

AFFORDABLE HOUSING SUMMIT – 17 FEBRUARY 2009

SHIRE OF AUGUSTA-MARGARET RIVER

The following table is a summary of participant feedback / key ideas provided at the Affordable Housing Summit held at the All Seasons Resort, Wallcliffe Road, Margaret River commencing at 10.30 am, Tues 17 February 2009.

Low Income Housing	Housing for Seasonal Workers	Student Housing	Social Housing	Ideas sheet
Shared Equity etc enabling people participate in normal market	Allowing more dwellings on rural land without subdivisibility to give workers accommodation	Rural housing zoning - change and enable "other" housing on vineyards/farms for students - workforce	Incentives for developers to provide affordable and/or social housing	Accommodation available only to people employed within the shire - done in Ireland, being considered in Victoria. To prevent economically dead "weekend towns" near main cities i.e. London - could this concept be transplanted to WA?
Income thresholds should be reviewed regularly (too low)	Flexibility in built forms (small, shared, communal)	Zone Housing	Shire/State provides land, developer develops and makes (F.O.C)profit on sale	Backpackers could be accommodated "on farm" in modular (dongas) form housing at ratio of housing units/areas under crop
Allowing dual use for short term accommodation	Density bonuses for affordable housing and other concessions	business models - small business rental accommodation - major private developers investment	Encourage more joint ventures with partners to address specific client needs	Less restrictions on campgrounds i.e. up to 4 months stay to accommodate visa requirements of backpackers
Encourage designs that can be expanded	Density requirements to maximise infrastructure use and mixed use zoning	Plan or change legislation to encourage and allow greater/Alternative housing choice	Give funding to individual groups to develop themselves	Curtin/MRWIA/Ed Dept partnership for students
Wasting a lot of space housing types need to change	Encourage diversity and social mix	Joint project between state (for land) and federal (for money) government and private developers - shire becomes property manager and controls tenancies for student and/or seasonal workers (same)	Partnerships - land owners/developers finance	Donga type form accommodation with communal kitchen and recreation areas

Densification around town/hamlet centres	Rating flexibility for housing	Investigate local materials to reduce building costs/increase sustainability	Mixed use commercial property	Shire (gov, crown) Land provided at no cost to support low cost housing with land cost recouped at sale at some time on the future. Profit sharing with land owner (Salisbury Adelaide)
Govt need to review tax thresholds - more tax concessions for "people who want to give it a go".	Social obligation/community benefit requirement for all developments	Holiday accommodation available in the off season	Offer incentives to developers to build say 20 % of development for social housing	Incentives to maintain tenancy to annual basis i.e. land tax incentives
Improve income - shire to be more involved in economic development	Minimum occupancy levy but sliding rating scale security of tenure/housing use (to maintain affordable rental stock)	High density building encouraged by trading more bushland and POS	More promotion of the bond assistance scheme	Government research/demonstration projects to identify alternative building projects which are more affordable (including training for tradespeople)
Incentives to assist private enterprise in affordable housing	Reduce tax - capital gains	Purpose built housing - energy efficient standard, close proximity to campus, higher density, diversity of unit types/flexibility	We must think differently - innovative social housing such as more high density, co housing (European model) Pinacari Model (Hamilton Hill), self building Associations, etc	Offer incentives for developers to build a certain percentage of development for affordable housing
Educate people to accept less	Better data demographics need and projections - regular review	Incentives for development of student housing - tax breaks, planning flexibility (to allow multiple use), provision of land, head lease, semi-services/furnished, bike paths	Education for different models and constructions - residential style	Ancillary dwellings - flexible provisions for building and using ancillary dwellings (e.g. ability to develop granny flats for other purposes e.g. students, rental)
Financial education	Develop housing resource centre to feed, guide and refer	Vacant holiday homes - utilising in non-peak periods, database of available/seasonally vacant housing, links shire and education websites	Identify big gap on our area of emergency accommodation - opportunity for social housing to be leader in sustainable housing - as low income, land issues, joint ventures	Build your own house - obviously doesn't suit everybody but this provides a very affordable option to people with skills that permit to take on a building project. The shire and state government should ensure that barriers are not created to owner building.
Negotiation with land owners/developers to bring portions of land at a reduced price range, placed strategically in and around development sites	Standardised fair and transparent legislation across sectors (viticulture v/s agriculture)	Tenancy Assistance from education facilities - longer term relationships	Community have a greater understanding of demands in local area	Tax incentives for investment in low end units to generate greater private investors in providing accommodation options.

