STRATEGIC PROPOSAL

Your name:

Investigating new affordable housing.

Brief summary of conversation you would like to host:

multilayered approach to home ownership — across govt, community sector, finance sector

- ~~Plan~~ = flexible planning
- using bond aggregator, — develop Act bond aggregator.
- providing support to new home owners
- = triage system
- whole of life approach

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05-A0-10

STRATEGIC PROPOSAL

Announcement from Simon Tennant
Affordable Housing

Your name: More affordable housing.
05-AO-3 of 7

as Developer Contribution

Brief summary of conversation you would like to host:

Subsidies / taxation ~~levers~~ levers, for dev who can be incentivised in atypical areas.

- In-city: higher prices would need to call on ACT Gov legislation
- Adopt universal design principles.
- Zoning reform to ensure affordable housing in 'prime sites'.
- Planning controls that set % for different size houses (1, 2, 3 bed).
- Sites that don't sell at ballot could be re-priced for affordable housing (SLA).
- More 'community contributions' from developers for local facilities

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05-AO-3/

STRATEGIC PROPOSAL

Your name: Flexible building Designs

Brief summary of conversation you would like to ~~host~~:

Supplement the Territory Plan to allow innovation. etc
Utalize town Planners to facilitate Community conversations

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05-A0-41

STRATEGIC PROPOSAL

Your name: 05 - AO - ~~5~~ - ~~2~~ 2

Providing housing options close to facilities.

Brief summary ~~of conversation you would like to host~~:

Could be used ~~for~~ community spaces while higher density developed.

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05-AO-51

STRATEGIC PROPOSAL

Your name: 05 - A0 - 5 of 7 -

Short-term adaptive reuse of buildings + land /

Brief summary ~~of conversation you would like to host:~~

Flexible planning with adaptable & accessible provisions with local involvement & location based assessment & incentives.

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2/5

05 - A0 - 6/

STRATEGIC PROPOSAL

Your name:

Brief summary ~~of conversation you would like to host:~~

Could we be encouraging financial planners + retirement advisors to present a diversity of retirement housing options!?

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05-AO-71

STRATEGIC PROPOSAL

Your name: 05_AO.1

Brief summary ~~of conversation you would like to host:~~

OPEN UP THE ABILITY TO PROVIDE AND GROW MODULAR + TRANSPORTABLE HOUSING OPTIONS BY

- ZONING + PLANNING POLICY REFORM
- DEVELOPING PRECINCTS THAT ARE TAILORED TO SUPPORT THIS HOUSING MODEL
- DEVELOPING FINANCING OPTIONS
- SIMPLIFICATION OF LICENCING PROCEDURES FOR CONSTRUCTION.
- GOVERNMENT INVESTMENT / JOINT VENTURES / SUPPORT SERVICES IN LAND SERVICING + CONSTRUCTION.

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05-AO-9/

STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal

Change RTA to ~~to~~ make affordability of rental increase a consideration when deciding if the increase should be allowed.

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STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal:

Gradual path from Social Housing to Affordable rental

Increase rent according to income for social housing AND affordable rent rather than basing it on market rent.

* There is too big a gap between social housing rent and affordable rent.

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STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal:

Purpose built (for aging, disability, etc) dwellings to free up bigger properties where residents no longer require 3/4 bedrooms.

Flexible / modifiable designs (eg. 4 bd – 2x2bdr)

Flexible leases

Sale + Lease back model.

Database for accessible housing options

Purchase of old ACT Housing stock to move towards specific, multiple designs on large blocks (eg. dual occs tri occs, etc).

Incentivisation for landlords to fit out or promote their accessible property

Enabling choice for PWD across housing types & locations

Sustainable long term housing security on rentals

STRATEGIC PROPOSAL

Your name: [redacted]

Brief summary of ~~conversation you would like to host:~~ your proposal:

~~Implement~~ 75% cap on utility charges implement. (similar to "affordable rent" cap).

or introduce a capped weekly utility charge based on household composition (e.g 2 adults - $25 p/w).

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STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal:

INCREASING AFFORDABLE (~~& PURCHASE~~ RENTAL (& PURCHASE) DWELLINGS

- INCREASE SUPPLY – ↓LAND COST ↓BUILD COST (WITH NEW TECH.)
  ~~PRICES~~
- ~~SHARE~~ PRIVATE HOUSEHOLDS RENTING OUT PARTS OF HOME
- INCENTIVES FOR INVESTOR LANDLORDS TO PARTICIPATE IN SUPPLY OF REDUCING RENT PRICED → ADAPTION OF DHA MODEL TO AFFORDABLE HOUSING

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STRATEGIC PROPOSAL

Your name: A real estate that ~~focusses on~~ providing affordable housing.

Brief summary of ~~conversation you would like to host~~: your proposal:

1. not scared of making money
2. use a prevention model → have case workers + community development workers.
3. market a sustainable business model to existing or future entrepreneurs. (NGOs, Agencies, businesses)
4. consider subsidies and roll over contracts for things like NBN, elec etc. for eg. the real estate holds the NBN contract + charges the tenant instead of all people setting up new contracts.
5. consider access to supports on a needs basis - ie - those who can drive, put them further away than those who ~~do~~ have mobility issues
6. Link/advertise ~~properties~~ the option to do this for ppl who want to rent out a house - instead of them using 'normal' channels.
7. ~~Properties~~ across the ACT.
8. working together - collaboration
9. Offer if a renter loses their income - 'time limited'

*gvmt subsidies?

+ support tenancy staff.

establishing independent from g'ment affordable housing solutions

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STRATEGIC PROPOSAL

Your name: Rental Support Payment

Brief summary of conversation you would like to host:

multi tiered approach in which rental gap payments/funding are applied to the following stakeholders;

- Individuals based on 30% income → stay in place keep comm connection
- Comm Orgs to address periods of crisis & long/no income (rental guarantee like defence) → divert away from system or private rental. can offer
- Indiv. Landlords & real estate agents time limited
- HOUSING providers to apply to stable, valued tenants who have a period of no income. (12 mths) (rental subsidy)

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STRATEGIC PROPOSAL

Your name: Affordable Rental

Brief summary of ~~conversation you would like to host:~~ your proposal

Long term leasing product specifically designed to attract long term investment and long term tenure which is affordable.

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STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal:

Public housing ~~rent~~ rents rebated should be no ~~less~~ more than 25% of adjusted income as now.

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