



ACT
Government

Towards a New ACT Housing Strategy

Dr Erin Brady

Deputy Director General

Land Strategy and Environment

Environment, Planning and Sustainable Development

Simon Tennent

A/g Director

Land Development Projects

Environment, Planning and Sustainable Development





ACT
Government

Purpose

To establish a new policy framework and action plan for the sustainable supply of housing for households at all income levels





Background

- The development of the new Strategy has been informed by:
 - learnings from the 2007 to 2018 Affordable Housing Action Plan, and
 - significant community and stakeholder consultation over 2017/18



ACT
Government

Proposed Goals and Objectives

ACT HOUSING STRATEGY

GOALS

1

AN EQUITABLE, DIVERSE AND SUSTAINABLE SUPPLY OF HOUSING FOR THE ACT COMMUNITY

2

REDUCING HOMELESSNESS

3

STRENGTHENING SOCIAL HOUSING ASSISTANCE

4

INCREASING AFFORDABLE RENTAL HOUSING

5

INCREASING AFFORDABLE HOME OWNERSHIP

OBJECTIVES

HOMELESSNESS AND CRISIS ACCOMMODATION

PUBLIC AND SOCIAL HOUSING

AFFORDABLE HOUSING

TENANCY SUPPORT

PLANNING AND DEVELOPMENT

DESIGN



ACT
Government

Actions and Implementation

In effect, the new strategy started in October 2017.

- New Public, Community and Affordable Purchase targets
- New Affordable Home Purchase Database and Eligibility
- 2 year, \$1 million Innovation Fund
 - Year 1 funding:
 - Not for Profit Real Estate Model
 - Co-Housing Development
 - Homeshare





ACT
Government

Actions and Implementation

2018/19 Budget Initiatives include:

- Innovation Fund Year 2 Projects:
 - Specialist Disability Housing Project
 - Housing for Families escaping Domestic Violence
 - Community Housing on underutilised Community Facility Land
 - Other Good Ideas
- \$1.6 million per annum over 4 years for priority homeless groups
- A housing project targeting persons with complex mental health needs
- Ongoing tax reform
- Demonstration housing projects



ACT
Government

Actions and Implementation

Further initiatives currently in scope

- Mechanisms to grow the community housing sector
- Topic based, customer focussed housing web presence
- Residential Tenancy reforms
- Public housing policy, renewal and growth strategies
- Housing typology and planning outcomes (Housing Choices), and
- Working collaboratively with the Commonwealth to identify and pursue options for Commonwealth assistance



Format and Release Date

The Strategy will be both printed and electronic and in a format that is able to be constantly updated to reflect new initiatives and areas of focus.

The Strategy requires final Government approval ahead of its release in late 2018.



ACT
Government

HOUSING CHOICES PROJECT

**DR ERIN BRADY
DEPUTY DIRECTOR GENERAL
LAND STRATEGY AND ENVIRONMENT
ENVIRONMENT, PLANNING AND SUSTAINABLE
DEVELOPMENT**

**ALIX KAUCZ
SENIOR MANAGER
TERRITORY PLAN
ENVIRONMENT, PLANNING AND SUSTAINABLE
DEVELOPMENT**



HOUSING CHOICES DISCUSSION PAPER

NOVEMBER 2017





ACT
Government

WHAT ARE THE DRIVERS FOR CHANGE IN DEMAND FOR HOUSING?

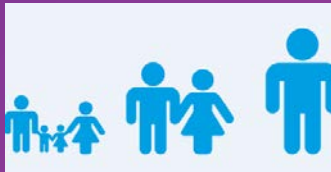


Our population is growing and ageing

- 6000 extra people per annum...or 16 people in 6 new homes each day



our household sizes are changing...



...as well as household composition, and



the need to be sustainable, compact and well-connected

- Limited greenfield land available for development
- The ACT has a high ecological footprint



ACT
Government

WHAT WERE WE HEARING?

From the Canberra community

- desire to age and downsize within the same community
- Single dwellings and multi storey apartments – but little in between
 - dual occupancies, town houses, terrace houses, duplexes, co-housing
- need to protect the character of suburban areas

From development industry

- Small scale medium density development not economically viable
- planning policies create a barrier to development



ACT
Government

WHAT IS “MISSING MIDDLE” HOUSING?



