between Directorates is to be conducted with regard to the future carriage of those initiatives that are noted as ongoing. To this end, it is proposed that an Inter-Directorate Committee be established, with overall coordination by the Economic Development Directorate (EDD), and with EDD and the Community Services Directorate (CSD) to jointly Chair the Committee.
- 11) It is intended that future reporting will only be conducted on those initiatives that have been noted as ongoing.

The next phase of the ACT affordable housing strategy

- 12) Current data show that affordability continues to be a significant issue for many Canberrans. Since 2007, the overall price of dwellings (including houses and units) has increased 30.5 per cent, in comparison to an increase in average weekly ordinary time earnings (AWOTE) of 19.9 per cent. This compares to an Australian average increase of 27.4 and 21.1 per cent respectively.
- 13) Reporting by the Real Estate Institute of Australia (REIA) indicates that weekly rents in the ACT, as a proportion of AWOTE, increased by 30 per cent for houses and by 29 per cent for units between March 2007 and 2011. Rental vacancy rates have moved between just over 1 per cent in 2007, to just over 1.5 per cent in November 2010 – anything less than 3 per cent is generally considered to demonstrate severe shortages in available rental properties.
- 14) Both the REIA and Housing Industry Association (HIA) affordability indexes show the ACT as experiencing a marginal increase in housing affordability over the past four years, which is fairly consistent with the Australian experience. The REIA Housing Affordability Report stated in June 2007 that the proportion of family income required to meet mortgage repayments in the ACT was 20.6 per cent. This has since decreased to around 18.8 per cent in the June quarter of 2011. The REIA data also states that in the June quarter of 2008, the proportion of family income required to meet rental payments was 16.9 per cent. This has since decreased to 16.7 per cent in the June quarter of 2011.

15) The data suggest that since 2007, affordability has continued to be a problem for some members of the community in the ACT, particularly for those on lower incomes. However, given the increase in supply of affordable homes for sale (resulting from the mandatory requirement for affordable housing in new suburbs, the establishment of the OwnPlace scheme, and the increased capacity of CHC Affordable Housing), it may be argued that without the strategy, the situation in the Territory would be far worse, with little to no properties available for less than \$328,000.

16) It should also be noted that the full impact of the strategy has not yet been felt. The accelerated land release program has successfully and dramatically increased the supply of new land for residential construction. However, with many blocks still to become build ready, the full extent of the increase in releases is still to be seen, and demand remains strong. Likewise, the land rent scheme is anticipated to have a significant positive impact on affordability in the Territory. As at 3 October, of the 1,350 land rent contracts that have been entered into since the scheme commenced in 2008, only 286 have settled. 800 contracts await settlement.

17) In addition, since the affordable housing strategy was announced in 2007, there has been a substantial increase in the supply of public housing in the Territory. This has increased the supply of housing for vulnerable people, who would arguably otherwise have experienced housing stress if they were required to source accommodation in the private rental market.

Future affordable housing strategy for the Territory

18) One of the Government's key priorities during 2011-12 is to ensure that there is an adequate and diverse range of housing options that meet the changing needs of Canberrans. It has identified a range of projects to support this outcome, including a commitment to update the housing affordability strategy by February 2012

19) Following consideration by the Strategic Board, EDD and CSD have agreed to coordinate, and jointly Chair a Committee to develop the next phase of the affordable housing strategy, with support from other Directorates. It is likely that this strategy will include a range of initiatives to improve rental affordability, while also re-assessing some of the existing policies of the Affordable Housing Action Plan. The Steering

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Committee may also decide to reconsider those initiatives from Phases 1 and 2 of the Action Plan that have been noted as withdrawn, in the context that the objectives underpinning the initiatives remain important to the ACT affordable housing strategy.

CONSULTATION

20) EDD consulted with all relevant Directorates in preparing the final progress report on the Affordable Housing Action Plan. The progress report was also considered by the Strategic Board in early August 2011.

MEDIA/PUBLIC RELEASE

21) It is proposed that the Affordable Housing Action Plan Progress Report be publicly released in the near future. I propose to settle with the Chief Minister the timing of release of the Report in consideration of any announcements regarding Phase 3 of the Affordable Housing Action Plan, along with any minor amendments and an appropriate preamble as may be required. It is also proposed that at that time, the progress report be published on the Economic Development website.

FINANCIAL IMPLICATIONS

22) Any costs associated with public release of the progress report will be funded through the existing affordable housing budget.

Minister's signature *Andrew Barr* Date *19/10/2011*

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INDEX TO ATTACHMENTS

Attachment	Title	Page(s)	Release (Yes/No)
A	Affordable Housing Acton Plan, Phases I and II Final Progress Report, October 2011	25	Yes

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AFFORDABLE HOUSING ACTION PLAN**PHASES I and II****FINAL PROGRESS REPORT OCTOBER 2011**

ACT
Government

Economic Development

HOME OWNERSHIP Action Plan Goal: To ensure the healthy operation of the private market to allow it to deliver a range of housing options in locations across the ACT and to facilitate the goal that residents should not have to spend a high proportion of their gross income to purchase housing services.

HOME OWNERSHIP			
Objective	Initiative	Status	Detail
<i>Land Supply</i>			
Manage land supply to ensure that adequate land is available to meet demand for residential blocks in different geographic markets in a range of locations across Canberra.	1. Adopt the principles of the Land Supply Strategy 2006-07 to 2010-11 as the foundation for addressing housing affordability.	IMPLEMENTED	Principles of the Land Supply Strategy have been adopted, and Cabinet now approves new land supply targets each year.
	2. Supplement the land release targets in the Land Supply Strategy by initiatives relating to community housing and institutional investment in rental accommodation.	IMPLEMENTED	<p>The Government has put in place initiatives to boost the supply of community housing, as well as working with the Australian Government to encourage private investment in affordable rental accommodation.</p> <p>The Land Development Agency allocates sites each year to CHC Affordable Housing for development as community housing.</p> <p>The Territory has also achieved 1,180 allocations under the Commonwealth National Rental Affordability Scheme (NRAS) for Rounds 1, 2 and 3, including allocations for affordable community housing, aged accommodation, and student accommodation.</p> <p>As part of the Nation Building and Jobs Plan initiative community facility sites were made available in Bonython, Chapman, Conder, Curtin, Florey, Kambah, Macquarie and Rivett, as well as a residential zoned site in Braddon for the development of housing. A total of 421 dwellings have been constructed under the Nation Building and Jobs Plan, which included the redevelopment of some existing public housing properties.</p>
	3. Introduce over-the-counter sales of land at a range of block sizes and prices, with particular emphasis on the release of land that provides for dwellings in the price range of \$219,000 to \$328,000. Transitional arrangements should apply in	ONGOING	Provisions to allow over-the-counter sales have been implemented. To date, however, there has been no first offering of blocks over the counter given the continued strong demand for land. It has therefore been determined that ballot releases (combined with auctions and joint ventures) remain the most appropriate and fair method of release at this time. Over the counter sales may commence when build ready land becomes available.

