

AFFORDABLE HOUSING SUMMIT – 17 FEBRUARY 2009

SHIRE OF AUGUSTA-MARGARET RIVER

Notations of the Affordable Housing Summit held at the All Seasons Resort, Wallcliffe Road, Margaret River commencing at 10.30 am.

a) Attendees and apologies

Acknowledgement of traditional owners.

10.20 am Tim Muirhead - overview

10.30 am Cr Harrison – Welcome

- Acknowledgement of special guests Hon Troy Buswell, Mayor Paddi Creevey, CEO SWDC, Mr Don Punch and many other guests.
- Background on the reason for a summit as opposed to developing a working group.
- Thanks to staff at Shire who assisted with the preparation and fellow Councillors for their support on the issue of affordable housing.
- Our Local Government (LG) knows that affordable housing is a wide ranging issue and the state and federal governments are looking at LG and private enterprise for solutions. LG's should take the initiative and as a Council and Shire we have a moral and social obligation to tackle this issue and facilitate others to share ideas and forge a way forward.
- It is a major problem in Augusta-Margaret River affordable housing is a major disincentive in Margaret River which affects a lot of people.
- Number of people who find accommodation but must move away due to the cost of living, cost of housing, and cost of land in this Shire is increasing. Affordable housing creates a huge amount of social problems, and affects industry, tourism and viticulture in taking business forward through the retention of staff.
- Affordable housing is often discussed as a wide and broad topic, but must be broken down. Today's event has been broken down into categories to assist with strategies. Different factors and solutions for each category.
- The issue of affordable housing is a LG issue, a state issue, a private sector issue and finding ways we can work together is vitally important to shared solutions.
- The focus today is on discussion and idea sharing, please focus on action outcomes, record and leave with the Shire points of action to assist with the writing of an action plan for each category of affordable housing, when who how.

10.40 am Hon Troy Buswell MLA – Overview of state government approach to affordable housing

- Acknowledgements including, Shire President Cr Steve Harrison and Deputy Shire President, Cr Ray Colyer and other AMR Councillors, thank you for the opportunity to participate, CEO AMR Shire, Gary Evershed and Mayor Mandurah, Cr Paddi Creevey, and Don Punch CEO SWDC.
- Housing affordability is an issue which confronts communities in all parts of WA.
- Not many LG's taking a proactive approach.
- The provision of housing is an important social responsibility which includes quality and affordable housing.
- Endorse Shire President's request for actions and state Government will support any outcomes which arise from this event.
- Shire has pulled the community together and building a better future for everyone who lives here in light of social pressures.
- Housing affordability is a significant issue both social and economic. Critical important role for state government applies to social, affordable housing for disadvantaged people and young people.
- Economic challenge work force, isolated communities, economic imperative to deal with issues surrounding social housing
- Dec 2004 Median house price \$260 000
- Dec 2006 increase to \$460 000, increase caused huge problems and massive increase in housing prices. Massive pressures on rent, current world economic uncertainty has reduced

some of the pressures, but the structural issues have not been addressed, rents in Perth are still rising.

