

Workshop 3 – Responding to the Need – Local Affordable Housing Solutions

**Presentation by
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CEO**

Forester ANA Mutual Society Ltd.

What is Foresters ANA?

- Foresters ANA Mutual Society is an independent, community development finance institution. The core focus of Foresters ANA Mutual Society is on community economic development and social change through ethical investment, community asset building, microfinance and other mutual aid initiatives.

What do we do?

- Foresters works to develop flexible financial options meeting the needs of individuals, groups and community organisations who may be underserved by mainstream financial institutions, traditional funding bodies and philanthropic foundations.

How do we do this?

- The Foresters ANA Community Trust Investment Fund is a unique ethical investment in Australia.
- Money invested is used to build community assets.
- We have invested some of our funds directly or indirectly into affordable housing.

THE CYCLICAL NATURE OF COMMUNITY INVESTMENT



What would it take to get FANA more involved in affordable housing?

- The answer is very simple...
- More relationships with stakeholders in the Affordable Housing Sector
 - An openness by the stakeholders to cooperative partnership
- **MORE INVESTMENT** in our Community Trust Investment Fund

More relationships with stakeholders in the Affordable Housing Sector

- We are committed to expand our relationships and increase our understanding of the issues facing the Affordable Housing Sector.

An openness by the stakeholders to cooperative partnership

- These partnerships would:
- Engage the broadest range of stakeholders possible
- Be committed to mutual benefit for all involved.

Utilise sophisticated market techniques, such as:

- taxation subsidies;
- housing bonds;
- land and housing trusts;
- secondary mortgage markets;
- subsidised loan interest rates and
- shared equity;
- option to buy schemes.
- community banks and development corporations;

Affordable Housing In Australia: Pressing need, Effective Solution, Affordable Housing National research Consortium

- By and large...investors have tended to shy away from this type of investment on account that it typically provides lower returns, higher property risks and low liquidity. Poor detailed market information and the dearth of examples of successful investments only add to the drawbacks and fuel further lack of interest in the sector.

MORE INVESTMENT in our Community Trust Investment Fund

We have sourced investment from:

- Individuals
- Self Managed Superannuation Funds
- Community organisations and groups

**AND we know our model overcomes concerns
raised by investors**

So....

We are already involved.

How can we do more?

With your help!

Contact

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