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ACT
 Government

Economic Development

HOME OWNERSHIP			
Objective	Initiative	Status	Detail
	the short term, but be in place for no more than 6 months.		
4.	Establish quarterly targets for over-the-counter sales, and implement monitoring systems to ensure performance against those targets.	ONGOING	Specific targets for over-the-counter sales have not yet been set, given the continued strong demand for land. Ballot releases (combined with auctions and joint ventures) remain the most appropriate and fair method of release at this time.
5.	To limit speculation in the land market, announce a program of regular englobo land releases, targeting two land sales annually with at least one third released by this means.	IMPLEMENTED	<p>Englobo land releases feature as a component of the Land Release Program, with an intention to deliver a range of sites over the next four years.</p> <p>The Indicative Land Release Program is now published online and in hard copy format. Over 6,200 dwelling sites have been identified for englobo release in the next four years. Two land sales have been conducted in 2010/11 (Casey and Ngunnawal), with more than two thirds of englobo land forecast to be sold via these means.</p>
6.	Urgently review the need for trunk infrastructure to meet land supply, community housing and private land release needs and ensure budget funding is provided to meet these needs.	IMPLEMENTED	<p>\$66 million has been allocated in the 2010/11 budget to support the accelerated release of land (including land release capital works).</p> <p>A new infrastructure working group has been established to coordinate capital works.</p> <p>Capital works supporting new land release areas are being progressively implemented through feasibility studies, forward design and construction projects for all areas utilising additional funding allocated to the accelerated release of land. Assessment of environmental impacts and approval requirements has also been undertaken for these projects in tandem with the assessment of land subject to release. Procurement approaches have also been streamlined to support accelerated infrastructure delivery at Molonglo.</p>
7.	Benchmark land development costs every two years through independent analysis.	ONGOING	<p>The Land Development Agency (LDA) conducts analysis of its own costs, including joint venture costs.</p> <p>The Economic Development Directorate will engage a consultant in 2011/12 to independently benchmark LDA land development costs and compare them with private sector development within the ACT and other</p>

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Land Supply Pipeline			
Improve measurement, monitoring and management of the land development and house building pipeline as a means of enhancing the land supply process. Use the land development pipeline to develop a supply strategy that is capable of responding reasonably quickly to changes in demand.	8. Develop more robust mechanisms for calculating and monitoring the developers' and builders' pipeline and distinguish between the Greenfields and redevelopment pipelines.	IMPLEMENTED	<p>A Directors-General Steering Group on Land Supply has been established with representatives from the Chief Minister and Cabinet Directorate, Treasury Directorate, the Economic Development Directorate (EDD), the Environment and Sustainable Development Directorate (ESDD), and the Territory and Municipal Services Directorate (TAMSD).</p> <p>Procedures have been reviewed to ensure the pipelines can be more rigorously measured and monitored, including the introduction of terms of reference for working groups associated with various pipelines. The Land Development Agency (LDA) has engaged Colliers International to provide regular market reports on demand.</p> <p>Closer links with industry have also been developed so that changes in demand and supply can be more readily identified.</p> <p>EDD has commenced the publication of the <i>Residential Land and Building Activity Report</i> as of March 2011. This report includes the monitoring of the Builders' and Developers' Pipelines, land and property sales volumes and average prices. The Pipelines have been compiled by a range of sources of information including ABS statistics, ACTPLA data, consultants' reports, information from private sector developers, and analysis of aerial photography to monitor the status of land servicing and dwelling construction. The Report includes the status of land servicing, dwelling construction and land availability within LDA and private sector estates. This report will be updated on a quarterly basis.</p>
	9. In addition to the planning pipeline, adopt a four year builders' and developers' pipeline (one year builders' and three year developers') maintaining inventory on the shelf at each stage of the pipeline to improve responsiveness.	IMPLEMENTED	<p>The Land Supply Pipeline is maintained by the Economic Development Directorate, and is monitored by the Directors-General Steering Group on Land Supply.</p> <p>Civil development of Bonner 3, Harrison 4, Wright 1A, Bonner 4, and Flemington Road are underway.</p> <p>Ngunnawal 2C and Casey have been released to the market as englobo.</p> <p>Moncrieff and Jacka have ACTPLA Concept Plans but no environmental clearances, therefore they cannot be described as an inventory of serviced land – there is not an approved EDP for these sites.</p> <p>The planning ready land bank is currently approximately 6,000 dwelling sites.</p>

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HOME OWNERSHIP			
Objective	Initiative	Status	Detail
			<p>Increased emphasis is being given to the preparation and approval of Estate Development Plans ahead of demand to ensure adequate supply in the pipeline. This in turn will allow the Government to respond more quickly in the future to demand for new dwelling sites.</p>
	10. Add an additional inventory to the pipeline of approved Estate Development Plans (EDPs) accounting for 8 to 12 months of current demand.	IMPLEMENTED	<p>An Estate Development Plan (EDP) inventory is being developed which has been included in the land monitoring pipeline. The Development Application (DA) for an EDP in Wright was conditionally approved in September 2010. An EDP for 1,450 dwelling sites in Lawson South is being finalised prior to lodgement as a DA.</p> <p>The Economic Development Directorate will continue to monitor planning ready dwelling unit numbers, and will provide regular reports to the Directors General Steering Group on Land Supply.</p>
	11. Progress with implementation and status of the pipeline be reported twice a year.	IMPLEMENTED	<p>A Directors-General Steering Group on Land Supply has been established and meets regularly. The first pipeline report was provided to Cabinet in April 2010.</p> <p>Progress reports will continue to be produced through the Directors-General Steering Group on Land Supply. In addition, the <i>Residential Land and Building Activity Report</i> will be updated on a quarterly basis.</p>
	12. Review the practices, processes and delegations associated with land supply (including direct sale). This review should cover the financing, planning, land release and development approval aspects of land supply.	IMPLEMENTED	<p>The land supply process has been reviewed as part of establishing the land supply strategy.</p> <p>As part of this process, a new direct sale process has been introduced with the new planning legislation. Disallowable Instruments for over-the-counter sales and sales to CHC have also been implemented.</p> <p>The ACT Planning and Land Authority rolled out eDevelopment (a system allowing applicants to upload applications and lodge information online) in April 2009. The entire development and building application process will soon be online, from starting the DA process through to the issuing of a certificate of occupancy. Training for the building application process will be held for different sectors of the building industry to introduce them to the specific requirements of their sector.</p>
Ensure ACTPLA and LDA's statement of intent reflects a greater balance of financial, social (including	13. Incorporate principles from the Land Release Strategy and Affordable Housing Steering Group report into	IMPLEMENTED	<p>Statements of Intent for the Land Development Agency and the ACT Planning and Land Authority have been updated to incorporate the appropriate principles as recommended.</p> <p>Both statements are available online at the respective agency websites, and include deliverables based upon</p>

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HOME OWNERSHIP			
Objective	Initiative	Status	Detail
geographic needs) and urban design.	the Statements of Intent for both ACTPLA and Land Development Agency. In particular, key activities for 2007-08 to 2010-11 should include clear, quantitative measures for delivering affordable housing outcomes.		the recommendations of this Action Plan, as appropriate.
	14. Incorporate into the work plans of other agencies relevant elements of the land release Strategy and the Affordable Housing Steering Group Report	IMPLEMENTED	<p>Relevant Directorates either have implemented, or are in the process of implementing initiatives relevant to their responsibilities under the <i>Affordable Housing Action Plan</i>.</p> <p>In particular, the Land Development Agency, the ACT Planning and Land Authority, the Chief Minister and Cabinet Directorate, the Community Services Directorate, and the Economic Development Directorate have been active in implementing the initiatives of the Action Plan, Phases I and II.</p>
Compliance			
Ensure compliance measures operate effectively to support the land supply strategy.	15. Increase the penalty for failure to develop on new land within the specified times to up to five times the rates applying to the block.	IMPLEMENTED	Increased fees for failure to develop and complete development have been included through an amendment to the <i>Planning and Development Regulation</i> . Division 5.7.2 of the Regulation now applies a penalty of up to five times the rates applying to the block for extensions of time for construction on vacant residential sites.
	16. Introduce a hardship test for owners of individual blocks where financial difficulties may impact on completion of development, and set lower penalties for individuals and higher penalties for corporations.	IMPLEMENTED	A hardship test where special conditions apply has been incorporated in the <i>Planning and Development Regulation</i> for applications for extension of time to commence or complete works. The regulation includes reduced penalties where hardship can be shown, including where delays are due to financial reasons or unforeseen events. The regulations also include reduced penalties in special circumstances (such as where necessary infrastructure has not been completed, where the lessee has died, or where the lease has been transferred by Order of the Family Court).