- Social housing waiting list is at 20 000 people, who are in acute housing stress.
- 15 000 people in 2007
- State population growing at 50 000 people per annum (too low to provide economically sustainable growth rate)
- 23 – 26 000 dwellings to accommodate increasing population are required
- Policy areas active government
- Land availability – price increases in property in two years recued the land availability, land evaporated, land approval processes should allow local people to be involved.
- State government improving land forecast demand; regional, state and local levels. LG's regional levels have a very important role to play. E.g Karratha breakdown in nexus of supply and demand.
- SW estimate population growth figures are used to bring land onto market to allow local community to plan
- Stimulate private housing – increases in stock of housing – interesting indication
- \$216 million dollars for state housing 600 social housing dwellings, 400 new homes for government workers in regional areas.
- Federal government have provided \$6 billion across Australia. This will deliver 2 – 3000 social houses in into WA. Terrific boost for WA social housing stock.
- Equity positions to assist with affordable housing including the Key Start Program, encouraging increased housing.
- Social housing shortfall \$20 000 people in state 2009 stats. Recently established Social Housing Taskforce, providing government advice on different approaches for the state. Community housing, not for profit sector to encourage affordable social housing, LG's social housing assistance. E.g. Shire of Busselton manage social aged care accommodation; Cowaramup Lions manage a aged care village past the primary school. These are community driven responses to the problem.
- Future Plan for state government is to build social housing dwellings 20 000 by 2020.
- Change approach to providing social housing and state govt are heavily committed to that reform
- Built form innovation – help address affordability issues – younger couple confident to invest in two bedroom and build on later – educate property sector and investors which allows better affordability options.
- State government can get the best outcome if working with communities from the bottom up not top down.
- e.g. Initiative - Karratha are making moves for LG in partnership with State Government for the provision of land and LG will build a purpose build accommodation facility where employees of local businesses will be able to live.
- Congratulations to the AMR Shire who have identified the significants of this issue and a number of initiatives will come from this event.

11 am Geoff Broad – AMR Local Considerations

- Presentation included – population profile, economic population profile, residential rental costs, land/housing costs, etc

11.10 am Cr Mayor Creevey – Mandurah Experience

Congratulate AMR Shire on this initiative encouraging state, local government and industry input to the issue of affordable housing

- Affordable housing has been an issue since 1991
- Political will is needed to get this to the top of the agenda
- LG's have infrastructure lists a mile long, other pressures including climate change which take lot of time and resources; in LG combined leadership will assist.
- Mandurah had to do something, the issue of affordability on state and national agenda any number of events relating to affordable housing. Issue was that Mandurah has a 4 x 2 housing market and does not provide diversity in affordable housing stock,
- The population growth in Mandurah has been increasing and will continue to grow
- The projected population statistics provided by DPI were not able to be justified in LG. Growth Policy did not factor in growth impact on infrastructure.

There were no resources or money during the heavy growth period as the statistics did not factor jumps in the issue of growth and impact of growth which means people, number of people in the community increasing.

- Mandurah traditionally has been a state and federal government province.
- What is the future of Mandurah, how does it survive and provide resources for its residents?
- Plan for the future 40 000 more jobs for projected population for the future.
- Unhappy history, highest unemployment in state, youth unemployment 30 %, poor economic outlook.
- 4000 businesses in peel community, diversity in industry changing.
- Looking forward, growth higher than state and federal growth: Mandurah 6% every year.
- Cost of Infrastructure index motivated Mandurah on affordable housing; Peel Affordable Housing Taskforce set up, report finalised, nothing has followed on from presentation to previous Housing Minister.
- Focus on key worker concept, small medium sized businesses, moderate incomes. We did not want to be a mono-culture where people who worked in the community could not live in the community.
- Taskforce achieved, bring together a wide range of people and started to explore the thought provoking ideas raised by Geoff Broad. Made us think as individuals what else need to be done?
- For example, cheaper accommodation in Caravans parks; all earmarked for massive redevelopment and this option disappeared and impact on lower ranged housing.
- Rapid growth due to sea change, low social-economic situations, lot of prosperity on canals, lot of people intergenerational unemployment and difficult to get into homes.
- Around the world other countries have had to tackle affordable housing, how to get the model right – Alan Edgar successfully managed very large scale developments in the UK. Mandurah talked to developers; what can they do? Trade off to get something for something with a focus on retention of bushland.
- E.g. Mervac Foundation in conjunction with LG created a number of affordable housing lots in their development areas. 30 % pristine bushland retained for higher density.
- Affordable housing policy needs to be developed which does not mean substandard development.
- Developers to work in partnership and give something to get something.
- Leadership – being an advocate is critical
- Change TPS, planning laws need to be changed to assist, creating relationships and partnerships. Evident no one entity will be able to do it on their own. Focus on LG's capacity, be clear on what you will do and what you wont do, provide leadership.
- Affordable housing is crucial to country regions and towns to its people.