Blue dotted line indicates title boundary



ACT
Government

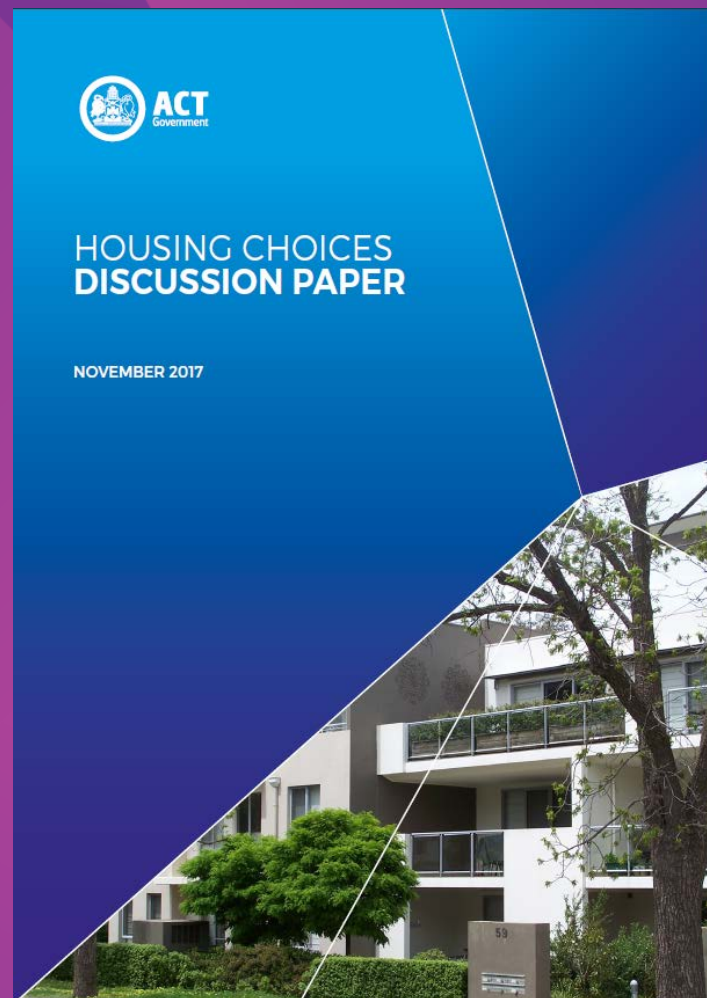
WHAT IS THE HOUSING CHOICES PROJECT?

Discussion Paper was developed to consider the issue of housing choices

Consulted with the community to find out

- What type of housing people wanted to live in or see in residential areas
- Does that housing exist in the areas they wanted it
- If not, was that due to planning restrictions

Consultation ran from 13 November 2017 to 9 March 2018





ACT
Government

WHAT ARE THE OUTCOMES OF HOUSING CHOICES ENGAGEMENT?

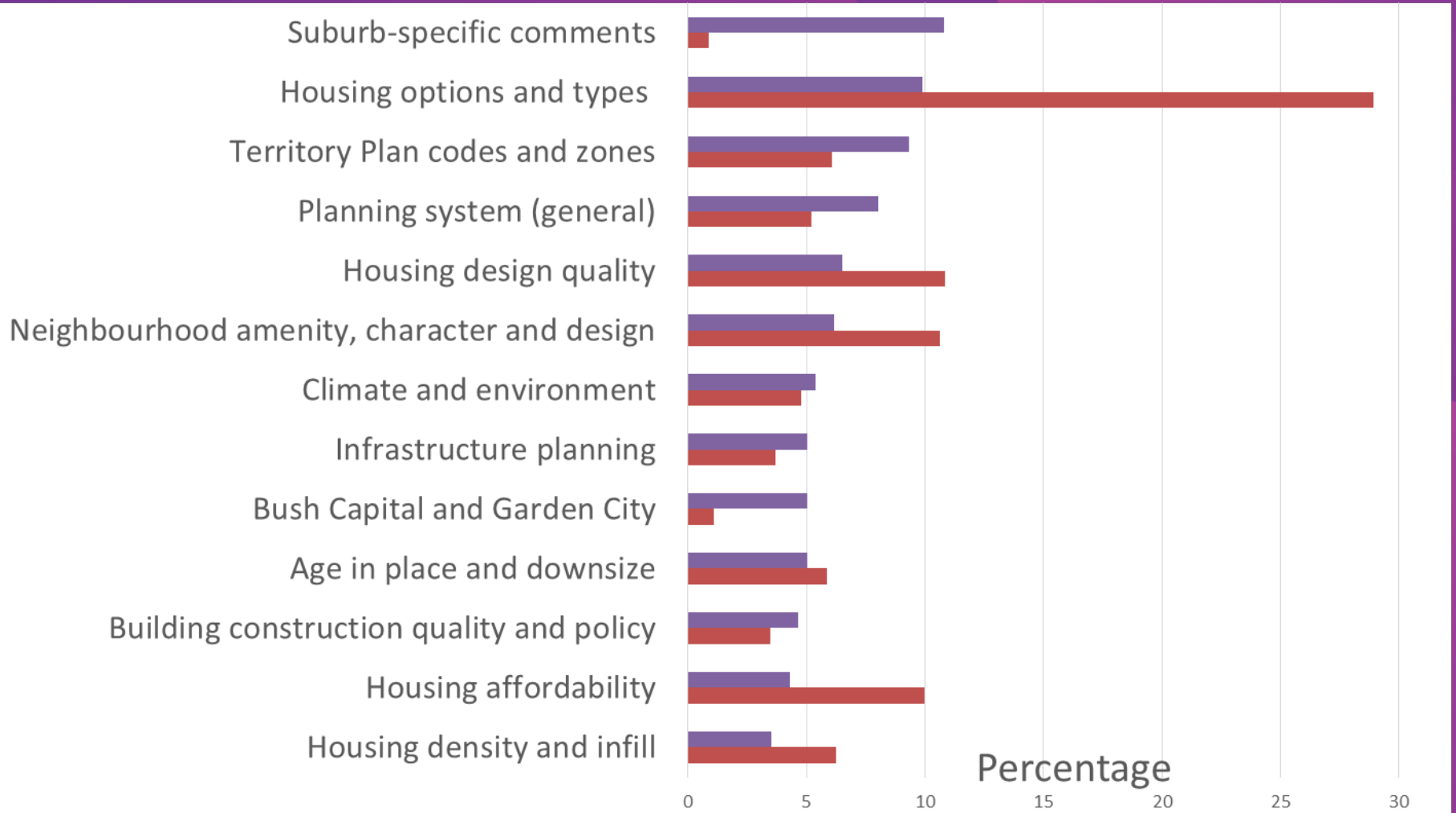
The engagement process was successful with a significant response from the community

