



Sunshine Coast
Regional
Housing
Council Inc.

...promoting a community response to housing needs



About SCRHC

- Proven track record as a provider of housing services for 15 years
- Department of Housing fund 3 Programs
- Acknowledged and supported in the region as the key community housing organisation on the Sunshine Coast
- Ideally placed to lead growth in affordable housing within the region
- Endorsed by SunROC to become a vehicle for the development and provision of affordable and community housing

Sunshine Coast's Affordability Crisis

In the last decade:

- Median house price increased by 300%
- Average household income increased by 20%
- Rents increased 65-75%
- Estimated vacancy rate now 1%



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Sunshine Coast's Affordability Crisis

- Low income households locked into a cycle of housing crisis and socio-economic instability
- Key workers in essential services/industries/education locked out of home ownership



Our new direction

- Setting up a new not-for-profit company with charitable status
- Forming partnerships with private enterprise, government, community to provide affordable rental housing and home ownership options
- Asking Councils to use their planning system to ensure affordable housing supply
- Strategies to acquire additional business skills and achieve growth, self-sufficiency



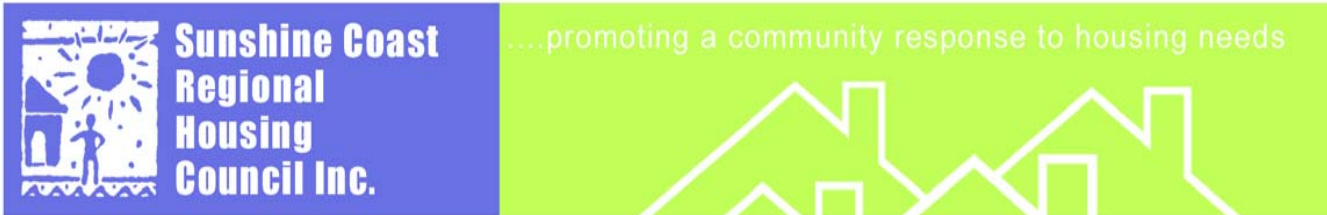
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Negotiating partnerships with developers

- What can a not-for-profit bring to the partnership?
- Will Councils offer affordable housing incentives?
- Will including affordable housing in a project lengthen approval times?
- We need clear affordable housing direction from Local Government and the State.



How could Councils help?

Planning:

- Density bonuses, waiving charges, streamlining approval processes, inclusionary zoning

Land:

- Identifying affordable housing sites in local planning schemes
- Gifting land or providing under leasehold/deferred payment arrangements

Policy and advocacy

- Affordable housing policy direction in Local Growth Management Strategies
- Dialogue with the state, support for affordable housing providers



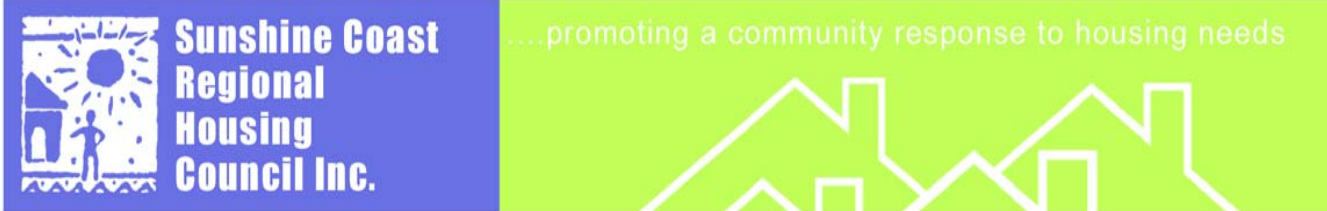
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How could the State help?

- Consider the benefits of asset transfer to new company
- Strong policy direction and commitment to capital funding stream
- Dialogue with local government around affordable housing directions and partnerships



Commonwealth

Adopt a national approach

(from the July 2006 National Affordable Housing Forum)

- establish national goals, targets and indicators
- encourage a national market for affordable housing investors
- develop a national framework for affordable housing subsidies
- establish a national program for housing market information
- develop a national system for training and accreditation of affordable housing managers
- promote national guidelines about impacts of planning systems on affordable housing