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Objective	Initiative	Status	Detail
<i>Diversity of housing products</i>			
Increase diversity in the market by incorporating the new affordable house and land products.	17. Increase diversity in the market by introducing a new affordable house and land product.	IMPLEMENTED	<p>All new Greenfield estate deeds now include a requirement that 20 per cent of the estate must be offered for affordable sale.</p> <p>In addition, in June 2008 the Land Development Agency implemented the OwnPlace initiative which offers affordable house and land packages to eligible home buyers.</p> <p>The provisions of the Territory Plan were amended in August 2007 to increase the range of housing alternatives by allowing for smaller and more affordable dwelling sites to be offered to the market.</p>
	18. Ensure that the land released each year provides a range of appropriately priced block sizes in diverse locations.	IMPLEMENTED	<p>A range of block sizes and prices are now available in all estates released by the Land Development Agency, including a range of compact blocks, and affordable house and land packages through the OwnPlace initiative. In addition, 10 per cent of Greenfield estates are required to include individual house block sizes up to an average of 200sqm.</p> <p>New dwelling sites are available in a range of locations across the Territory, including sites in Molonglo and Gungahlin.</p>
	19. Require 15 per cent of the blocks released each year target house and land packages within the \$200,000 to \$300,000 price range; (10 per cent for \$60,000 - \$120,000 land).	IMPLEMENTED	<p>All deeds for Greenfield estates now include a requirement for affordable housing. In 2009, the percentage of required affordable housing was increased to 20 per cent. The value of the affordable house and land packages has also been indexed to take account of rising material and trade prices.</p> <p>As at July 2011, the affordability value is \$337,000.</p>
	20. Work with the industry to establish one or two demonstration villages showcasing affordable land and housing packages.	IMPLEMENTED	<p>Demonstration housing projects to promote innovation and excellence in design, and affordable housing, were established in estates in Franklin and Dunlop.</p>
	21. Release two new demonstration projects with about 25 per cent of the housing targeted at	IMPLEMENTED	<p>Within the two demonstration villages built under initiative 20 of this plan, at least 66 per cent of houses were sold at a value equal to or less than the threshold for the ACT Homebuyer Concession Scheme.</p>

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	households of medium income or lower.		
	22. Incorporate examples of highly sustainable and accessible housing in the demonstration village's packages.	IMPLEMENTED	<p>A display village (the Bonner Living Showcase) was opened in April 2010, and includes 12 contemporary display homes (created by 12 builders) demonstrating the latest in modern living and sustainability. All homes achieve a minimum of six star energy efficiency ratings.</p>
	23. Work with the industry to enhance apprenticeship training and other skills development in the demonstration villages.	IMPLEMENTED	<p>Apprentices were used by the building contractor engaged by Village Building Company for the construction of the demonstration villages.</p> <p>PBS, one of the principal partners in the Crace Joint Venture, has developed a long association with the MBA Group training scheme, and is providing opportunities for training and skills development as part of the apprenticeship and cadetship programs.</p> <p>As part of the Nation Building program, 10 per cent of all workers on capital works projects over \$100,000 (for commercial work) and over \$500,000 (for civil work) were required to be apprentices. Given the success of this program, the Economic Development Directorate is now considering opportunities for extending the requirement to future capital works programs in the Territory.</p>
	24. Introduce an annual Excellence in Housing Affordability Award with a total prize value of \$20,000 to encourage excellence in affordable dwelling construction and design.	IMPLEMENTED	<p>In 2007/08 the ACT Government committed \$20,000 to support the HIA/RAIA collaborative Affordable Housing Design Competition, and the Master Builders Association Special Affordable Housing Award.</p> <p>In 2008, 2009 and 2010, affordable housing awards have been presented by the MBA and HIA with sponsorship support by the ACT Government, demonstrating the many innovative design opportunities for affordable housing in Canberra.</p> <p>This support will continue in 2011/12, with the Institute of Architects currently liaising with the Economic Development Directorate regarding another design competition to encourage further innovation in design and construction of affordable dwellings.</p>
Planning and Building Regulation			
Ensure the planning legislation and requirements facilitate the achievement of key Government	25. As part of the ACT Planning and Land Authority Review reassess the impact of planning requirements on	IMPLEMENTED	<p>Planning requirement impacts have been assessed and reforms to the planning system have been implemented via the amended <i>Planning and Development Act 2007</i> and the restructured Territory Plan which commenced in March 2008.</p> <p>ACTPLA is currently reviewing the Single and Multi Unit</p>

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and community priorities such as affordable housing and aged care.	the cost of new dwellings.		Residential Codes, Subdivision Code and Community Facility Zone Development Code. As part of this review, the Authority is considering options for flexibility in residential construction, to facilitate a greater range of housing options for Canberrans.
Other measures			
Through a variety of mechanisms that do not unduly affect the market, implement initiatives to assist in increasing access to affordable home ownership.	26.	IMPLEMENTED	<p>Seek not-for-profit providers to participate in a shared equity scheme or schemes for low-income earners and eligible first homebuyers.</p> <p>A shared equity scheme has been introduced by Housing ACT for public housing tenants. Under the scheme, public housing tenants purchase a minimum of 70 per cent of their dwelling with the remaining equity share paid off within 15 years. The Commissioner for Social Housing has partnered with IMB, who provides first mortgage finance to participants in the shared equity scheme. Since the scheme commenced in May 2010, 14 properties have been purchased.</p> <p>In addition, the land rent scheme is available to not-for-profit providers who are able to pass on the benefits to low income earners.</p> <p>CHC has conducted preliminary investigations into implementation of a shared equity scheme. However, at this stage the company is focused on increasing supply of properties for affordable rental.</p>
	27.	ONGOING	<p>Continue to work through Housing Ministers' Council to explore a national approach to addressing housing affordability, particularly in relation to shared equity.</p> <p>The ACT has entered into National Affordable Housing Agreements (NAHA) with the Commonwealth, including agreements on Homelessness, Federal Financial Relations, Remote Indigenous Housing, and Social Housing. Shared Equity schemes are included in a number of these agreements.</p> <p>The ACT has successfully implemented its Shared Equity Scheme and will continue to work with other jurisdictions to deliver initiatives which address housing affordability.</p>
	28.	IMPLEMENTED	<p>Introduce a Land Rent Scheme</p> <p>The Land Rent Scheme was introduced on 1 July 2008 at the discount land rent rate of 2 per cent for eligible lessees. The Scheme was opened up at the standard land rent rate of 4 per cent on 1 January 2009.</p> <p>As at 3 October 2011, 286 blocks have been settled with registered Land Rent Crown Leases, and 800 blocks have been exchanged and are waiting settlement.</p>
	29.	IMPLEMENTED	<p>Increase the Home Buyer Concession Scheme property valuation criteria to include median priced properties.</p> <p>Home Buyer Concession Scheme property value thresholds are now updated half yearly, based on median property prices.</p> <p>The income threshold for concessions for home buyers has been increased to \$120,000 per annum (total income of all applicants, higher threshold with number</p>

