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Weekly E-Bulletin 13/08 ~ Friday 16th May 2008

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Common Equity Model in SA ~ Update

Subsequent to the special CHCSA Forum on **Common Equity Model in SA** held on Tuesday 15th April, the CHCSA has written to the Office of Community Housing (OCH) on behalf of the non-Government members of the Common Equity Working Party. The letter requested that OCH continue work on the development of the common equity model, subject to the resolution of various outstanding issues and the development of various safeguards for groups joining the new model.

A copy of the letter has been uploaded to the CHCSA Website. Please click <http://www.chcsa.org.au> to view or download the letter.

CHCSA Business Planning Kit

The CHCSA has uploaded the **Business Planning Kit for Not-For-Profit Housing Providers**, a project funded by HomeStart Finance on to its Website for interested people to view or download.

Please observe Copyright restrictions on the Kit which prevents the distribution or reprinting of this document and its contents without the express permission of the Community Housing Council of SA Inc. Please click <http://www.chcsa.org.au> to view or download the document.

The Federal Budget and Housing

Community Housing Federation of Australia (CHFA) distributed a Media Release following the handing down of the Federal Budget this week. Here is what the Executive Director of CHFA said:

" The Community Housing Federation of Australia (CHFA), the national peak organisation representing the community housing organisation in Australia said that the Rudd Government's housing initiatives recognise that housing affordability is a problem facing a broad spectrum of Australian society.

"The National Rental Affordability Scheme targets people paying high rents in the private market by providing 50,000 dwellings at discounted rents," said Carol Croce, CHFA Executive Director. "The First Home Savers Account assists people saving for a home deposit with a 17% government contribution. And for those experiencing homelessness, A Place Called Home will provide 600 houses."

The community housing sector is well placed to work with the government and the private sector to deliver affordable housing funded through these new initiatives.

“These are solid first steps towards a new National Affordable Housing Agreement to replace the current Commonwealth State Housing Agreement,” said Ms Croce. “This agreement is a unique opportunity to promote integration between the Government’s housing-related programs and progress the Government’s social inclusion agenda.” ”

The Australian Council of Social Service (ACOSS) distributed a Budget Summary Document. Here is an excerpt from this Document that relates to Housing:

Housing and Homelessness		
<p>Office of Housing - establishment</p> <p>COST 2008-09: \$0.8m 2009-10: \$0.8m 2010-11: \$0.8m 2011-12: \$0.8m Total: \$3.2m</p>	<p>The Government to establish an Office for Housing within FaHCSIA. The office will provide policy advice, co-ordinate the implementation of the Government’s housing initiatives</p>	
<p>National Rental Affordability Scheme</p> <p>COST 2008-09: \$ 23.5m 2009-10: \$ 72.2m 2010-11: \$ 170.1m 2011-12: \$ 356.8m Total: \$623m</p>	<p>The Government will fund a National Rental Affordability Scheme, at a cost of \$623m over the next four years. It will use tax incentives and financial support for investors to provide rental housing to low and middle income families at 20% below market rents. Labor estimates that within five years, the scheme will reduce the amount of rent 50,000 Australian families pay by 20%. If the demand from renters and investors remains high, the scheme will be expanded after five years, with an additional 50,000 incentives available from 2012 onwards. Annual tax incentives and financial support, which will be provided to investors every year for a period of ten years, include</p> <p>i) an annual \$6,000 Commonwealth tax incentive to investors who construct new affordable rental accommodation</p> <p>ii) at least \$20,00 per year in direct or in kind financial support from State Governments for investors who access the tax incentives.</p>	<p>\$10m more than initially budgeted for.</p> <p>Tenancy management for the new properties will be conducted by not-for-profit (community) housing organisations.</p> <p>Ongoing eligibility testing will be required for tenants, who will have a year to leave the property if their income increases over the eligibility threshold.</p>
<p>First Home Savers Accounts</p> <p>COST 2007-08: \$2.7m 2008-09: \$156m 2009-10: \$241.2m 2010-11: \$341.4m 2011-12: \$437.5m TOTAL: \$1.2b</p>	<p>The Government will establish a superannuation-style low tax First Home Saver Accounts to assist aspiring first home buyers to save a larger deposit. The first \$10,000 per year saved will be taxed at a flat rate of 15%. This will allow a couple – each on an average wage and saving 10 per cent of their income – to save a deposit of more than \$85,000 over five years. This is up to \$14,000 more than could be achieved by saving through an ordinary deposit account.</p>	

