



**ACT**  
Government

# ACT Housing Strategy

## Year 3 Report Card

November 2021





## Acknowledgment to Country

Yuma

Dhawura Nguna Dhawura Ngunnawal

Yanggu ngalawiri dhunimanyin Ngunnawalwari dhawurawari

Nginggada Dindi yindumaralidjinyin

Dhawura Ngunnawal yindumaralidjinyin

Hello,

This is Ngunnawal Country

Today we are meeting on Ngunnawal country

We always respect Elders, male and female

We always respect Ngunnawal Country

The Environment, Planning and Sustainable Development Directorate acknowledges the Ngunnawal people as Canberra's first inhabitants and Traditional Custodians. We recognise the special relationship and connection that Ngunnawal peoples have with this Country. Prior to the dislocation of Ngunnawal people from their land, they were a thriving people whose life and culture was connected unequivocally to this land in a way that only they understand and know, and is core to their physical and spiritual being. The disconnection of the Ngunnawal people from Culture and Country has had long-lasting, profound and ongoing health and well-being effects on their life, cultural practices, families and continuation of their law/lore. The Environment, Planning and Sustainable Development Directorate acknowledges the historic dispossession of the Ngunnawal people of Canberra and their surrounding regions. We recognise the significant contribution the Ngunnawal people have played in caring for Country as for time immemorial they have maintained a tangible and intangible cultural, social, environmental, spiritual and economic connection to these lands and waters.

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# ACT Housing Strategy Year 3 Report Card

## Background

The ACT Housing Strategy (the Strategy) was released in October 2018, its role is to guide the delivery of housing in the ACT over its 10-year lifespan. While the Strategy focuses on what the ACT Government can do to improve housing-related outcomes for all Canberrans, it includes a particular emphasis on households on low to moderate incomes and those most vulnerable to homelessness. This is illustrated through the Strategy's five goals, which are:

1. An equitable, diverse and sustainable supply of housing for the ACT community
2. Reducing homelessness
3. Strengthening social housing assistance
4. Increasing affordable rental housing
5. Increasing affordable home ownership

The Strategy is accompanied by a corresponding Implementation Plan, which identifies areas of responsibility for delivering on actions and prioritises commitments according to agreed timeframes.

## Year in Review

We are pleased to provide the ACT Housing Strategy Year 3 Report Card (Year 3 Report Card). This report card responds to the ACT Government's commitment under the Strategy to report annually on the progress and status of actions in the Implementation Plan.

The Year 3 Report Card demonstrates consistent progress across each of the Strategy's goals throughout 2020-21. While this is a pleasing result we also recognise that there is more to do, particularly in light of the uncertainty and challenges presented by COVID-19. We will continue to work with our community and delivery partners to build on our success so far and maintain momentum as we move into the Strategy's fourth year of implementation and beyond.

## ACT Government's response to COVID-19

The ongoing COVID-19 emergency has required the ACT Government and its community partners to continue to quickly respond to review services, prioritise and, in some cases, reallocate resources. While COVID-19 has interrupted service provision for some planned initiatives, new responses to the crisis have contributed to delivery of other actions. Where practical and appropriate, COVID responses and impacts have been identified against relevant actions in this year's report card.

# Summary of Analysis

## Short-term, Medium-term and Ongoing Actions

- > Since the Year 2 Report Card was published, **7** non-annual actions have been completed.
- > Out of a total of **67** short-term, medium-term and ongoing actions:



- > Out of a total of **39** short-term actions:



- > Of a total of **9** medium-term actions:



- > Of a total of **19** ongoing actions:



## Short-term, Medium-term and Ongoing Actions

	Short-term	Medium-term	Ongoing	Total
Complete	18	0	3	21
2018-19	5	0	0	5
2019-20	9	0	0	9
2020-21	4	0	3	7
In development	1	0	0	1
Progressing	19	7	6	32
Continuing	1	2	10	13
Not commenced	0	0	0	0
<b>Total</b>	<b>39</b>	<b>9</b>	<b>19</b>	<b>67</b>

## Annual Actions

The Strategy also includes seven (7) annual actions, all of which were completed since the release of the Year 2 Report Card.

