

**SELECT COMMITTEE ON SOCIAL, PUBLIC AND AFFORDABLE HOUSING  
INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING**

**Supplementary questions: The Housing Alliance**

*Answers are to be returned to the Committee secretariat by Thursday 19 June 2014.*

4. Are there any provisions that the State Government could implement under either the Local Government Act or the Environmental and Assessment Planning Act that would facilitate the delivery of additional housing and homelessness opportunities?
5. Are there any projects managed or developed by the Housing Alliance on land owned by councils?
6. What impact would the loss of NRAS funding have on the future plans and delivery of housing for your organisation?
7. Are there specific actions that State Government could take to increase and support the provision of Aboriginal housing?

**Response from the Housing Alliance:**

<p>4. Are there any provisions that the State Government could implement under either the Local Government Act or the Environmental and Assessment Planning Act that would facilitate the delivery of additional housing and homelessness opportunities?</p>	<ul style="list-style-type: none"> <li>• Inclusionary zoning in regional areas to ensure there is provision for affordable housing</li> <li>• Any affordable housing initiatives, whether state or local, which include any form of subsidy need to specify a timeframe where the properties must remain an affordable housing product (for example 10 years) for the community</li> </ul>
<p>5. Are there any projects managed or developed by the Housing Alliance on land owned by councils?</p>	<ul style="list-style-type: none"> <li>• Nil</li> <li>• Housing Alliance members have approached their local Councils in higher need areas. Generally local Councils are requiring a commercial return on land sales. Some Councillors also have a preconceived idea that affordable housing is the same as social housing and have concerns about community backlash if what are perceived as social housing developments were to proceed. Generally there is a need to encourage local councils to see affordable housing as important community infrastructure that requires their support and investment.</li> <li>• Accountability measures, possibly including set targets, could be set for affordable housing for local Councils to meet.</li> </ul>
<p>6. What impact would the loss of NRAS funding have on the future plans and delivery of housing for your organisation?</p>	<ul style="list-style-type: none"> <li>• Application by North Coast Community Housing under round 5 for 220 NRAS incentives means 220 additional affordable housing properties will not be delivered to North Coast communities.</li> <li>• Due to the threat of a clawback of initiatives from NRAS 4</li> </ul>

	<p>Housing Plus may lose 12 existing entitlements. Construction was postponed due to delays in title transfer, however land has been purchased, DA approved and contractors engaged.</p> <ul style="list-style-type: none"> <li>• 15 additional affordable housing properties (above existing tender commitments) will not be constructed by Homes North for the Tamworth and Armidale communities.</li> </ul>
<p>7. Are there specific actions that State Government could take to increase and support the provision of Aboriginal housing?</p>	<ul style="list-style-type: none"> <li>• Targets set for particular programmes and initiatives that include housing Aboriginal community members</li> <li>• Funding grants for a Sustaining Aboriginal Tenancies programme</li> <li>• Social bonds specifically targeting Aboriginal entrepreneurship focussed on delivering housing outcomes for Aboriginal people</li> <li>• Continued support for the HNSW <b>Community Housing for Aboriginals Programme</b> which includes many valuable initiatives</li> <li>• Greater emphasis on education with regard to tenancy obligations by Aboriginal tenant advocacy groups.</li> <li>• Rent-try-buy scheme for Aboriginal tenants to promote home ownership</li> <li>• Measure outcomes and better assess the value of existing programmes and enable better targeting of funds</li> <li>• Continue the implementation of the “Build and Grow” strategy which has stalled. Transform the Aboriginal Housing Office’s role from operationally focussed to building the capacity of the Aboriginal Community Housing sector, facilitating innovation and strenuously monitoring outcomes and value for money</li> <li>• Support initiatives that promote and encourage Community Housing providers and Aboriginal Community Housing Providers to work together</li> </ul>

Maree McKenzie

CEO

Homes North Community Housing Company Ltd

On behalf of the Housing Alliance