11.25 am Daniel Guise – Emergency Community Housing Community Housing Coalition of WA

- Social Housing – Homeswest and community housing = permanent supported accommodation has been proven to be effective, increase stock
- National Rental Affordability Scheme (NRAS)
- State and Federal Government Housing Stimulus Package, 2600 social housing dwellings.
- Upgrading social housing and environmental sustainability upgrades for existing social housing \$400 mil with WA share around \$640 million.
- Joint Venture Housing Program (JVHP) 25 year term title rests with the organisation. Across WA success rate high.

Panel Discussion

11.40 am Mayor Creevey, Daniel Guise, Kath Roberts, Geoff Broad, Hon Troy Buswell MLA – Opportunity for participants to ask specific questions of panel members

Q. Bruce Macalauy – Gracetown Progress Association

What role will Landcorp play or do you see a role for Landcorp in relation to affordable housing?

R. Hon Troy Buswell MLA, Minister for Housing and Treasurer

Government land development has an important role to play in affordable housing, regional areas are not as active slight shift from government land development for profit. Landcorp may need to shift the priority from profit making for the state to development of affordable housing developments.

Q. Kelly Donaldson – President Augusta Chamber of Commerce

Geoff Broad during his presentation provided statistics relating to single people in homes; how many are single people of a young age, seniors, retired, or widowed in their own home?

R. Geoff Broad – Director of Planning and Development

I do not have the specific figures available now but we can provide these to attendees in the future.

Q. Barbara Maidment – Chamber of Commerce and Industry

I appreciated Mayor Creevey's comments regarding the leadership role Local Governments should take and ask if Mayor Creevey could confirm if she believes the state government is the best planning agency or could/should this be moved to a lower level of decision making e.g. Local Government?

R. Mayor Creevey – City of Mandurah

Local Governments at his stage do not have the capacity to do this on their own, what is required is a greater formal relationship between stakeholders, state, local government and private developers for future planning. Cost shifting is a concern for all Local Government. A formal mechanism to assist in the provision of planning input at a Local Government level should be formulated, but the needs of each region will be different and should be taken into consideration.

For example Kath Roberts Department of Housing has formal advisory relationship with SW Local Governments. We need to move to formalised links on a regional level to ensure regions get what they need.

The State Department has a huge expertise to draw on and Local Governments have expertise on local area.

Q. Ross Ashton – Margaret River Backpackers

Is there such a thing as a one stop shop or incentives to connect local developers? As a developer I am not part of social housing network, but would like to be involved in social housing in the future, where do I start? I own some land on backpackers hostel and am thinking about development options but the land is zoned tourist development. Is there some government incentives which would allow the zoning to be changed to allow developers to provide affordable housing in the future?

R. Hon Troy Buswell MLA

Additional funding has been announced by both the federal and state governments to increase social and affordable housing. The Department of Housing will shortly be providing an area on their website where people like yourself can engage in finding directions; in finding the next step. This will also provide a greater opportunity for Government to engage with the private sector. There are things that we can do to help. E.g. spot purchase which includes off the plan purchasing of dwellings in proposed development proposals if it can be shown that it is social housing relevant. The procurement approach of the state will require change. Hasn't been available in the past but with changes of procurement we need to be more innovative.

Q. Gary Wightman – Local Small Business Owner, building and construction

Construction question to Geoff Broad; taking into account innovative construction and development, the creation of alterations in planning how long would it take to get an affordable housing development (not zoned for social housing) through DPI and the Shire?

R. Geoff Broad – Shire Director of Planning and Development

Current processes are slow and systems and processes in planning require alteration prior to developments such as the Zone Housing for affordable housing occurring . The Shire would be required to see if there are changes required to planning legislation to move applications quicker and make this type of development more affordable, including different range of housing models. Provide

housing unit which is cheaper to produced, higher density or zone house or single bedroom dwellings. Now many local authorities would not allow a zone home due to the building codes which is a blocker and more may need to be removed.