# Report Card

## Short-term, Medium-term and Ongoing Actions

	Complete	In development	Progressing	Continuing	Not commenced	Total
<b>Short-term</b>	<b>18</b>	<b>1</b>	<b>19</b>	<b>1</b>		<b>39</b>
<b>Goal A</b>	<b>1</b>					<b>1</b>
	A.1					
<b>Goal 1</b>	<b>2</b>	<b>1</b>	<b>3</b>			<b>6</b>
	1E.2, 1F.2	1F.3	1D.2, 1E.3, 1F.1			
<b>Goal 2</b>	<b>1</b>		<b>2</b>	<b>1</b>		<b>4</b>
	2C.4		2C.1, 2C.3	2D.2		
<b>Goal 3</b>	<b>3</b>		<b>6</b>			<b>9</b>
	3A.1, 3A.2, 3C.2		3B.5, 3C.1, 3D.1, 3D.2, 3D.3, 3D.4			
<b>Goal 4</b>	<b>8</b>		<b>4</b>			<b>12</b>
	4A.8, 4B.1, 4B.2, 4B.5, 4D.1, 4E.1, 4E.2, 4E.3		4A.3, 4A.7, 4B.4, 4C.1			
<b>Goal 5</b>	<b>3</b>		<b>4</b>			<b>7</b>
	5A.2, 5A.4, 5B.4		5A.3, 5A.5, 5A.6, 5B.1			

	Complete	In development	Progressing	Continuing	Not commenced	Total
<b>Medium-term</b>			7	2		9
<b>Goal 1</b>			3			3
			1D.1, 1D.3, 1E.1			
<b>Goal 2</b>			1			1
			2F.1			
<b>Goal 3</b>				2		2
				3A.4, 3B.3		
<b>Goal 4</b>			1			1
			4B.3			
<b>Goal 5</b>			2			2
			5A.7, 5B.2			
<b>Ongoing</b>	3		6	10		19
<b>Goal 2</b>	2		2	5		9
	2E.1, 2E.2		2A.1, 2C.2	2A.2, 2B.1, 2B.2, 2D.1, 2D.3		
<b>Goal 3</b>			1	3		4
			3B.4	3A.3, 3B.1, 3B.2		
<b>Goal 4</b>	1		2	2		5
	4A.4		4A.6, 4E.4	4A.2, 4A.5		
<b>Goal 5</b>			1			1
			5B.3			
<b>Total</b>	<b>21</b>	<b>1</b>	<b>32</b>	<b>13</b>		<b>67</b>



## Notes to table:

### Timeframe categories (and parameters)

Short-term: 0 - 3 years (2018 - 2021).

Medium-term: 4 - 7 years (2022 - 2025).

Long-term: 7 - 10 years (2026 - 2028).\*

Ongoing: Action has commenced and is progressing as part of a continuing commitment or priority.

Annual: Action with clear parameters that occurs once a year.

\*Note: there are currently no long-term actions identified under the ACT Housing Strategy.

### Status categories (and definitions)

Complete: Action has been finalised.

In development: Investigations or planning are underway.

Progressing: Action relates to a commitment with defined parameters that is underway.

Continuing: Action relates to an ongoing initiative.

Not commenced: Action has not commenced and/or is behind schedule.



# Overarching Priority Action

Action ID	Action	Indicator/s	Status	Progress update
A.1	1. Establish an all-of-government central landing website page to improve navigation for people seeking online information about housing initiatives, homelessness services and public housing.	Topic-based Housing and Homelessness website established.	Complete	Action was completed in 2019.

# Goal 1: An Equitable, Diverse and Sustainable Supply of Housing for the ACT Community

Action ID	Action	Indicator/s	Status	Progress update
1A.1	1. Model and publish ACT Government housing supply and demand projections via the ACT Land and Property report.	ACT Land and Property report.	Complete (2020-21)	<p>Since release of the ACT Housing Strategy Year 2 Report Card, the following Land and Property reports have been published:</p> <ul style="list-style-type: none"> <li>• July to December 2020 Report – published June 2021</li> <li>• January to June 2020 Report – published May 2021</li> <li>• July to December 2019 Report – published February 2021</li> <li>• January to June 2019 Report – published January 2021</li> <li>• January to June 2021 report is being drafted</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>• The purpose of the Land and Property Report is to present a snapshot of the activity that has taken place in the Canberra property market over the preceding six-month period. The report does not seek to forecast or present supply and demand analysis.</li> </ul>
1A.2	2. Monitor and report on trends in Canberra and the region's land and property markets via the ACT Land and Property report.	ACT Land and Property report.	Complete (2020-21)	Refer 1A.1 update
1A.3	3. Release an appropriate supply of land in a mix of greenfield and urban renewal locations, informed by modelling and market analysis to provide land ahead of demand.	<ul style="list-style-type: none"> <li>• Indicative Land Release Program.</li> </ul>	Complete (2020-21)	<a href="#">Published Indicative Land Release Program for 2021-22</a>
1B.1	1. Dedicate at least 15% of the Indicative Land Release Program each year to affordable, community and public housing with implementation from the 2019-20 program onwards.	<ul style="list-style-type: none"> <li>• Indicative Land Release Program.</li> </ul>	Complete (2020-21)	Refer 1A.3 update

