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The ACT Government's Affordable Housing Action Plan, 2007 to 2015

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The Trigger



- *“The ACT Government is well aware of the importance of addressing the problem in order to improve the well-being of all Canberrans and the functioning of our regional economy.”*
- *“It is for this reason that my Government introduced its Affordable Housing Action Plan on 12 April 2007 and signalled that this matter will be a priority for the Government over the coming years.”*
- *“The Government is particularly concerned about easing housing stress for medium and low income households “*
- *“The reasons are many and complex, but a major driver has been an increase in the demand for housing which has not been matched by supply”*



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The Plans

Phase 1 (2007)

63 objectives focussing on:

- Land Supply and the Land Pipeline
 - Capped house and land and land only sales
 - Over the counter sales
 - Trunk infrastructure reviews
 - Track the pipeline
 - Ensure we have 4 years of land working through the system
 - Demonstration villages (sustainable, accessible)
 - Review practices, incorporate principles, amend work plans of directorates etc etc...



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- Compliance, Regulation and Planning
 - Commence/complete provisions
 - Hardship tests
 - Studies into impacts of planning requirements

- “Other measures”
 - Shared Equity
 - Land Rent
 - Home Buyer Concession Scheme
 - Stamp Duty Deferral
 - Short Term Worker Accommodation



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○ Private Rental

- Institutional Investment in affordable rental properties
- Homeshare

○ Community Housing

- Establish CHC
- Transfer 135 ACT Government dwellings
- \$70 million line of credit
- Ongoing land provision
- Targets of:
 - 500 private rental dwellings in 10 years
 - 1,000 affordable sales
- Provide a Shared Equity Scheme



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○ Public Housing, Supported Accommodation, Aged Care

- Shared Equity
- Targets for waiting lists
- Retarget stock to client needs
- Youth Stairwell Model



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Phase 2 (2010)

21 objectives focussing on:

- Homelessness

- Street to Home outreach centre, Centralised Intake, Common waiting list for public housing
- Tenancy and clinical support for those with Mental Illness
- Youth Foyer Model (16 to 25 age group)
- Policies for those experiencing domestic violence
- Wintringham Model for the aged
- Transitional housing for those in the justice system



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○ Older Persons

- Redevelop or adapt public housing
- Community Housing for Older Canberrans
- Land release, Habitable Suites and Relocatable dwellings
- Ageing in place/Universal Design



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Phase 3 (2013)

14 varied objectives:

- Reduced Land Tax for low value properties (under \$390k)
- Institutional Investment in Affordable Rental Properties
- Transfer of land and properties to Community Housing Sector
- Land allocation for Public Housing in Greenfield areas
- Grants to small licenced clubs
- Underutilised Community Facility Land
- Lease Variation Charge remission for affordable housing
- New Thresholds based on dwelling size
- Abolish Stamp Duty
- New Version of Ownplace
- Release land for short term accommodation



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The Hits

- We now know where land is in the pipeline, and supply is up!!
- Affordable Housing provision in new estates is the new “normal”. Early Ownplace a great success
- Land Rent – after some teething problems, 3,000 households have accessed it



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- Homeshare, Youth Foyer Model, Common Ground
- Coordination of Homelessness Services
- Adaption of Public Housing Dwellings
- Reduction/abolition of land tax and stamp duty



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The Misses

- Affordable House and Land Packages morphed from a mixture of detached/semi detached product to 1 bedroom apartments



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The Misses

- Over the Counter Sales of Land from an Inventory – Nil!
- Shared Equity
 - For Public Housing
 - For Community Housing
- The first iteration of Land Rent Scheme
- The Home Buyer Concession Scheme Threshold and Ownplace “list”



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The Misses

- Institutional Investment in Affordable Rental Properties
- Community Housing Provision
 - 500 private rental dwellings in 10 years (367 achieved)
 - 1,000 affordable sales (238 achieved)
 - The money has run out!
- Universal Design
- Lease Variation Charge remissions



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The Next Steps

- Refocus the target market to households in quintile 2
- Focus on security of tenure and improved housing accessibility
- Attract Private Institutional Investment for permanent affordable rental housing
- Actively pursue the introduction of shared equity schemes
- Tax credits and inclusionary zoning incentives for affordable rental



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- Decouple eligibility from the HBCS income threshold
- A new version of Ownplace – home purchase for Quintile 2
- Create and manage a priority list as affordable rental and purchase opportunities arise.
- Allocate land for public housing in greenfield estates
- Reach out to all community housing providers and provide land and tax based incentives



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Thank You

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