<p>Housing Affordability Fund</p> <p>COST</p> <p>2008-09: \$52.2m 2009-10: \$77.1m 2010-11: \$77.1m 2011-12: \$152.8m 2012-13: \$152.8m Total: \$512m</p>	<p>The Government will establish a new Housing Affordability Fund. Labor will invest up to \$500m to save new homebuyers up to \$20,000 on a home purchase and boosting supply. This will include up to \$30m to roll out nationally electronic development assessments (eDAs) and online tracking services to streamline planning approvals and cut cost of new homes.</p>	<p>The fund will assist up to 50,000 new home buyers over five years. The fund will address 'supply-side' barriers to the development of new housing:</p> <p>1) the cost of developing new infrastructure such as water, sewerage, transport, and parklands (local government infrastructure charges are ultimately paid by the new home buyer) and</p> <p>2) the 'holding costs' associated with planning and approval delays such as interest, land taxes, council rates and staff costs, which are ultimately paid by the new home buyer.</p> <p>Funds will be able to be spent in both greenfields sites as well as existing residential areas.</p>
<p>National Housing Supply Council</p> <p>COST</p> <p>2007-08: \$0.9m 2008-09: \$2.3m 2009-10: \$2.3m 2010-11: \$2.3m 2011-12: \$2.3m Total: \$10.2 million</p>	<p>The Government will establish a National Housing Supply Research Council, which will publish an annual State of Supply Report to analyse the adequacy of construction and land supply for the next 20 years.</p>	
<p>A Place to Call Home</p> <p>COST</p> <p>2008-09: \$25m 2009-10: \$25m 2010-11: \$25m 2011-12: \$25m 2012-13: \$50m</p> <p>TOTAL: \$150m PLUS \$2.8 m for Realink</p>	<p>The Government will invest \$150m over five years to establish up to 600 new houses and units in and effort to halve the number of homeless people turned away from homeless shelters. The Government will also seek a matching investment from State and Territory Governments. This will be negotiated as part of a new National Affordable Housing Agreement - which will replace the Commonwealth State Housing Agreement when it expires in June 2008.</p> <p>\$2.8m will also be directed to expanding Realink sporting and cultural programs.</p>	<p>This is a good first step, and good to see additional infrastructure being allocated especially for homeless people. Also good that people will be able to stay in their house and not have to move after 'crisis' period has ended.</p> <p>States and territories will have to match Commonwealth funding, although this can be through the provision of land or in-kind support.</p>

"Eco-towns" ~ Resource shared by Joy Sims

"Eco-towns" is an affordable housing concept (currently in the UK) which:

"are exemplar green developments of up to 20,000 homes designed to meet the highest standards of sustainability, including low and zero carbon technologies and good public transport".

The concept, consultations papers and other information can be found at by clicking <http://www.communities.gov.uk/housing/housingsupply/growthareas/ecotowns> .

Papers available from the National Housing Conference

Papers from the National Housing Conference, held in Sydney in February 2008, are now available online.

Please click http://www.nationalhousingconference.org.au/browse.asp?ContainerID=program_2008 to access the Conference Website.

Do you know an Outstanding Volunteer in a South Australian Government Program? ~ repeated item

The **Hon. Jennifer Rankine, Minister for Volunteers**, is seeking nominations for the *2008 Joy Noble Medal* for outstanding service in South Australian Government volunteer programs.

The *Joy Noble Medal* provides the opportunity to recognise the support of our volunteers who, through their participation in government volunteer programs, have made an outstanding commitment and contribution to the South Australian community.

To nominate a volunteer, or for more information about the *Joy Noble Medal*, contact the Office for Volunteers by phoning 8463 4437 or visiting www.ofv.sa.gov.au. 7 Nominations close Monday 5 May 2008.

STAFF	CASUAL TRAINERS AND VOLUNTEERS
Executive Officer - Ciarán Synnott Manager, Admin/Finance/Communications - Maria Demasi Administration Officer - Ante Gajic Senior Policy Officers - Matt Fisher & David Kilner Sector Resource Worker - Philip Studt Spanish Speaking Worker - Domingo Garcia	Casual Trainers – Liz McCarthy, Graeme Gow, Philip Studt, Kate Reynolds

DIARY DATES

Friday 6 th June	CHCSA Associations' Forum
Friday 6 th June	CHCSA Management Committee Meeting
Monday 9 th June	PUBLIC HOLIDAY – Queen's Birthday
Wednesday 11 th June	CHCSA Central Forum
Friday 13 th June	CHCSA Co-op. Rep. Council Meeting
Friday 13 th June	CHCSA Policy Committee
Saturday 14 th June	CHCSA Spanish Speaking Forum
Monday 16 th June	CHCSA Hills & Southern Forum

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