Q. Augusta Resident

Augusta –what can be done immediately for those disadvantaged individuals on a pension with health problems? Half of Augusta consists of holiday houses and yet a small number of individuals have to live in Augusta full time due to poor health but cannot get cheap suitable accommodation they can afford? Can Homeswest or CHC quickly subsidise rents in these areas so these people could live a decent life. Purpose built housing will take to long and these people have immediate needs?

R. Daniel Guise – Emergency Community Housing

Certainly across WA including Denmark and other tourist destinations there are many holiday homes vacant for approx 10 months a year, but the issue of short term rentals is what do you do with people when the home owners return?

Some LG's have identified the number of properties vacant during the year. LG's could potentially be able to manage these holiday homes. Difficulty on immediate issues, tenancy for property would be required during the holiday season.

Trend is a move away from holiday home investment and some owners may need to be approached with this concept due to changing economics circumstances. With a large number of vacant houses some move could be made to the owners to provide affordable housing.

Q. Chris Willcox – Willcox and Associates Architects

If government is serious about affordable housing, would it consider local construction or overseas modules being bought in, this could provide a new approach in the delivery of affordable housing in regional areas.

R. Hon Troy Buswell MLA, Minister for Housing and Treasurer

Affordable housing in the North West of the state is a big issue and acute. Karratha LG own and operate accommodation of a lifestyle village structure; it consists of around 15-20 two bedroom units for workers in the town, this model is an innovative approach to the built form, as the dwellings are prefabricated in the city. Govt push in increasing social housing, want to see this spent in the regions as much as it can and supports the local construction business. The stimulus package will deliver new homes, in a rapid way and with an obligation to stimulate a regional communities economy.

Q. Susan Doye – Local Housing Cooperative

My sister is a member of a group of parents with the responsibility of caring fulltime for disabled young adults; they have been meeting together to see if they can organise a permanent care group house for disabled children in Margaret River. Currently if respite or affordable housing is required parents and carers need to move to Bunbury as this services are not provided in our local area. Has any thought or will any thought be given to the provision of such a house for such adults with the provision of community care in light of affordable housing?

R. Kath Roberts - Department of Housing

From the department perspective we have been approached by SW communities to request that we discuss disabled housing issues with LG's as a joint venture arrangement. Needs to be a partnership arrangement with the involvement of Community Services. Area Manager Ann Marie Busselton area management Disability services background. Pass on contact details to her.

R. Geoff Broad- Director of Planning and Development

The Shire is not a housing provider but part of the process is to assess what housing needs are required. Planning laws prevent housing for disabled people at this stage, but we would assist with facilitation.

R. Daniel Guise – Emergency Community Housing

Community housing representatives would also be able to assist in the assessment of need and housing placements for disabled people.

Q. Jim Challis – Augusta Chamber of Commerce

Paddi I enjoyed your address and noted that you saw the need for formal linkages between LG and DPI. I understand that under our new LPS there will be a one house per rural lot (800 hectare/200 acres) once 400 hec/100 acres, reducing from two rural houses to one rural house per lot. Any innovation to increase density on rural lots considered in Mandurah?

S. Mayor Paddi Creevey – City of Mandurah

Appreciate Mandurah is a far more urbanised area than Margaret River, rural lots 5 hec in our locality, people who live on these do not want further subdivision on these lots as they are jealously guarded. Having the flexibility in the schemes is something we are going to investigate further due to planning schemes being so rigid. Our situation is to remain flexible on this issue. Some of our neighbouring LG's are facing this very issue.

R. Geoff Broad- Director of Planning and Development

The State Government are bringing single dwellings on rural lots into the LPS; the opportunity to provide housing for workers, with restrictions on design, are of competing interest. Additional dwellings of rural land could increase the threat of further subdivision.

Tim Muirhead thanked the Panel Members for their participation in particular Hon Troy Buswell for staying for the panel session and his participation at the summit.

