

HOUSING SOLUTIONS SUMMIT PRIORITIES

	Direction	Action(s)	Dependencies	Lead Agency	Partner Agencies
1	Establish a governance structure with capacity and capability to effectively deliver affordable housing outcomes	<p>Advocate to establish a Project Steering Committee and Terms of Reference to be tasked with but not limited to:</p> <ul style="list-style-type: none"> - Formalising the Town’s housing partnership plan - Facilitating housing data provision/transparency (i.e. vacancy rates) to support project implementation - Establishing the project management framework i.e. delivery of affordable land/housing supply through to matching service - Managing project design, implementation and risk management - Establishing and progressing an advocacy agenda: <ul style="list-style-type: none"> - Pilbara Strategic Regional Housing Plan (Draft IWA Strategy/State Government Housing/Homelessness strategies) - Amendment to Osprey Village eligibility and rent policy - Partner funding for feasibility studies i.e. multi-party development, affordable housing typologies and development investment agreements - Funding for housing renewal - State/Federal funding for affordable housing projects - Government Regional Officer Housing options - FBT exemptions - Insurance costs - Government stamp duty, loan deposits, etc - Strong and Sustainable Resource Communities (Qld) model - Streamlining land approval processes - Capturing FIFO data <p>Working with relevant housing forums regarding the work of the Steering Committee and identifying opportunities for collaboration (giving due regard to commercial in-confidence and confidentiality)</p>	<p>Ministerial/CEO agreement is required for participation of Government agencies</p>	<p>ToPH</p>	<p>State Government agencies Regional development bodies Industry groups Non-government housing Port Hedland Chamber of Commerce and Industry (PHCCI) and other sector peak bodies, etc Cross-sectoral housing forums</p>
2	Audit and repurpose vacant/underutilised properties	<p>Advocate with relevant stakeholders for agreement to:</p> <ul style="list-style-type: none"> - audit properties – industry, TAFE, GROH, State Government, etc. - determine tenure arrangements i.e. short-term transitional, long-term, etc. identify maintenance requirements and funding options for renewal (applying economies of scale to upgrades). - transition Osprey tenants - GROH/Industry to vacant/unutilised properties. - retain seniors at Osprey Village whilst consulting on whether more appropriate alternatives exist to meet their needs i.e. as part of a new development. - where feasible, establish management agreements that provide security of tenure, but which are sufficiently flexible to cater for changing household composition/circumstances. 	<p>Stakeholder agreement to participate in audit and release properties to market. State Government/Fleetwood Agreement to vary eligibility and rent policy which currently quarantines 30 percent of Osprey Village for seniors’ housing, GROH and short-term business leases. Availability of industry/stakeholder properties that can be utilised at relatively low cost.</p>	<p>ToPH</p>	<p>Industry GROH, Government sector TAFE Private sector</p>

3	Multi-party development to reduce risk to Government and developers	<p>Undertake a feasibility study for multi-party investment to include but not be limited to:</p> <ul style="list-style-type: none"> - Identifying housing requirements, typologies and tenures across sectors i.e. industry, GROH, West End Buy-Back participants, ToPH, social/affordable housing, Aboriginal Housing, and private - Obtaining a commitment from key investment partners to build properties to support DevelopmentWA developing the Western Edge, South Hedland - Identifying opportunities to de-risk investment: <ul style="list-style-type: none"> - Funding inputs to de-constrain land/facilitate affordable housing (see dependencies) - Underwriting opportunities to make investment more attractive to developers i.e. Department of Communities (social and affordable housing), GROH long-term leases, and Community Housing Organisation (tax incentives/access to Federal funding). - Determining models of project management and delivery i.e. development WA, development group, developer, etc 	<p>Successfully advocating for stakeholder agreement to participate in multi-party development</p> <p>Low fill site that activates town centre and contributes to placemaking (Western Edge)</p> <p>Economies of scale for development to de-risk</p> <p>Adequate funding/approaches being available to de-risk –</p> <ul style="list-style-type: none"> - NHIFIC - NAIF - North West Aboriginal Housing Fund (\$200m) - Social Housing and Economic Recovery Package (\$319m) - Housing and Homelessness Investment Package (\$221m) - Social Housing Investment Fund (\$750m) - CHO (tax incentives) 	ToPH/DevelopmentWA	<p>DevelopmentWA</p> <p>Industry</p> <p>State Government</p> <p>Department of Communities</p> <p>Hedland Maritime Initiative</p> <p>Aboriginal Housing</p> <p>CHO/ Funding bodies</p> <p>PHCCI</p>
4	Models of affordable and sustainable housing that can be 'expedited'	<p>EOI for innovative/affordable/sustainable housing models, or feasibility study, based on understanding cross-sectoral housing needs, market demand for tenure types and supply timeframes.</p> <p>Innovation i.e. stilt houses (less of an issue in South Hedland), granny flat additions, etc</p> <p>Construction workforce – local, DAMA, offsite construction, trainees, etc</p> <p>Supply chain opportunities – modular, prefabricated panels, direct shipping of materials based on economies of scale</p> <p>Zoning amendments</p>	<p>Successfully advocating for stakeholder agreement to participate in multi-party development</p> <p>Availability of affordable house and land packages</p> <p>Security of tenure for investors</p>	ToPH/DevelopmentWA/Communities	<p>DevelopmentWA</p> <p>Multi-party investment partners</p>
5	Promote and support pathways to home ownership	<p>Establish with Keystart and NHIFIC available places for personal/business loans and shared equity arrangements</p> <p>Employer incentivisation?</p> <p>Consideration of rates incentives (reduced rates) for a prescribed period of home ownership (applying eligibility conditions)</p> <p>Establish a promotional campaign for home ownership (personal, business, Aboriginal home ownership) in conjunction with available affordable land/housing supply</p> <p>Consider wraparound support services where applicable</p>	<p>Land and affordable housing</p> <p>Places being available for Federal and State Government loan products (limited)</p>	Communities	<p>Keystart/NHIFIC</p> <p>Industry (investment incentivisation)</p> <p>DevelopmentWA (promotional campaign/ToPH)</p> <p>CHO/Department of Communities (wraparound support)</p> <p>PHCCI (member employer incentivisation)</p>