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HOME OWNERSHIP			
Objective	Initiative	Status	Detail
			<p>of dependant children).</p> <p>Duty concessions for people on aged or disability pensions and Veteran Gold Card holders have also been introduced to assist them in moving to more appropriate accommodation.</p>
30.	Provide conveyance duty deferral for first home buyers for up to five years.	IMPLEMENTED	<p>Deferral of duty for first home buyers for up to five years is now available through the <i>Revenue Legislation (Housing Affordability Initiative) Amendment Act 2007</i> which provides for amendments to the <i>Duties Act 1999</i>, the <i>Taxation Administration Act 1999</i>, the <i>Rates Act 2004</i> and the <i>Land Tax Act 2004</i>.</p>
31.	Work with industry to consider whether there is an efficient and effective mechanism for charging stamp duty once during the initial development process.	IMPLEMENTED	<p>The <i>Revenue Legislation (Housing Affordability Initiative) Amendment Act 2007</i> allows conveyance duty deferral for up to five years for first home buyers, and also allows for deferral of payment of conveyance duty for affordable house and land packages for a period of two years.</p> <p>Eligible land rent lessees may choose to defer payment of stamp duty. Stamp duty on land rent blocks is not payable a second time if a land rent lease is converted to a regular Crown Lease.</p>
32.	Defer land payment (except for deposit) on affordable government house and land packages until a certificate of occupancy is issued.	WITHDRAWN DUE TO MARKET CIRCUMSTANCES	<p>Government explored options for deferral of payment for land on OwnPlace properties until issue of the certificate of occupancy. However, financial institutions indicated that such a deferral would cause problems with their ability to finance loans for construction (due to issues of security over the land). As such, the full amount for the land component is now paid at settlement, with progress payments for the building component to be made during construction, and final payment made on issue of the certificate of occupancy.</p>
33.	Work, including through the Housing Minister's Council, to seek a review of the taxation regime to ensure equitable treatment of home mortgages.	ONGOING	<p>The review has been considered. The ACT, together with other States and Territories, is seeking to have taxation issues considered in the context of the National Affordable Housing Agreement, following the Tax Summit in 2011.</p>

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PRIVATE RENTAL Action Plan Goal: Support the effective operation of the private rental market to ensure a balance between supply and demand and the availability of a range of accommodation options to suit varying income levels and individual needs.

PRIVATE RENTAL			
Objective	Initiative	Status	Detail
Increase the supply and range of properties available for private rental.	34. Call for expressions of interest from institutional investors to develop and rent 200-400 private rental dwellings. Incorporating the potential for shared equity and on sale to eligible tenants as part of a wider land release of up to 1000 sites.	WITHDRAWN DUE TO MARKET CIRCUMSTANCES	<p>In 2008, land was identified as part of a Request for Tender including sites in Franklin (Flemington Road) and a multi-unit site in Bonner. Expressions of Interest in response to these sites were sought, and three successful respondents were shortlisted.</p> <p>After evaluation of the tenders received, none of the respondent's proposals were deemed suitable, and a decision was made not to continue with the project.</p> <p>The Territory has, however, supported 1,180 new affordable rental properties as part of the National Rental Affordability Scheme (NRAS), including allocations for affordable community housing, aged accommodation, and student accommodation.</p>
	35. Support the introduction, through a non-government provider, of a Homeshare program to both provide accommodation for low-income singles or students and support older people to remain in their homes.	ONGOING	<p>Funding of \$100,000 has been provided as part of 2011/12 budget to establish a pilot Homeshare scheme.</p> <p>The pilot scheme is to be developed in 2011/12.</p>
Assist people in need to access private rental accommodation	36. Expand the provision of tenant information and advocacy services by providing an additional worker.	IMPLEMENTED	An increased funding allocation of \$80,000 to the Tenants Advice Service to support additional staff was provided in the 2007/08 budget.
	37. Work with the Australian Government and other States and Territories to improve the effectiveness of Commonwealth rental assistance to reduce the stress levels of	ONGOING	<p>A key reform required under the National Affordable Housing Agreement is to examine options for payment of funding for social housing, including Commonwealth Rent Assistance (CRA).</p> <p>Housing Ministers have provided a proposed approach to COAG on delivery of this reform agenda. The Community Services Directorate will continue to progress this matter consistent with the national work program under the Housing Minister's Conference structure.</p>

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PRIVATE RENTAL			
Objective	Initiative	Status	Detail
	private renters.		

COMMUNITY AND NOT-FOR-PROFIT HOUSING Action Plan Goal: Support the community housing sector to enable it to grow and to meet the accommodation needs of Canberra, particularly those who do not meet the income criteria for public housing.

COMMUNITY AND NOT-FOR-PROFIT HOUSING			
Objective	Initiative	Status	Detail
The following objectives apply to community housing: <ul style="list-style-type: none">• Enhance the capacity of the community housing sector to deliver innovative affordable housing solutions;• Focus community housing sector as a provider of affordable housing for people on low to moderate incomes, particularly those who are not eligible for public housing;• Enhance the capacity of the community housing sector to deliver innovative affordable housing solutions.	38. Establish Community Housing Canberra as a not-for-profit entity independent of Government.	IMPLEMENTED	CHC Affordable Housing has been established as a not-for-profit entity independent of the Government. CHC's progress against targets as well as governance and budgeting issues are monitored by the Treasury and Economic Development Directorates.
	39. Increase the asset base of Community Housing Canberra by around \$40 million by transferring title to 135 dwellings and also provide a \$3 million capital injection.	IMPLEMENTED	The CHC Affordable Housing asset base has been expanded by \$40 million with the transfer of 132 properties from Housing ACT, and cash compensation paid in lieu of transfer of a further three properties. The balance of the \$3 million capital injection grant from Housing ACT remains outstanding. However, CHC has selected six units in the Sorrell development at Lyons, which will be "purchased" using the balance of the \$3 million capital injection.
	40. Provide a revolving finance facility of \$50 million to Community Housing Canberra.	IMPLEMENTED	The ACT Government and CHC Affordable Housing have entered into an agreement for a \$50 million revolving finance facility to enable the delivery of CHC's targets under this Action Plan. Extension of the loan facility for a further \$20 million was approved by Government earlier this year.
Target the growth in Community Housing Canberra owned dwellings at 10 per cent per annum.	41. Increase the supply of affordable rental housing by: <ul style="list-style-type: none">• 250 dwellings within 5 years; and• 500 dwellings within 10	ONGOING	The Loan Agreement target for CHC is to supply 250 affordable houses for rent by 2013 and 500 by 2018. CHC is on track to meet its targets, with 134 homes for affordable rent already delivered, and 56 for affordable rental scheduled for 2010/11 (as at the March quarter 2011 Report). CHC forecasts that it will achieve provision of 279 affordable rentals by 2012/13. CHC Affordable Housing has been successful in its application for funding under NRAS Rounds 1 and 2.