BREAK FOR LUNCH 12.15 pm- 1 pm

1 pm Workshop Part 1 – Overviews

Student Accommodation Perspective

Mark Gibberd – Chair of Viticulture and Oenology, Curtin University

- Students in regional locations are a larger component of the seasonal workers as well so similar strategies and issues to seasonal workers.
- 1 April 2009, 5th anniversary of the Margaret River education campus.
- 80 students at campus in 2009. Recently awarded excellence award, first one in a regional location. 90 individuals directly involved in Curtin experience, 150 people who would not necessarily have been here 5 years. Education is a service industry but also an export industry. This is becoming an increasingly important role of the university as students arrive in this community.
- As students arrive they arrive at the time of peak rental market. International students can only work 20 hours a week, International students are astounded at the amount of paperwork related to the local rental housing market.
- Most students are mature age 80% do not come from school, mid 20's – mid 30's. Even though we risk the reputation of the schoolie effect our students have to meet the strict entry requirements.
- Graduate entry - already have a degree in other areas, they should form good quality tenants but because listed as students they do not get the respect they deserve.
- Undergraduates - Two year accommodation requirements in Margaret River
- Postgraduates – 1 – 3 years accommodation required in Margaret River
- Most have already confirmed work in the community prior to arriving.
- Needs vary – single rooms in shared house, share house – lease together, Units/houses for couples (=/- children), furnished is preferable and broadband access in important
- Pressure on the rental market meant the accommodation originally built for students in Brookfield was leased to high stable tenants.
- Core business of the campus is not the provision of accommodation for students, provide partnerships with accommodation providers.
- Young teachers, police officers, local government workers and recent graduates from university all require housing.

Seasonal/Agricultural Workers Perspective

Francine Errico – Margaret River Tourism Association

- I would like to congratulate the Shire on this initiative. AMRTA are a self funded non profit organisation with 53 staff across the state, 500 members and our core task is destination promotion, tourism attractions, tourist attractions and investing in the environment in our care.
- Of the employees of our association some live in local caravan parks.
- Backpackers – those who visit or spend 25% of nights in Australia in backpacker accommodation
- 60 000 2.1 million nights stay in WA average stay 32 nights
- Average length of stay domestic market 3.3 nights
- Perth arrival airport gets 45 % of backpackers market.
- Australia SW 15 500 backpackers = 2 140 stays per night
- Perth 64 100 visitors, Nights 1
- Margaret River 9 300 visitors
- 60 500 stays per night over 6.5 nights
- Backpacker trends continued to rise approximately 3% and increasing market, youth market is strong and growing with the backpackers industry. Tendencies for Europe and Asia to take opportunities to travel for work purposes.
- **Domestic**
- 20 – 29 year olds backpackers average
- 40 -49 growth 8 – 12 % travelling using backpacker accommodation
- Save money to experience destination.
- Regional areas and spend 34% Driven by seasonality and climate for destination.

Seasonal/Agricultural Workers Perspective

Nick Power – CEO MRWIA

- The Margaret River Wine region extends from Dunsborough to Augusta with a total investment of \$1.2 to \$1.4 billion
- Potential growth of 10 – 12 hectares per annum.
- There has been a slow down in planting which will continue for next 2 – 3 years.
- Larger companies are planning to replant.
- 200 million bottles of wine are produced in the region annually which equates to 330 200 tonnes of wine produced. This season poor season start and some pests have presented but the vintage is under way, champagne grapes picked last week and whites will be harvested next week.
- Employment perspective – solid climate, solid soils and available water, Margaret River region is one of the top three locations for premium wines in Australia. Climate is drought tolerant, major economic driver, seasonal workers don't cover backpackers, grey ghosts, temporary sea and tree changes, grey nomads, enjoy Australia and the wine industry
- Wine region covers two Shires, huge impetus for change required, Wine Assoc highlighted to Council current policy review.
- Built farm innovation 180sq metre building lots. Quality not quantity should be considered. Some camping grounds can only have a one week stay which is at odds with sustainable housing needs.
- The world has moved on from the 4 by two house. Subdivision rural sustainability, few developments are north orientated.
- Shire and Busselton Regional Economic Development Strategy this should be a huge driver for affordable accommodation, and other issues in Busselton and MR.
- Wine Industry rating should be made fairly and equitably to assist with affordable housing issues in the industry and for its workers.