Action ID	Action	Indicator/s	Status	Progress update
1C.1	1. Maintain a land planning and development pipeline equivalent to four years' demand, as determined by regular demand and supply modelling undertaken under objective 1A.	ACT Land and Property report.	Complete (2020-21)	Refer 1A.1 and 1A.3 updates.
1D.1	1. Consider the recommendations of the 2018 Housing Choices Collaboration Hub related to consideration of relevant zoning changes to specific demonstration projects. Review the efficacy of these changes on housing types and choice and progress positive outcomes.	Territory Plan Variations for Demonstration Housing.	Progressing	<ul style="list-style-type: none"> <li>Draft variation 365 Housing Choices – Boarding Houses and Co-housing changes to implement some of the Housing Choices Collaboration Hub's recommendations on ways to improve housing choices in the ACT through amendments to existing boarding house provisions, and by introducing new provisions for 'co-housing'. DV365 proposes changes to the residential codes and the definitions of the Territory Plan deliver greater diversity in dwelling types. The Standing Committee for Planning, Transport and City Services is completing its inquiry into DV365 and their recommendations will be considered once received.</li> <li>Two draft Territory Plan variations have been prepared for specific Demonstration Housing projects: DV375 – Manor House and DV376 – Co-housing. Both variations finished public consultation on 16 April 2021 and are now being considered in light of the submissions received.</li> </ul>
1D.2	2. Consider directions from the Planning Strategy refresh, around urban growth areas and plan for the integration of new housing types in existing urban environments, including links to transport, open space, community and cultural facilities.	Studies of Urban Intensification Areas (as defined by the ACT Planning Strategy).	Progressing	<ul style="list-style-type: none"> <li>The implementation of the ACT Planning Strategy's actions is continuing. An urban infill capability assessment for the light rail stage 2 corridor has commenced.</li> <li>Analysis is underway to examine opportunities for infill development within the urban footprint.</li> <li>Scoping and preliminary investigations into parts of the western edge to accommodate potential future urban development and environmental conservation has commenced.</li> <li>These projects are consistent with the Planning Strategy's theme of Canberra being a compact and efficient city. Targeting up to 70% of new housing within the existing urban footprint, with the remaining 30% to be delivered as greenfield development.</li> </ul>
1D.3	3. Undertake appropriate planning and design for greenfield estates to support a variety of housing types and urban environments.	Updated Estate Development Code.	Progressing	Opportunities to deliver better outcomes in greenfield estates and infill subdivisions are being examined to inform a review of the Estate Development Code. This work will be incorporated through changes under the Planning System Review and Reform Project and a new Territory Plan.