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COMMUNITY AND NOT-FOR-PROFIT HOUSING			
Objective	Initiative	Status	Detail
	years.		EDD and Treasury will continue to monitor CHC's progress against the set targets.
	42. Increase the supply of affordable dwellings for sale by: • 470 dwellings within 5 years; and • 1,000 dwellings within 10 years.	ONGOING	The Loan Agreement target for CHC is to supply 220 affordable houses for sale by 2013 and 500 by 2018. As at the March quarter 2011 Report, CHC Affordable Housing has delivered 138 homes completed for sale, and 59 more homes were due for sale in 2010/11. CHC forecasts that it will have provided 287 affordable homes for sale by 2012/13. EDD and Treasury will continue to monitor CHC's progress against the set targets.
	43. Establish with CHC a program of monitoring of the delivery against targets, and evaluation of the business model.	IMPLEMENTED	Monitoring conditions have been included in the CHC Affordable Housing Quarterly Report and its Statement of Corporate Intent.
	44. Renew 75 per cent of the assets transferred to Community Housing Canberra within five years, and 100 per cent of the assets within seven years.	ONGOING	The Loan Agreement includes a requirement that within five years CHC Affordable Housing is to renovate or redevelop 100 of the transferred dwellings, and to complete this activity for all 132 dwellings by 4 February 2015. CHC has commenced refurbishments and developed a program to achieve the target. The company has advised the Government that by the end of 2011, over 50 per cent of the dwellings will be renewed. CHC forecasts that by 2012, 70 per cent of the target will be implemented, and the average age of dwellings will have declined from 34 years in 2007 to 12 years. The renewal activity is scheduled for completion within the seven year target period.
Ensure the supply of land to enable community housing providers to meet future client needs.	45. Implement with LDA a rolling program of land sales to Community Housing Canberra for affordable housing projects with the first three projects in Belconnen and Gungahlin to start in 2006-07.	IMPLEMENTED	The LDA's 2007/08 Statement of Intent included a rolling program of sales to CHC Affordable Housing of 120 dwellings per annum. The LDA regularly offers affordable housing, including single residential and multi unit options, to CHC for their housing projects.

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COMMUNITY AND NOT-FOR-PROFIT HOUSING

Objective	Initiative	Status	Detail
Support the transition from rental accommodation to home ownership.	46. Identify development sites throughout Canberra for a mix of housing development which enhances the provision of affordable and accessible housing.	IMPLEMENTED	<p>This process has been incorporated into the land release program. As surplus sites become available they are assessed to ensure that a mix of housing which meets the needs of both the local and wider community will be provided.</p> <p>The ACT Government has also written to the Commonwealth identifying surplus Commonwealth land suitable for housing.</p> <p>Some infill sites have been allocated to CHC Affordable Housing for development as affordable housing, and a selection of supportive housing sites are being developed by the Community Services Directorate.</p>
	47. Ensure that Community Housing Canberra incorporates a shared equity scheme for eligible tenants and home buyers, as part of its business model.	WITHDRAWN AT THIS STAGE DUE TO MARKET CIRCUMSTANCES	<p>One of the goals of the loan agreement with CHC Affordable Housing is to implement a shared equity scheme. CHC has conducted preliminary investigations into implementation of a shared equity scheme. However, at this stage the company is focused on increasing supply of properties for affordable rental..</p>

PUBLIC HOUSING Action Plan Goal: Support Housing ACT as the provider of public housing to ensure Canberrans on low incomes or who meet entry criteria are able to be appropriately accommodated within appropriate timeframes.

PUBLIC HOUSING

Objective	Initiative	Status	Detail
Strengthen the role of Housing ACT as the key provider of social housing in the ACT.	48. Housing ACT continue to provide housing support to households in stress on low incomes (below \$32,700).	ONGOING	<p>Housing ACT continues to provide housing support to households in stress on incomes benchmarked against Australian average weekly earnings.</p> <p>The Community Services Directorate will maintain its provision of housing support. In the event that the percentage of public housing stock is altered due to Government policy, the eligibility criteria may also be reviewed.</p>
	49. Continue to examine the sale of up to 500 public housing properties with a tranche of sales to be to public housing tenants on moderate or high incomes.	ONGOING	<p>The 2003-2008 Public Housing Asset Management Plan is being reviewed and will be finalised by December 2011.</p> <p>The Government has announced a program to encourage public housing tenants on higher incomes (over \$80,000) to purchase their home, or consider renting in the private market.</p> <p>A shared equity scheme has been introduced for public housing tenants. Under the scheme public housing tenants purchase a minimum of 70 per cent of their dwelling with the remaining equity share paid off</p>

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PUBLIC HOUSING			
Objective	Initiative	Status	Detail
			<p>within 15 years. The Commissioner for Social Housing has partnered with IMB, who provides first mortgage finance to participants in the shared equity scheme.</p> <p>The Government has also introduced a new affordable housing product which will allow older Canberra's access to affordable housing that better suits their needs. The scheme is based on a lease/licence agreement, which is an arrangement used at many retirement villages in Canberra. Eligible persons will be able to buy a unit for 75 per cent of its value. When the owner exits the unit, it will be purchased back from them. They will receive the original sale price back, plus 50 percent of an increase in capital gain.</p> <p>The units will be made available on sites in Kambah and Rivett which are being developed by the Community Services Directorate.</p> <p>An affordable rental scheme will also be made available for some properties on those sites. The properties will not be 'sold' but will be rented at affordable rates, at 75 per cent of the market rent.</p>
	50. Housing ACT aim to house top priority waiting list applicants within three months.	ONGOING	<p>Procedures have been reviewed to ensure top priority applicants are now being housed within three months.</p> <p>Over the past few years, over 95 per cent of public housing allocations have been to priority and highest need applicants.</p>
Ensure the supply of sufficient stock to meet existing and future client's needs.	51. Continue stock restructuring program to increase proportion of two bedroom dwellings including the purchase of up to 20 of the new stand alone house and land packages.	ONGOING	<p>Housing ACT assets continue to be restructured to better meet client needs. The Community Services Directorate (CSD) has been reviewing its public housing asset management strategy. This will be finalised by December 2011. The work undertaken supports redevelopment of poorly performing multi-unit properties, (those complexes that are over 40 years old, are in poor condition, are limited in the type of households they can accommodate and are characterised by concentrations of disadvantage). Funds from the redevelopment of multi-unit properties will be used to construct/purchase dwellings in locations scattered throughout Canberra, noting the importance of not reducing the number of dwellings previously supported by the multi unit complexes.</p> <p>Under the Stimulus initiative, CSD has also built a number of two bedroom dwellings that are adaptable and achieve a high energy efficiency standard.</p>
	52. Continue to maximise the return to public housing in future	ONGOING	The Community Services Directorate adopts a delivery method that aims to maximise returns through the redevelopment of its assets. A Joint Venture Agreement for a site in Lyons entered into with