- 153 **written submissions** received on the discussion paper
- Presentations at five **stakeholder meetings** attended by approx. 200 people
- Stakeholder **workshops** attended by 32 people
- 618 responses to an **online survey**
- 58 responses to **online survey questions** on YourSay website
- **Kiosk engagements** at 13 locations with comments provided by approx. 350 people
- 5,298 visits to the **YourSay website** project page
- 204 visits to the **ESPDD website** project page
- 13 **social media posts** reached 8,346 people



ACT
Government

WHAT KEY THEMES DID WE HEAR?





ACT
Government

WHAT IS THE COLLABORATION HUB?

15,000 invitations were sent out to Canberra addresses

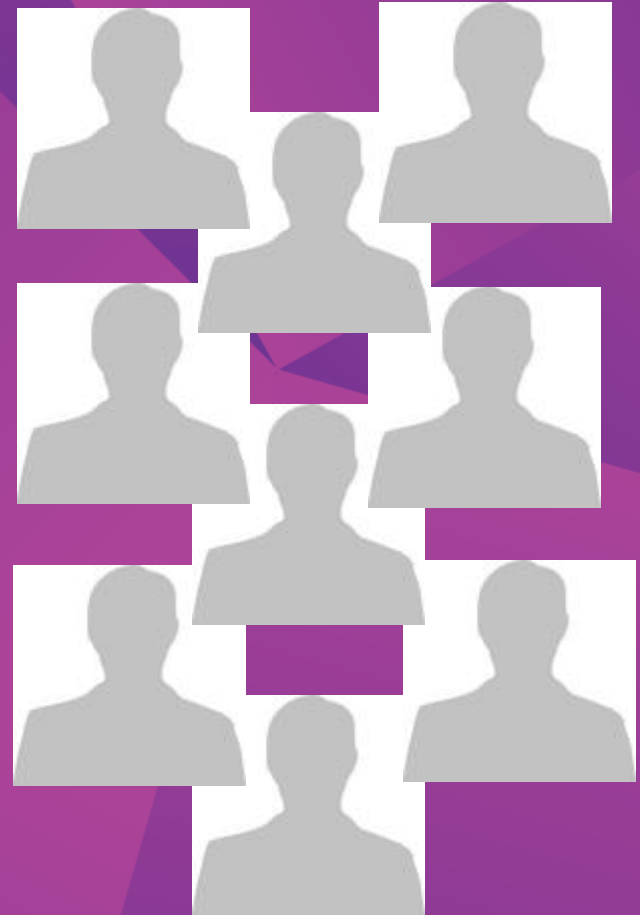
- Invited to be part of 5 Saturday sessions
- Recipients then nominated to be involved
- selected to ensure they represent the wider community (age, gender and district of residence)

Hub participants are considering the question:

***Canberra is changing – and there are many different way
our housing needs can be met.***

What do we need to do?