Workshop Part 1

2PM Group Feedback

Brainstorming all good ideas heard or thought of in developing appropriate affordable accommodation for student housing or seasonal/agricultural workers.

(Table number and group focus written on butcher paper)

Students – priority ideas

- a. Change system speed up planning process and encourage greater flexibility
- b. Affordable housing as a goal institutionalise it in LPS 1 place on zoning table
- c. Tax concessions for anyone developing affordable housing consideration on capital gains etc.
- d. Remove r code restrictions on ancillary accommodation cant build another house on property
- e. Residential student campus or student compound
- f. Partnership agreements for long term with potential tourism use in summer
- g. Incentives for private individual provide affordable housing direct provision of land to campus, tenancy assistance from education facility to build long term relationships
- h. New built housing be energy efficient
- i. Joint venture project state federal local private developers increasing campus accommodation
- j. Plan or change legislation to provide greater housing choice
- k. Zone housing idea

Seasonal/agricultural Workers – priority ideas

- a. Zone housing concept relaxing r codes to allow reduced cost to developers students and seasonal workers do not need garages which add cost.
- b. Flexibility of planning scheme and rural lots density
- c. Tax incentives reduction or deletion of capital gains tax to encourage investors to invest on low rental accommodation they would not normally be investing in.
- d. Facilitate caravan parks to be close or near to future town sites, provide camping accomm as part of product mix
- e. Relaxing planning laws
- f. Donga accommodation on vineyards or relax capping restrictions on private property
- g. Bridging gap Seasonality business tourism. Gaps in year calendar fixed or bridged with business events and events so they do not interfere with seasonal accommodation
- h. Onsite for travellers, caravan bays permitted on rural properties, modular donga accomm
- i. Town centre accommodation more affordable backpackers and LG provide land for such
- j. Additional housing on rural properties for permanent staff.
- k. Allowing more dwellings on rural properties without subdivision – e.g. shearers quarters
- l. Flexibility in built forms smaller denser accommodation r codes
- m. Housing resource centre to feed and guide and refer those who require affordable housing – not about property management but a conduit between

Ross Ashton confirmed that he negates the use of dongas on rural properties for seasonal workers – He would argue against rural accommodation and the relaxation of r codes-donga accommodation in vineyards – there are social implications for workers by doing this. A Backpacker style accommodation works due to the social interaction, access to entertainment and services. If you take this group and place them on a farm in a donga you lose this interaction and isolate them. It will affect the economics of the area. Some will be happy to live in substandard accommodation as they are intent on raising money not social interaction.

Interesting conversation some backpackers and travellers are already accommodated on rural properties, definitely room for both styles of accommodation. Tend to be the ones who arrive in MR with funding prior to arriving in the area.

Low Income Home Seeker Perspectives (Home Ownership Scheme)