Make land core focus on affordable land - like old auctions for first home buyers	Housing exchange guidelines	Purpose built with students in mind	Expediting the approval process for release of land	How could we assist in managing accommodation to better connect demand with different supply options e.g. expand the services of an "in house holiday" type business to also target students and seasonal workers to increase usage of existing stock.
Ensure ample Govt funding for Keystart and really promote it	Zone housing concept - relaxing of R codes/residential Act/lending approval risk	Remove r code restrictions on ancillary accommodation	Tax incentives to land owners to decrease cost of land	Government research/demonstration projects to identify alternative building projects which are more affordable (including training for tradespeople)
Provide incentives for property owners to commit to longer term leases for set periods	Flexibility of planning schemes utilisation of rural lots Tax Adv/incentives - reduction /deletion of capital gains tax to encourage long term investment (shared equity scheme)	free up appropriately located crown land (and vested land)	density concessions	Support introducing secondary dwellings above garages as new accommodation type
Direct information to lower socio-economic level (i.e. no internet, not necessarily educated, etc)	Clear guidelines/options for varying diverse accommodation/rural lot developments	Promote lodging arrangements for students in 4 x 2 's with low occupancy (i.e. childless couple/owning/living in house)	Education of consumer to benefits of alternative construction styles and configuration	University idea of head lease/sub lease arrangements to better coordinate students needs is to be commended
"Build Your Own" under supervision (Habitat for Humanity	Facilitate caravan parks to be close to/near town sites (or future town sites as well as provide cabin/chalet accommodation as part of product mix)	Residential student campus/compound	Shire to allocate proportion of available land bank for the purpose of constructing affordable housing	Active transparent review of all council policies perspectives e.g. 2 houses on 40 hectares, built form innovation, material for construction - additional focus on relocatable renewable (quality not quantity), camping grounds length of stay, housing density/more group style accommodation - end outcome will be a clear statement of policy intent.
Rent to buy housing	Council to review current policy perspectives - affordable housing	Partnership agreement/head leases long term - potential for tourist use in summer	Stand alone residential community on rural land with relaxed engineering requirements	More creative use of innovation by council with development policies to achieve objectives without real cost but trade offs. Council must lead and can lead without any costs being incurred.