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PUBLIC HOUSING			
Objective	Initiative	Status	Detail
	joint ventures and redevelopments.		Hindmarsh in June 2007 continues. It is expected that a joint venture will achieve higher returns than taking the site to market. However, there may be occasions where an auction will yield high returns.
	53. Introduce a shared equity program for eligible tenants through enabling Housing ACT to retain equity in houses sold to tenants.	IMPLEMENTED	A shared equity scheme has been introduced for public housing tenants. Under the scheme public housing tenants purchase a minimum of 70 per cent of their dwelling with the remaining equity share paid off within 15 years. The Commissioner for Social Housing has partnered with IMB, who provides first mortgage finance to participants in the shared equity scheme.
Ensure stock meets diverse client needs.	54. Housing ACT to continue to better align stock to client needs.	ONGOING	<p>From July 2006, the ACT Government allocated \$30 million over three years on new public housing stock. In 2006/07 the Community Services Directorate acquired 25 additional properties, and in 2007/08 a further 27 properties were acquired. This program continued until 30 June 2009.</p> <p>The Federal Government's Stimulus package was introduced in 2009. The Stimulus program has enabled the construction of 421 Supportive Housing Units, allowing for downsizing for older tenants and backfilling by families on the waiting list.</p> <p>Public housing is constructed so that it complies with adaptable and/or accessible requirements. This increases the flexibility of the public housing stock so that it is suitable for a wider range of public housing tenants.</p> <p>Housing is constructed so that it achieves a minimum of 6 stars for energy efficiency. Energy and water efficient appliances are fitted, minimising the costs of running such houses, for those who are among the most vulnerable in our society.</p>
Encourage the Commonwealth to develop a more effective and viable funding base for public housing.	55. Work with other States and Territories to encourage the Commonwealth to fund public housing based on the realistic cost of managing the asset, including provision for managing higher complexity tenancies.	ONGOING	<p>The NAHA commits States and Territories and the Commonwealth to consider options for Commonwealth payment for social housing, which will examine funding models to address public housing viability.</p> <p>The Community Services Directorate will continue progress consistent with national work program under the Housing Minister's Conference structure.</p>

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SUPPORTED ACCOMMODATION Action Plan Goal: Maintain and enhance the role of supported accommodation providers to ensure that all Canberrans at risk of homelessness, on low incomes, with special needs or requiring emergency accommodation are able to be appropriately accommodated with no or minimal delay, and if appropriate, assisted to move to longer term accommodation.

SUPPORTED ACCOMMODATION				
Objective	Initiative	Status	Detail	
Ensure the supply of suitable accommodation for people on low income or with special needs.	56. Expand the stairwell model of accommodation for key client groups.	IMPLEMENTED	Housing ACT has commenced a youth stairwell model at Kanangra Flats to enable tenants with similar backgrounds to receive appropriate levels of support, managed by Barnados and Lowanna Youth Services.	
Enhance the living skills of clients.	57. Continue reforms of the Supported Accommodation Assistance Program and expand outreach programs to assist in preventing evictions.	IMPLEMENTED	<p>The ACT Road Map Discussion Paper on the way forward for ACT homelessness services and related services was released in November 2009. The paper outlined the reforms to be undertaken over the next three years.</p> <p>In addition, Phase II of the <i>Affordable Housing Action Plan</i> was announced in August 2009, with a focus on affordable accommodation for the aged and homelessness. As part of Phase II, the "Street to Home" Program began in March 2010 to identify new homeless, and assist them into appropriate housing.</p> <p>The Community Services Directorate will continue to work with specialist homelessness services to realign service provision to meet the policy as set out in the "Road to Home", the National Affordable Housing Agreement, and the national partnership agreement on homelessness. The ACT will implement further initiatives to address homelessness and work with COAG.</p>	
Support the transition of tenants to longer term sustainable accommodation	58. Strengthen the transitional housing program.	IMPLEMENTED	<p>Suitable public housing properties awaiting sale or re-development have been used as temporary transitional accommodation for clients exiting homeless services.</p> <p>As at 30 June 2011, 40 properties were being used as transitional housing.</p>	

AGED ACCOMMODATION				
Objective	Initiative	Status	Detail	
Ensure the supply of sufficient land to meet the increasing demand for aged accommodation	59. Continue to identify development sites throughout Canberra for a mix of housing developments that enhances the provision of affordable aged housing.	IMPLEMENTED	<p>A number of development sites have been identified, including:</p> <ul style="list-style-type: none"> • The direct sale of the O'Connell Education site at Griffith for a 160 bed aged care facility; • The planning for the redevelopment of Morling Lodge in Griffith has commenced; and • A block in Stirling was sold in 2009 for aged person's accommodation. <p>Additionally the Government partnered with the Master Builders Association to open its second display</p>	

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AGED ACCOMMODATION

Objective	Initiative	Status	Detail
			<p>home that showcased adaptable and accessible housing design which enables people who are older, and people with disabilities, to remain in their own home as they age.</p> <p>The Economic Development Directorate will continue to identify sites and review demand for accommodation for older Canberrans.</p> <p>The ACT Government's response to the Nation Building and Jobs Plan program also identified sites in Bonython, Chapman, Conder, Curtin, Florey, Kambah, Macquarie and Rivett that have been developed for older persons supportive housing, occupied principally for public housing tenants.</p>

ACTIONS THAT APPLY TO ALL SECTORS

Objective	Initiative	Status	Detail
Skills			
Ensure the supply of sufficient skilled workers to meet current and future demand for housing construction.	60. Ensure there is sufficient labour for the building industry to deliver the goals of the affordable housing strategy. This is to be achieved through the work of the Skills Commission; by working with the Australian Government and other jurisdictions on mutual skills recognition; and continuing the Live in Canberra campaign.	IMPLEMENTED	<p><i>ACT Skills Future – key initiatives in a long term strategy to address the skills challenge (2008)</i> sets out the Government's response to the Skills Commission report and includes actions to expand the workforce, increase productivity and participation, and enhance education and training, including vocational education.</p> <p>Industry has responded to the skills shortage by expanding initiatives such as the Australian Schools Based Apprenticeship Program, apprenticeship training, and cadetship programs for building industry para-professionals.</p> <p>The Commonwealth Government has established Skills Australia to work with industry.</p> <p>A Bachelor of Building and Construction Management, and a Bachelor of Urban and Regional Planning at the University of Canberra have been established.</p> <p>In addition, the ACT held a Skills Summit on 14 April 2011 with the participation of representatives of the building and construction industries. Issues raised at the Summit are likely to be referred to the new Tertiary Education Council for consideration. The Education and Training and Economic Development Directorates will continue to liaise with the building and construction industry to address skills shortages.</p>
Ensure adequate accommodation for skilled workers, including short term residents.	61. Develop accommodation options such as a caravan park and a 2-3 star motel in areas such as Stromlo to	IMPLEMENTED	<p>In May 2010, the Government agreed in principle to the direct sale of Part Block 751 District of Gungahlin to EPC for the development of tourist accommodation, including short stay, 4-5 star caravan and camping facilities and student accommodation. Environmental clearances are now underway, and an EOI has been advertised.</p>

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ACTIONS THAT APPLY TO ALL SECTORS				
Objective	Initiative	Status	Detail	
	accommodate workers on short-term basis and to respond to peaks in industry demand.		<p>Block 3 section 95 Watson has been sold at auction for affordable accommodation for student groups visiting Canberra. Block 7 section 64 in Lyneham has also been identified for release in 2011/12 for low cost tourist accommodation, freeing up other short term accommodation forms for key workers.</p> <p>A site for a 2 to 3 star motel and a caravan park has been identified in the Stromlo area.</p>	
Data				
Ensure the ACT has access to accurate data on which to base future land release and service projections.	62.	Ensure the ACT has access to accurate data on which to base future land release and service projections and continue to work with the Australian Bureau of Statistics to ensure the availability of high quality data.	IMPLEMENTED	<p>The Chief Minister and Cabinet Directorate has released <i>Suburb Level Population Projections 2009-2021</i>. The ACT Government is participating in a COAG national housing supply initiative.</p> <p>The ACT Planning and Land Authority is now providing Planning Data on its website.</p> <p>The Economic Development Directorate will maintain contact with the Australian Bureau of Statistics to ensure that the most relevant data can be utilised in an effective manner.</p>
	63.	Implement an education campaign to ensure people who move to Canberra update their Medicare immediately.	IMPLEMENTED	The education campaign was launched in August 2007.