Action ID	Action	Indicator/s	Status	Progress update
1E.1	1. Facilitate demonstration projects that showcase innovative, diverse housing options through different mechanisms.	Demonstration housing: Planning approvals in place and/or construction commenced.	Progressing	<ul style="list-style-type: none"> <li>A draft Territory Plan variation that will permit co-housing on Part Section 76 Watson was released for public consultation in early 2021.</li> </ul>
1E.2	2. Consider a range of sites for demonstration housing to design and deliver an inclusive residential community, pending consideration of variations to the Territory Plan for the sites.	Demonstration housing: Site analysis undertaken on multiple sites with outcomes to inform Housing Choices Territory Plan Variation.	Complete	<ul style="list-style-type: none"> <li>Draft Territory Plan variations for Demonstration Housing projects in Ainslie and Griffith were released in early 2021. Subsequent variations will be subject to outcomes of the consultation and consideration (including by Standing Committee).</li> </ul>
1E.3	3. Consider different occupancy and ownership models including the applicability of community title models for cooperative housing developments.	Consider suitability of community title models for cooperative housing developments.	Progressing	Draft variation 365 Housing Choices – Boarding Houses and Co-housing proposes to improve housing choices in the ACT through amendments to existing boarding house provisions, and by introducing new provisions for ‘co-housing’. DV365 proposes changes to the residential codes and the definitions of the Territory Plan deliver greater diversity in dwelling types. The Standing Committee for Planning, Transport and City Services is completing its inquiry into DV365 and their recommendations will be considered once received.
1F.1	1. Test design-led planning controls with urban design guidelines as part of a draft Territory Plan variations for the City and Gateway urban renewal area.	<ul style="list-style-type: none"> <li>Apartment and Attached Housing Design Guidelines in place.</li> <li>National Capital Design Review Panel considerations informed by AAHDG where relevant.</li> </ul>	Progressing	<ul style="list-style-type: none"> <li>The National Capital Design Review Panel continues to review significant development and redevelopment proposals across the city. The review of proposals is informed by the relevant planning framework.</li> <li>The Planning System Review and Reform Project (PSRRP) is developing an outcomes focused planning system where development controls incorporate performance outcomes that encourage innovation and high-quality design. To achieve this the PSRRP team is investigating best practice approaches in incorporating high quality urban design principles, including the urban design guidelines, into the reformed planning system.</li> <li>Through work undertaken as part of the PSRRP, consideration of planning controls (including those currently in the design guides) will occur.</li> <li>Draft Variation 368 City and Gateway implements the key planning recommendations of the City and Gateway Urban Design Framework from Barry Drive/Cooyong Street to Mouat/Antill Street. The draft variation will amend the Territory Plan by modernising and clarifying existing provisions of the Inner North and Northbourne Avenue Precinct Codes and incorporating changes and updates to the Territory Plan to remain consistent with the National Capital Plan. DV368 is currently being reviewed in light of submissions received during the public consultation process.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
1F.2	2. Investigate the introduction of a rating system for housing with accessibility and universal design features when property is advertised, on a voluntary basis, prior to considering a potential mandatory rating scheme.	Explore rating system for dwellings built to accessible standards or incorporating universal design.	Complete	Action was completed in 2020.
1F.3	3. Investigate planning and design provisions that encourage the supply of affordable housing across the spectrum of community need. This could include investigation of planning options such as inclusionary zoning and incentive mechanisms.	<ul style="list-style-type: none"> <li>Literature review into Inclusionary Zoning.</li> <li>Outcomes to be considered as part of planning system review.</li> </ul>	In development	Policy development is considering all options to deliver the outcomes that inclusionary zoning seeks to achieve. Agreed policy outcomes can be incorporated into various parts of the planning system.

# Goal 2: Reducing Homelessness

Action ID	Action	Indicator/s	Status	Progress update
2A.1	1. Work with the community to co-design new policies and programs and bring in the voices of those who have a lived experience of homelessness.	Ongoing engagement with community partners.	Progressing	<p>Working collaboratively with the ACT specialist homelessness sector – In planning for the strategic planning and partnership process with the sector in early 2021, Housing ACT has undertaken quantitative and qualitative analysis of services gaps, demand and review of service system pain points. Based on this analysis, a discussion paper was developed and circulated to all funded specialist homelessness services on 22 June 2021 for their review, prior to participating in a Ministerial Roundtable on 6 July 2021. The Ministerial Roundtable is one of the first key sector engagement activities as part of the strategic partnership planning process.</p> <p>COVID-19 Response: The Government is continuing to fund four homelessness service initiatives that have been operating in response to the COVID-19 pandemic. A further \$1.948 million over two years has been provided to Winter Lodge for men, MacKillop House for women (and accompanying children), the Axial Housing First program, the Onelink Accommodation and Support Fund, and the Early Morning Centre to ensure funding is continued to support people experiencing or at risk of homelessness.</p>
2A.2	2. Implement a more structured and agile approach to community engagement, working iteratively to test ideas and be responsive to the input and feedback.	New policies and programs introduced/ launched.	Continuing	<p>COVID-19 Response - The Government is continuing to fund four homelessness service initiatives that have been operating in response to the COVID-19 pandemic. A further \$1.948 million over two years has been provided to Winter Lodge for men, MacKillop House for women (and accompanying children), the Axial Housing First program, the Onelink Accommodation and Support Fund, and the Early Morning Centre to ensure funding is continued support for people experiencing or at risk of homelessness.</p>