Increase land supply (quality) to lower prices	Where's the economy to support sustainable housing	Student accommodation block - rent out to tourists/conference attendees during summer break	Data Consistency - same definitions, consistency of data/collection, local, state and federal govt's, NGO, private corporations and business. Projection of need - mental health, disability, etc. Crisis exits can we do this, youth, homeless, prison populations.	Where's the economy in this discussion? Without council actively "encouraging" local economies real pressure will be focussed on affordable housing
Energy efficiency guidelines into building requirements (apply across the board)	Modular Donga, caravan bays, grouped shared facility type accommodation on vineyards	Group houses with common areas	Minimum Social housing allocation in new development 16 % (b/w 6% - 20%)	Continuation of first home owner grant and shared equity schemes
Link homes to transport corridors/nodes i.e. bike paths, bus routes etc	Centrally located (walking distance to town centre) backpackers/hostel.	Scheme incentives - increase density	Consistency of feedback/contacts funding applications	continuation of negative gearing on investment properties
Encourage a variety of building types/sizes, align with flexible planning zones /covenants	Grouped accommodation on vineyards - single bedroom with shared facilities. Solar powered, relaxed planning laws	Close to services	Shire to rezone crown land for Social housing Scheme - build on shire land	Additional funding for local and state infrastructure to reduce pressure for developer charges on private developers
Integrate proportion of affordable housing options into new subdivisions as requirement	Local Government to provide suitable land with in 4 km's of town centre - crown land	Available to kids who have been accepted but are doing gap year	Housing subsidy to buy, not just rent allowance	Ensure state and local government have growth management strategies which guarantee land supply and economic pressure of infrastructure/services
Investigate/identify low cost of building, innovative models of housing - building, materials, economic scale, environmental demands	In situ accommodation on rural working properties - especially for "travellers"	Promote "rooms over garage"	Better use of 40000 existing stock in state - need 1-2 bedroom units transfer and redevelop	Improve the efficiency and effectiveness of the planning and environmental approval processes
Establish a register of old farm homes for possible relocation, reinvigoration and reuse	Allocation for 5 - 10 caravans/mobile homes on rural properties, owned by travellers. Also used as overflow accommodation	Head leases on existing housing stock	Intensify densities on existing owned dwellings/land	Avoid restrictive planning processes which impose prescriptive ??? growth limits and staging programs, in favour of performance based approaches with affordable housing as a relevant criteria.
Address overall cost of housing rental market and Residential Tenancy Act: length of stay, rate of rent increase known upfront, etc	More than 1 or 2 houses allowed on rural properties for permanent staff	Zone specific sites for students		Continuation of taxation incentives such as relief on stamp duty for first home buyers

Shire to have more control over short term rentals: increase longer term rental options i.e. cannot rent short term	Seasonability' - business tourism and events	University taking head lease on student accommodation	Government research/demonstration projects to identify alternative building projects which are more affordable (including training for tradespeople)
Develop an integrated workforce development strategy to increase number, width of opportunities, increase availability in the region	Holiday rental regulations (incentives for owners to give long term rentals, so tenants not displaced)	Provide automatic, affordable housing zones within major zones (tourism, rural, etc)	Encourage public/private partnerships
Quarantine a percentage of housing lots for affordable housing e.g. 10 % - 15 %	Donga accommodation	Support innovative ideas	Promotion of incentives such as density bonuses fast track approvals
Zone housing, rent part of the house	work reliability	University has a "housing coordinator"	Housing resource agency to provide advice/guidance on availability of low cost seasonal/student accommodation
Developer bonuses to provide affordable housing lots	more coordination with labour/hire companies	Speed up planning process and flexibility	Remote alternative housing forms e.g. zone housing, access housing (lifecycle housing, studio apartments, etc and medium density single residential (e.g. cottage lots).
Increase the use of variable house designs and models geared for affordable housing e.g. building a row of houses with common walls	Tent cities - utilise available ovals and add ablution blocks	Uni provide accommodation using govt grants	Affordable housing and packages flexibility in planning to accommodate)
Greater housing choice/typologies	Relax camping restrictions on private property	Share house of 8 - 10 ensuite bedroom/study room with shared lounge kitchen	Affordable housing must take into account the future - energy efficiency - otherwise its unaffordable
		Put affordable housing into the LPS No 1	Encourage self build/building associations
			Establish use of local materials
			strengthen local building business
			educate value of sustainable housing
			Prevent the establishment of social/economic ghettos
			incorporate sustainability economic sociological in local housing

					Devalue the social/community low/income earners connotations of affordable housing "those people"
					a holistic view of housing
					Quarantine first class agriculture land for food production
					Of limits bush/wet lands
					Care of the natural environment i.e. realistic and practical approach money
					Sustainability economy and ecology encourage community gardens/nurseries as part of housing (sustainability)
					employment/training opportunities from housing development
					restrict project homes
					encourage recycling i.e. wheat belt
					Build your own - long term unemployed build homes under supervision of tradespeople. Gain equity in homes at so much per hour work. Gain a skill that makes them employable, pay off rest of the equity in the interest free mortgage after they gain work
					Zone building
					Alternative building techniques i.e. straw
					Energy efficient - sustainable subsidies, smaller less unnecessary rooms