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PHASE II: ADDRESSING HOMELESSNESS AND AFFORDABLE ACCOMMODATION OPTIONS FOR OLDER CANBERRANS

HOMELESSNESS - Intensive engagement with people becoming homeless			
Objective	Initiative	Status	Detail
Provide active outreach services to engage chronically homeless people and rough sleepers who do not utilise mainstream services	1. Provide active outreach to engage chronically homeless people and rough sleepers who do not utilise mainstream services through the implementation of a "Street to Home" program, and a "who's new on the streets" committee.	IMPLEMENTED	<p>The Street to Home service for rough sleepers became operational in March 2010. The service is being operated by St Vincent De Paul, who have provided a post implementation report to the Community Services Directorate (CSD).</p> <p>CSD will review the "Who's New on the Street" program.</p> <p>The original target for the program was to support 20 people sleeping rough. In the first eight months of service the program identified 50 rough sleepers and supported 20 of them into accommodation.</p> <p>The program received increased funding of \$504,000 over four years in the 2011/12 budget, allowing an expansion of outreach places for up to 30 rough sleepers at any one time, two crisis accommodation flats, and four long term flats to be filled in a housing first model.</p>
Facilitate easy access to homelessness services through centralised intake and a common waiting list for public and community housing	2. Facilitate easy access to homelessness services through centralised intake, a common waiting list for public and community housing, and collocating Housing ACT's Gateway Services and crisis accommodation advice service.	IMPLEMENTED	<p>The Centralised Intake Service for homelessness - "First Point" - was launched in November 2010, and is operated by CanFacs. The program is co-located in Housing ACT and is operating successfully.</p> <p>One outcome of First Point will be to provide the Community Services Directorate with more accurate numbers as to demand for accommodation in the Territory. The Institute of Child Protection Studies has been engaged to conduct a review of the program in August 2011.</p> <p>The Social Housing register combined waitlist for public and community housing began on 1 September 2010. The service allows those wishing to apply for social housing to use one form to assess for eligibility for a range of providers.</p> <p>The Central Access Point for social housing and homelessness services, collocating Housing ACT and community services, began in June 2011, and was launched on 5 July 2011.</p>

HOMELESSNESS - Support at risk groups maintain their housing			
Objective	Initiative	Status	Detail
Implement measures to assist people to maintain tenancies	3. Develop options to implement a program to increase tenancy and clinical	IMPLEMENTED	<p>The Housing and Support Initiative (HASI) was established in 2009-10 and provides supportive tenancy management for people with complex mental health issues in partnership with Mental Health ACT, community providers and clinical services.</p>

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HOMELESSNESS - Support at risk groups maintain their housing

Objective	Initiative	Status	Detail
through active coordination of mental health and housing services	support for tenants with a mental illness similar to the Housing Accommodation and Support Initiative (HASI) in NSW.		<p>The program addresses housing, clinical management and support needs within a coordinated framework and approach by all three partners. A total of ten clients were supported under the HASI model in the ACT in 2010-11, and the program will expand to 15 clients in 2011-12.</p> <p>The Commonwealth Government has also committed recurrent funding for a further 20 places in 2011-12 under a Housing and Recovery Initiative (HARI). The HARI program will operate under the same structure as the HASI program.</p>
Link housing with employment and training opportunities to assist younger homeless people to maintain stable tenancies.	4. Introduce a Youth Foyer model in the Territory linking youth housing with opportunities for employment and training for people aged 16 to 25.	IMPLEMENTED	<p>The Property for the program was identified and completed construction in March 2011 for a 15 unit facility to accommodate up to 28 young people.</p> <p>The Service will be operated in partnership by Barnardos and Anglicare.</p> <p>The service has been operational since June 2011, with up to 25 young people to be accommodated.</p> <p>The service has an oversight group comprising of Housing ACT the Economic Development Directorate, the service partners, and the Rotary Club of Canberra.</p>
Assess legal barriers to maintenance of tenancies by women and families escaping domestic violence	5. Investigate residential tenancy options to support victims of domestic violence to remain housed through a partnership between Housing ACT, the Domestic Violence Crisis Service and appropriate legal services.	IMPLEMENTED	<p>Housing ACT (HACT) now implements a policy to identify and assist victims of domestic violence. To this end, training is available to HACT staff and maintenance staff.</p> <p>The Community Services Directorate has identified issues with the tenancy legislation, noting that action cannot be taken against an aggressor without final domestic violence orders.</p> <p>The Justice and Community Safety Directorate is reviewing the legislation with a view to allowing tenancy action when interim orders are in place.</p>
Facilitate the housing of families by providing public housing that is flexible to the changing needs of tenants	6. Focus the program of capital upgrades to social housing dwellings through inclusion of accessibility modifications, extensions, and temporary structures where appropriate and	IMPLEMENTED	<p>Housing responds to the changing needs of tenants in several ways, consistent with the aim of sustaining tenancies, including enabling tenants to age in place, in the area where they have created their home, close to neighbours, friends and family, and local facilities.</p> <p>A range of modifications are made in circumstances where a tenant has mobility impairments, either through illness, age or disability.</p> <p>In 2010/11 around 137 modifications to properties were undertaken by Housing ACT. These modifications</p>

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HOMELESSNESS - *Support at risk groups maintain their housing*

Objective	Initiative	Status	Detail
	permitted under planning laws, to address changing family composition and overcrowding thus allowing tenants to remain housed in place.		<p>ranged in scale from grab rails and entry ramps through to complete renovations of the living areas to facilitate wheelchair access. The works are installed in accordance with the specifications of an Occupational Therapist.</p> <p>Housing ACT also undertakes extensions where the size of the family warrants additional living space. These extensions generally consist of adding two bedrooms and a bathroom, and where practicable, additional living space. Ten properties are currently being modified to cater for large families. In addition, at least four properties have been extended to assist with issues of overcrowding in dwellings occupied by Aboriginal and Torres Strait Islander families.</p>
Add to accommodation options for the elderly homeless, catering to their specific accommodation and support needs	7. Introduce support and accommodation services for the elderly or frail homeless or older people at risk of homelessness (including the Wintringham model) through provision of an appropriate site for development.	ONGOING	The Economic Development, and Community Services Directorates have met with Wintringham representatives to explore possible options.

HOMELESSNESS - *Provide housing and support at critical points of need*

Objective	Initiative	Status	Detail
Provide stable accommodation options and expand existing transitional housing programs to provide support for people exiting institutions, emergency or crisis accommodation	8. Provide stable long term housing with transitional support for people exiting the Alexander MacConochie Centre, and other institutional or care settings.	IMPLEMENTED	<p>The Canberra Mens Centre Program (MASS) is now operational.</p> <p>The Women's Centre program ("Coming Home") is in operation. It is run by a consortia of Toora Women Inc, beryl Women's Service and Canberra Rape Crisis Centre.</p>
	9. Build on the stairwell model of accommodation and support used as part of Housing ACT's Transitional Housing Program to provide transitional housing for people requiring short term	IMPLEMENTED	A new model of transitional housing is in place. Transitional housing packages are now provided to assist tenants to stay housed in place (sustaining their tenancy). The program is tied to the services provided to the person, rather than to a house.