Action ID	Action	Indicator/s	Status	Progress update
2B.1	1. Prioritise young people, including young mothers, and women and children escaping domestic and family violence to provide assistance early to minimise the intergenerational impacts of experiencing homelessness.	More frontline homelessness services.	Continuing	<ul style="list-style-type: none"> <li>Doris, Beryl and Toora continue to deliver services to women and children impacted by domestic and family violence.</li> <li>Common Ground: Work has continued to deliver Common Ground in Dickson to provide stable and supportive housing for people who need it. The identified cohort for Common Ground Dickson includes single older women, women with children and single younger women, providing access to a Common Ground initiative in the ACT for women and families. Construction is progressing well with 50% of the site servicing works complete, structure complete up to the second floor and works continuing for the third and fourth floor suspended slabs. A market sounding paper for the service provider/s of Common Ground Dickson closed in May 2021. The comments have been used to inform the services tender, which was released in July 2021.</li> </ul>
2B.2	2. Continue to partner with the Coordinator General for Family Safety to strengthen the government's response to women and children experiencing family and domestic violence.	Continuation of the partnership and program improvements implemented.	Continuing	<p>Safer Families Assistance Program: In 2020-21 this initiative has continued to support women and children experiencing family and domestic violence and was allocated \$430,000 over four years. The Government also provided an additional \$125,000 through Covid Stimulus funding in April 2020. The program ensures that over the medium and long-term, families are being better supported; and early intervention for vulnerable households is achieved, which reduces the overall costs to the homelessness and crisis sector. An expansion of this program is being considered to ensure the best possible targeted assistance is available and provided to this cohort.</p>
2C.1	1. Support culturally appropriate public and community housing accommodation options and support programs for Aboriginal and Torres Strait Islander people.	Increase in accommodation options and support programs - More culturally appropriate housing for older Aboriginal and Torres Strait Islander people.	Progressing	<ul style="list-style-type: none"> <li>Housing ACT has worked closely with the Aboriginal and Torres Strait Islander Elected Body to deliver the third older persons complex, which is due to be completed by the end of 2021. As part of this co-design, the Elected Body reviewed the project designs at each design milestone and provided valuable feedback about cultural inclusions, such as an emphasis on enhanced communal and private outdoor spaces.</li> <li>The Lyons site was completed in December 2020. The demolition of the Dickson site was completed in April 2021 and prior to commencing construction on the third site in Dickson a smoking ceremony was held (in May 2021) to cleanse the site, an important step to respect the cultural tradition of removing bad spirits before construction begins. This third complex is named, Ningulangu (Nin-gul-angu), meaning 'Belonging to: home, place'. Construction at the Dickson site is forecast to be completed by the end of the second quarter 2021-22.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
2C.2	2. Work with the sector to design and implement specific programs targeted at new and emerging groups at risk of homelessness.	More frontline homelessness services - Programs designed and implemented.	Progressing	<ul style="list-style-type: none"> <li>In 2020–21 the ACT Government has continued working with the sector on recently implemented programs to address service gaps and respond to the needs of new and emerging groups that are homeless or at risk of homelessness. Housing ACT continues to be able to focus support where it is most needed through programs supported by the ACT Government's COVID-19 economic recovery measures, including Axial Housing, the Winter Lodge for men and Mackillop House for women and children.</li> <li>Axial Housing: In the 2020–21 Budget, a further \$257,700 over two years was allocated to expand the Axial pilot. The Axial pilot was initially established with the capacity to house 20 rough sleepers. As part of the COVID-19 response additional funding was provided. As at 31 May 2021, this program had successfully housed a total of 33 rough sleepers, including some entrenched rough sleepers who have previously been unwilling to engage, and continues to support more people.</li> </ul>
2C.3	3. Work with the sector to investigate and implement a model of support that draws upon the principles of housing first, particularly for those experiencing long-term homelessness.	Model determined - Common Ground Dickson; Axial Housing (Ongoing).	Progressing	<ul style="list-style-type: none"> <li>Axial Housing: In 2020-21 the ACT Government has continued working on expanding the Axial Housing Pilot and Common Ground in Dickson. The Axial pilot was initially established with the capacity to house 20 rough sleepers. As part of the COVID-19 response additional funding was provided. As at 31 May 2021, this program had successfully housed a total of 33 rough sleepers, including some entrenched rough sleepers who have previously been unwilling to engage, and continues to support more people.</li> <li>Common Ground: Construction commenced in October 2020 and is progressing well. It is anticipated construction will be completed in the first half of 2022.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
2C.4	4. Strengthen the Human Services Gateway (OneLink) to reach out to people and be available at the times when people need help.	Human Services Gateway strengthened.	Complete	<ul style="list-style-type: none"> <li>COVID-19 response: on-going COVID-19 impacts have effected the weekend service with phone services only available on Saturdays and Sundays. To further support members of the community that have been impacted by COVID-19 and to enhance OneLink's capacity to respond to increased demand, funding of \$480,000 including \$150,000 in brokerage for the Accommodation Fund and \$330,000 for the Client Support Fund was provided to OneLink in May 2020. The Commonwealth Government also provided an additional \$200,000 to the fund, specifically for women escaping family and domestic violence. Following the allocation of \$480,000 provided for the period from May 2020 to May 2021, an additional \$450,000 was provided to the Accommodation Fund and the Client Support Fund to cover the period from May 2021 to June 2022 to assist Canberrans experiencing homelessness or domestic and family violence arising from the COVID-19 pandemic. The Accommodation Fund provides OneLink with increased brokerage funding for temporary accommodation through motels and hotels, to assist Canberrans who are experiencing or at risk of homelessness during or due to the impacts of the COVID-19 pandemic. It allows immediate temporary solutions whilst longer term options are explored and accessed. During the period from May 2020 to June 2021, the Accommodation Fund supported more than 140 individuals and families to be accommodated in hotels and motels. During the same period, the Client Support Fund supported a total of 73 individuals and families.</li> </ul>
2D.1	1. Work with the sector to identify, prioritise and assist those in crisis accommodation who can transition into public, community or private housing depending on their needs, and provide support to assist them to sustain their tenancies.	Improved transition out of crisis accommodation.	Continuing	As part of the 2020–21 budget, a further \$120,000 over two years was allocated for Winter Lodge to continue winter operations. On 3 May 2021, Winter Lodge reopened for the winter period and as of 31 May, 25 men had been accommodated.