Kath Roberts – Social Housing Perspective

- Management of social public housing from Waroona to Denmark and Boyup Brook to Bridgetown
- Definition of social housing – rental housing owned or managed by state or not for profit housing for those who are **most in need**.
- Specialise tenure welfare accommodation, low income earners, low income recipients or disabled. No private rental or ownership available.
- Affordable housing is different from social housing as it is not about those in most need.
- Over view of stock in local area; 80 units for social housing in MR; 62 units for social housing in MR
- Margaret River's real pressure is on singles accommodation. Proposed construction program to build 4 single units and 2 family units. Still will be demand and will not reduce the problem.
- Augusta different demographic: 9 units available in Augusta; 15 units on the waiting list
- Included information on Cowaramup, no stock in Cowaramup but is provided by community housing; 4 people waiting for accommodation
- From a South West Region perspective: Busselton currently have 364 waiting and Bunbury 619; the turn over of properties is far greater and more movement should be on waiting list across the region there is a slow turn over due to pressures.
- Priority for building stock, current political climate the waiting list numbers will reduce due to the increased financial input which could increase housing stock.
- Affordability provided by the government – bond assistance, NRAS, shared equity loans and key start, etc. Other Social Housing forms of assistance include bond assistance which is administered locally and helps provide access to the private rental market (4 weeks rent plus two weeks ingoing). This assistance is means tested but is a very popular scheme. Busselton area office processed 239 applications and to date 120 in the past six months. The scheme could be better promoted to the community.
- NRAS – not substitute for social housing, layer above social housing to ease pressure and demand on social housing. Increase in overall housing supply \$50 000 new dwellings around Australia. Affordable houses discounted below market rent. Large scale long term disciplined investment for financial viability over the long term.
- 20 dwellings at 20% below the market value, incentives of \$8 000 per year from the government.

Ivor Byrde – Low Income Home Seeker Perspective

Department of housing how it is addressing the affordable housing issue

- Housing Affordability Gap – house prices have doubled between 2004 - 2007
- Shared equity scheme does in excess of 1000 loans a year up to \$70 000; full ownership over this amount.
- Keystart low deposit loan – full home ownership, 2% deposit, no mortgage insurance. Refinanced into private sector following application. Must be 18 years and over. No postcode restrictions. Private lenders will not lend in high risk country towns. Loan up to 30 years, income limit 170 000 family income. Max property value \$500 000 max loan amount \$475 000, variable interest rate 5.45 %
- Shared equity options – shared ownership reduces initial cost of buying a home. Stamp duty concessions for full purchase of equity.
- First Start Scheme – single income test \$50 000, couples \$60 000, Families \$70 000 this has been reduced due to reduced prices in the housing market and reduced equity.
- Good Start Scheme Rental tenants and applicant for rental
- Aboriginal Scheme
- Single parent scheme

- Affordable housing – shared equity schemes, low interest rates improved affordability, land developers and builders to provide affordable housing and land packages, other ideas

Workshop Part 2

Brainstorming all NEW ideas in developing appropriate affordable accommodation for either Social Housing or Low Income Home seeker perspectives

Social Housing Perspectives -

- a. Tax incentives to land owners to diminish the cost of land;
- b. Education to consumers benefit of alternative construction styles – acceptability of other forms of construction;
- c. Shire allocate proportion of available land bank for affordable housing;
- d. Requirement producing affordable land – Council with DPI and developers provide stand alone residential communities on rural land combined with relaxed construction/building requirements;
- e. Agree Shire rezone crown land for social housing consistently;
- f. Better use of current social housing stock under occupancy, single in private market;
- g. Intense farm density on existing crown land and use of land occupied on low density; Common understandings of what we are talking about and consistency in data application;
- h. Money federal and state in budgets and \$42 billion for housing affordable in WA would come nearly to 1 billion dollars apply same rules to this funding state take 16 % property of any development and buy it for social housing and 16 % should be put to social housing and reduce the backlog as outlined by Kath;
- i. Inventorising developers small, medium, large, build or put aside social housing lots, or local government to put aside percentage of land for social housing;
- j. Encouraging joint ventures, identify which land is available research demand support services and LG, DPI, landowners, financiers, developers etc;
- k. Land from Council (or state govt) unallocated crown land for financier and developer to develop and the land does not get paid for approx 20 years as social income and generate income from there;
- l. Investigate stock DPH for redevelopment, i.e. tenant aging unmanageable yard for small higher density dwellings;
- m. Joint venture developments including high density housing (two or three story) similar to the co-housing European models. i.e. Hamilton Hill;
- n. Community education for different models for housing construction;
- o. Developers and builders to be leaders in sustainable housing because of the low costs due to cost of living;
- p. Educate the community so they have a greater understanding of the demands for social housing in their local area.