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HOMELESSNESS - Provide housing and support at critical points of need

Objective	Initiative	Status	Detail
	assistance.		

HOMELESSNESS - A whole of government framework

Objective	Initiative	Status	Detail
Initiate a whole of government response to addressing homelessness, coordinating existing services, and sharing knowledge to facilitate effective outcomes.	10. ACT Government housing and human service agencies to develop and sign protocols similar to the NSW Housing and Human Services Accord to ensure that responsibility for homelessness and housing is effectively shared and managed on a whole of government basis.	ONGOING	<p>An Inter-Directorate Committee (IDC) has been established to provide advice on the most effective form of homelessness service collaboration across the ACT Government.</p> <p>To date, the IDC has consulted with the Homeless Pathways group, and held a workshop with key community groups.</p>

ACCOMMODATION FOR OLDER CANBERRANS - Increase supply and diversity

Objective	Initiative	Status	Detail
Increase the number of public and community housing properties appropriate to the needs of ageing tenants thereby assisting public housing tenants and low income renters who cannot afford entry to the private rental market and have changing support requirements.	11. Expand the program for redevelopment of Housing ACT properties to provide more appropriate housing for older tenants, and explore partnership opportunities between Housing ACT and community care providers for the flexible provision of	IMPLEMENTED	<p>Under the Federal Stimulus Initiative, the Community Services Directorate (CSD) is constructing housing on its own land and on land that has a community facility zoning for older people. The housing will be adaptable, meet universal design principles, meet a 6 star energy rating and contain energy efficient appliances.</p> <p>CSD has been liaising with community care providers about an appropriate model to use in the delivery of care and other services to the people that will be occupying the units constructed.</p> <p>Construction of dwellings is ongoing.</p>

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ACCOMMODATION FOR OLDER CANBERRANS - Increase supply and diversity			
Objective	Initiative	Status	Detail
	care to tenants.		
	12. Engage with CHC Affordable Housing, and other community housing providers to develop a strategy for their contribution to the provision of affordable housing for older Canberrans.	IMPLEMENTED	Discussions with CHC Affordable Housing regarding provision of aged housing took place in 2008.
Remove the barriers to enable a more flexible market response to the demand for affordable aged accommodation to assist middle income older Canberrans, including renters.	13. Mainstream provision of affordable aged accommodation villages through pilot schemes and land releases that better enable private investment.	IMPLEMENTED	<p>Two blocks have been identified in Franklin for release in 2012 for aged accommodation, including 20 per cent affordable housing and universal design.</p> <p>Two further blocks are due for release in June 2011 (located in Calwell and Isabella Plains) with flexibility for the market to determine the appropriate mix of care and accommodation (including flexibility with regard to the percentage of residential care, supported accommodation, and independent living units.)</p>
Facilitate greater diversity and choice of affordable housing for all older Canberrans within existing suburbs and Greenfield developments.	14. Encourage and enable the affordable provision of granny flats, demountables/prefabricated dwellings and extensions, and for dual occupancies, in existing and new suburbs.	ONGOING	<p>The ACT Planning and Land Authority (ACTPLA) has undertaken a review of the policy relating to 'habitable suites' and 'relocatable units' (both uses being common terminology for 'granny flat') as part of the broader review of the Territory Plan's Residential zones development codes.</p> <p>Policy changes for 'granny flats' have been included within a draft variation 306 which has been released for public comment.</p> <p>The Draft Variation proposes new provisions for secondary residences, allowing them to be built on blocks over 500m², up to a gross floor area of 75m². Although the units will not be able to be separately titled, there will not be any restriction on occupancy. These proposed changes would bring the legislation in line with existing NSW policies.</p> <p>Changes to provisions regarding dual occupancies are also proposed. In the suburban core, it is proposed to reduce the required block area from 800m² to 700m² for a dual occupancy to be permissible. Although unit titling will not be permitted, subdivision of suburban</p>

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ACCOMMODATION FOR OLDER CANBERRANS - *Increase supply and diversity*

Objective	Initiative	Status	Detail
			core blocks may be allowed.
	15. Support the development of an exhibition home in the University of Canberra Innovation Centre to test the use of pre-fabricated dwellings in the provision of affordable accommodation for older people, by seeking expressions of interest from the market.	ONGOING	The Economic Development Directorate has had preliminary discussions with the University of Canberra with a view to working with the University to deliver demonstration housing on campus.

ACCOMMODATION FOR OLDER CANBERRANS - *Enable ageing in place*

Objective	Initiative	Status	Detail
Ensure that universal design becomes mainstream to increase the stock of housing, both new and existing, that is flexible and responsive to the changing needs of occupants as they age.	16. Work with industry to develop Universal Design Guidelines for the Territory.	ONGOING	The Economic Development Directorate has discussed draft guidelines with relevant stakeholders, including peak industry bodies. The proposed guidelines are based on the nationally endorsed Liveable Housing Design Guidelines developed by the Australian Government.
	17. Introduce a requirement that by the end of 2010, 20 per cent of all new detached housing comply with the universal design guidelines, with a target of 50 per cent by 2015, and 100 per cent by the end of 2020.	ONGOING	The Economic Development Directorate is working with other Directorates with regard to implementation of the 20 per cent requirement.
	18. Develop a checklist for voluntary disclosure of universal design and sustainability features on sale or rent of properties.	ONGOING	The Economic Development Directorate has drafted proposed guidelines based on the nationally endorsed Liveable Housing Design Guidelines developed by the Australian Government. The checklist will reflect the proposed guidelines.

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ACCOMMODATION FOR OLDER CANBERRANS - <i>Enable ageing in place</i>			
Objective	Initiative	Status	Detail
Promote and encourage home modification to reduce the incidence of falls in the home.	19. Expand promotion of the falls prevention program and investigate options for a program that encourages appropriate home modification (eg. rebates for home modification for eligible home owners, such as those eligible for a Seniors Card).	ONGOING	<p>In 2007, a review of the strategic direction of the Health Promotion and Grants Program was undertaken. Following a community consultation process, a broad statement of strategic intent for the 2008/09 funding rounds was produced. This statement recommended a widening of the falls prevention funding guidelines to include other agencies in the ACT that conduct falls prevention activities in the broader community. In 2008/09 this funding round was renamed Stay On Your Feet Falls Prevention Funding Round (FPFR).</p> <p>The Economic Development Directorate is to progress this initiative within the context of the existing ACT falls prevention strategy.</p>
Create links within existing communities to provide support for a range of older Canberrans who are living independently.	20. Engage with the not-for-profit sector and service providers on the scope for a Community Access Network pilot project.	IMPLEMENTED	<p>A six month pilot project for the Community Access Network program was launched in Weston Creek in September 2010 and completed in May 2011.</p> <p>The Government is investigating whether the project may be operated independently on an ongoing basis, with Government assistance.</p>
Increase the diversity of affordable options for ageing in place that provide a range of universally designed dwelling types to cater for occupants in a variety of social and income situations.	21. Seek private investment, including not-for-profit providers, for an older persons' accommodation development, combining universal design and external services to facilitate ageing in place (such as the 'Apartments for Life' model). Subject to a successful EOI, release a suitable site for such a development.	ONGOING	<p>The Economic Development Directorate has identified an opportunity for the proposed development model to be explored on a block to be released in Franklin, with a yield of around 60 to 100 units.</p> <p>EDD will develop a scoping paper, with a view to seeking expressions of interest in 2011/12.</p>