Action ID	Action	Indicator/s	Status	Progress update
2D.2	2. Establish a diverse range of housing models in the ACT to meet the needs of people who require permanent supportive accommodation to remain out of homelessness.	Housing models established.	Continuing	<p>In 2020–21 the ACT Government has continued to work on expanding and providing a wider range of permanent supportive accommodation solutions for those who need it. These include:</p> <p>Wellbeing houses: The program continues to be prioritised as a key service needed to address the highly complex situations of people with intensive support needs. Housing ACT continues to partner with Canberra Health Services and to work with National Disability Insurance Scheme services such as the Mental Health Foundation to provide psychosocial care and support for individuals within the Wellbeing properties. Currently there are six participants tenanted across three houses, with an additional house to open.</p> <p>Axial Housing: In 2019 the ACT Government implemented a housing first pilot program that will help people in the community experiencing chronic homelessness, requiring urgent assistance and unable to sustain a tenancy on their own. In the 2020–21 Budget, a further \$257,700 over two years was allocated to expand the Axial Pilot. As at 31 May 2021, this program had successfully housed a total of 33 rough sleepers, including some entrenched rough sleepers who have previously been unwilling to engage, and continues to support more people.</p> <p>Common Ground: Work has continued to deliver Common Ground in Dickson to provide stable and supportive housing for people who need it. The identified cohort for Common Ground Dickson includes, single older women, women with children, and single younger women, providing access to a Common Ground initiative in the ACT for women and families. Construction is progressing well with 50% of the site servicing works complete, structure complete up to the second floor and works continuing for the third and fourth floor suspended slabs. A market sounding paper for the service provider/s of Common Ground Dickson closed in May 2021. The comments have been used to inform the tender, which was released in July 2021. It is anticipated that construction will be completed in the first half of 2022.</p> <p>The Justice Housing Program (JHP): Work focused on people at risk of homelessness from incarceration has been underway as a Housing ACT assisted initiative in collaboration with the Justice and Community Services Directorate. The program provides supported transitional accommodation program that commenced operations in May 2020. Using 10 properties provided by Housing ACT under an MOU in a group accommodation model, thirty temporary accommodation places are provided for people exiting prison to assist them with engagement with services and providing pathways into medium and long term housing options. To date, the JHP has provided accommodation for 43 participants.</p>