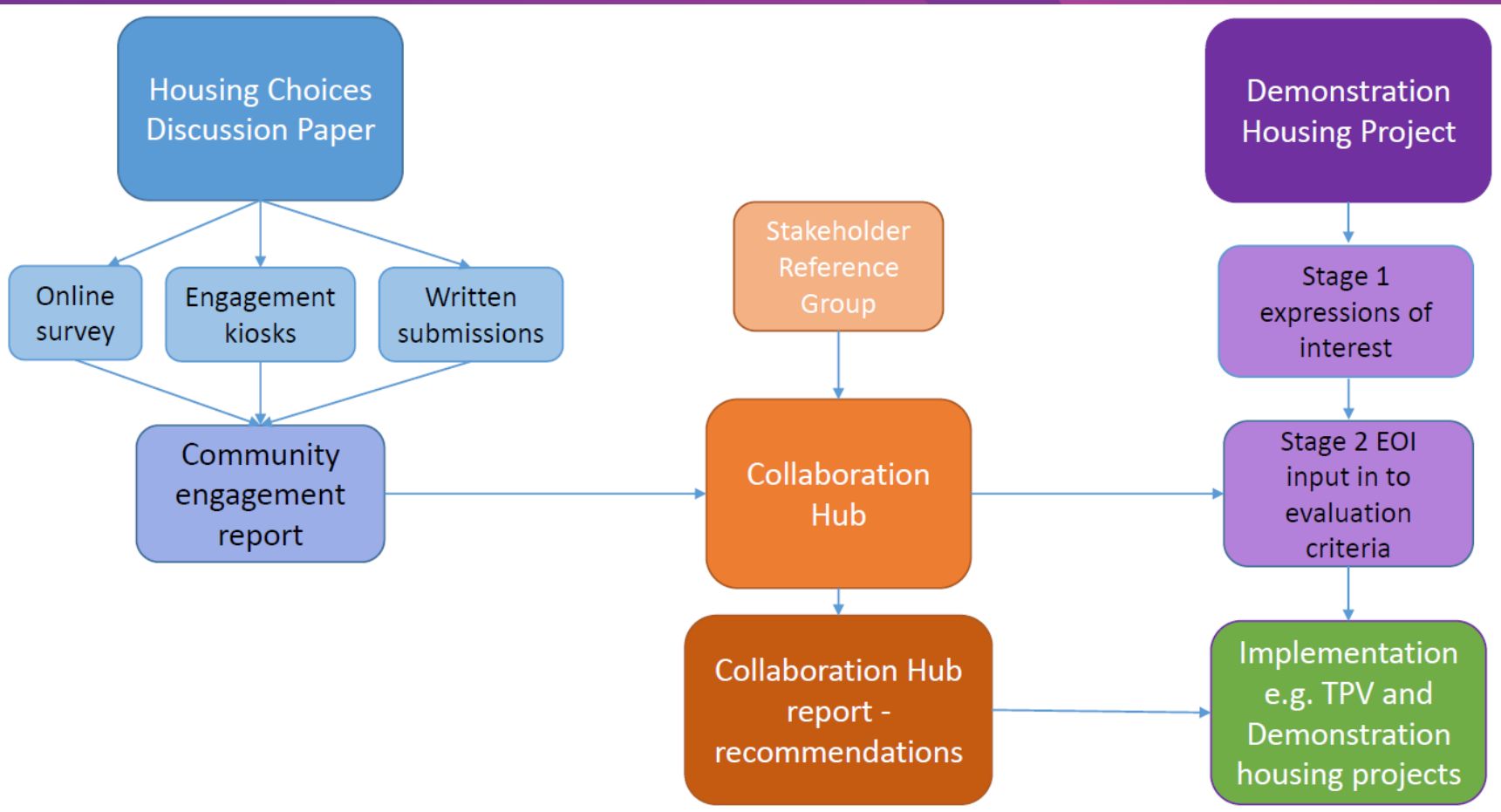
Hub participants will write their own report of recommended actions and this will be published





ACT
Government

HOW WILL WE BRING IDEAS TOGETHER IN A COLLABORATIVE PROCESS?





ACT
Government

WHAT IS THE INDICATIVE PROGRAM?

Nov '17 Release Housing Choices Communication & engagement campaign to gather stories & ideas on housing choices in Canberra

Digital & Online

Face-to-Face Engagement

Mar '18 Establish Collaboration Hub
Representative group of citizens evaluates input and develops recommended policy/legislative changes

Five meetings to occur over Mar '18 to Jul '18

Sep '18 Executive Review

EPSDD Executive review proposed changes and determine response

Nov '18 Implement Policy/Legislative Changes

Nov '17 Begin scoping Demonstration Housing Project

Workshop will assist in developing EOI

We are here

April - June '18 Stage 1 EOI Process

Collaboration Hub will assist in developing Stage 2 EOI criteria

July - Sep '18 Stage 2 EOI Process and identification of sites in consultation with community and participants

Oct '18 Announce successful projects

Oct '18-Sep '20 Project Delivery

TPVs to permit successful projects, planning, design & construction (subject to funding and all approvals)