Low Income Perspective

- a. More incentives for private enterprises to develop affordable housing;
- b. Improve income for people to do this need Shire to be more involved in economic development in the community;
- c. Share equity plans enables people to participate in a normal market;
- d. Install a toll gate at Yelverton Hill;
- e. Educate the people to accept less, one bedroom house which can be added onto in the future;
- f. Require land Corp to focus on affordable housing and expand first home buyers scheme;
- g. Ensure ample govt funding for key start and promote it;
- h. Rent to buy housing as a concept;
- i. Habitats for humanity long term unemployed get to build own house supervised by trades people on a time limit, equity is time they put into building and low or no interest payments on completion;
- j. Investigate innovative models/forms of housing, forms of environmental elements, energy efficiency, overall decrease cost of building;

- k. Encouraging a variety of building types and sizes align with flexible zones and covenants;
- l. Establish a register of recyclable homes for possible re-entry into the Shire, reinvestigation of covenants related to relocated homes in the area;
- m. Quarantine of expenditure on land prices more sustainable housing develop a community 10 – 15 %;
- n. Zone housing – shared house;
- o. Develop bonus system to affordable housing lots, cheaper lots for certain lot sizes;
- p. Increased use of various designs – common walls, cheaper services and design cost, Greater choice in types of houses.

Shane Hamilton – Acting Deputy Director for the Department of Housing

Stimulus package info sheets (also on website)

- \$42 billion stimulus package announced by the Federal government
- WA State govt funding of \$116 million for infrastructure projects,
- \$200 million allocated for construction within the Royalties for Regions.
- Funding will be rolled out in two stages, projects already planned and approved awaiting funding.
- Projects bought forward and will build 650 on DoH land
- Submissions to the federal govt in by 1 March 09, identifying regions like AMR. Stage 2 more focussed on developer relationships and partnership for the rest of the funding.
- Proposals to commonwealth 30 June 2009. Request for proposal this Friday on website.
- Industry briefing Thursday night in Perth.

Gary Evershed

AMR Chief Executive Officer – Closing Remarks

What a wonderful and successful day we have had and thank you for all the excellent and valuable input gathered over the day. People are vitally interested in this subject and you have all provided a lot of information the Shire can formulate into an action plan.

The Shire will now gather the data and information. The information will be provided to Council in a report format with recommendations and Council will define the role of AMR Shire in the difficult issue of affordable housing.

This process augers well for the future and shows the level of interest from the community and the government in finding solutions to the problem.

Thank you to the Hon Troy Buswell Minister for Housing and Treasurer of the State and local member of parliament, for staying and participating in the panel session, we were not expecting this and his participation provided some valuable information to attendees. To Mayor Paddi Creevey, Daniel Guise, Kath Roberts, Ivor Byrde, Nick Power, Leah Clearwater, Francine Errico, Mark Gibberd; thank you for your participation and time today in making presentations for the summit.

To Jane Manning, Anna Oades and the CEO of the South West Development Commission, Don Punch your participation and past contribution to the organisation of this event is invaluable. Thank you for your contributions today they will not be wasted but formulated into action plan.

To Gerrard and the All Seasons staff thank you for hosting the event and the venue.

Thank you to the Shire team including the internal Affordable Housing Summit Working Group which includes: Geoff Broad, Wayne Prangnell, Cary Green, Andre Schonfeldt and in particular Paul Gravett for his excellent facilitation skills in making this summit such a success.

Thankyou for the ongoing support of the Shires elected members group, who are very supportive of this venture, this forum and testimony of their commitment and shows the high level of leadership from the Shires elected members.

And finally the Shire would like to thank Tim Muirhead for today's facilitation of the Summit he has done a great job in ensuring the smooth timing and running of today's summit. Thankyou to the participants from all areas of the community for providing such valuable feedback.

All the information will be provided to members and attendees of the Summit on our website in the future.

Graffiti

- 1 Remove bureaucracy – e.g. 2 year waiting water study to be completed prior to development approval
 - 2 Banks to provide 1 % loans on new houses
-

Key Issues

Immediate

Housing for people with health problems?

Densities on rural properties?