Action ID	Action	Indicator/s	Status	Progress update
2D.3	3. Continue supporting the Common Ground model.	Continued operation of Common Ground Gungahlin and investigation underway to establish Common Ground in Dickson.	Continuing	Common Ground Gungahlin continues to provide housing and support for people who have experienced chronic homelessness as well as a mix of affordable rental properties. Work has continued to deliver Common Ground in Dickson to provide stable and supportive housing for people who need it. The identified cohort for Common Ground Dickson includes, single older women, women with children and single younger women, providing access to a Common Ground initiative in the ACT for women and families. Construction is progressing well with 50% of the site servicing works complete, structure complete up to the second floor and works continuing for the third and fourth floor suspended slabs. A market sounding paper for the service provider/s of Common Ground Dickson closed May 2021. The comments have been used to inform the services tender, which was released in July 2021.
2E.1	1. Develop a new professional development and training program for frontline housing and homelessness organisations to enhance their organisational and workforce capacity.	Increase in professional development and training in the sector.	Complete	The final de-identified report summarising the findings from the Organisational Health and Sustainability Assessment was provided to Housing ACT in January 2021.
2E.2	2. Develop a framework for the proper assessment and referral for people who have a lived experience of trauma.	Better data and analysis procured and utilised.	Complete	<ul style="list-style-type: none"> <li>The three key phases of the Trauma Informed Care Training have been delivered. As at 30 June 2021, 130 sector staff had completed the training with certificates of completion issued.</li> <li>For phase two training, a total of 75 sector staff participated, with 59 participants initially registering to complete the accredited training. As at 30 June 2021, a total of 24 participants had completed the accredited component gaining a Statement of Attainment.</li> <li>For the third phase of the Trauma Informed Training, with the easing of COVID restrictions, training was delivered through face-to-face sessions held over two days during March 2021. The Joint Pathways Network nominated 18 'Sector Champions' who undertook this training. A 'Community of Practice' online forum was opened for participants with three mentoring webinar sessions delivered post training from April 2021.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
2F.1	1. Work across government to establish formal and informal information sharing and collaboration to provide a holistic response to preventing and addressing homelessness, particularly for those exiting care and custody.	Sharing and collaboration opportunities established.	Progressing	<ul style="list-style-type: none"> <li>Housing ACT is working with government and community partners to provide more targeted accommodation for identified cohorts and those clients with more complex needs. This includes projects to support youth out of home care and crisis accommodation, Aboriginal and Torres Strait Islander older people, mental health wellbeing, and disability group housing, to name a few.</li> <li>Exits from custody: The Justice Housing Program (JHP) is a Justice initiative that commenced operations in May 2020, providing supported transitional accommodation. Using 10 properties provided by Housing ACT under an MOU in a group accommodation model, 30 temporary accommodation places are provided for people exiting prison to assist them with engagement with services and pathways into medium and long-term housing options. To date, the JHP has provided accommodation for 43 participants.</li> </ul>

# Goal 3: Strengthening Social Housing Assistance

Action ID	Action	Indicator/s	Status	Progress update
3A.1	1. Deliver a plan that sets the strategic vision for the growth and renewal of public housing	Projections published.	Complete	Action was completed in 2019.
3A.2	2. Identify and produce publicly available and measurable targets for growth and renewal of public housing against which future success can be measured.	Plan developed and implemented.	Complete	Action was completed in 2019.
3A.3	3. Develop a new holistic model of social housing that puts the client at the centre.	New housing options delivered.	Continuing	<ul style="list-style-type: none"> <li>• Model Social Landlord Framework: Housing ACT has developed a Model Social Landlord Framework which continues to be implemented internally and is the basis of core principles being utilised throughout Housing ACT. These principles continue to be integrated into organisational capabilities of Housing ACT for enabling the delivery of services and projects. Housing ACT will continue to embed this framework in the understanding of objectives and in the delivery of services to tenants and external stakeholders, with a focus on core service delivery functions.</li> <li>• Shared Equity Scheme: The ACT Government has undertaken a review to explore and test the feasibility of expanding the ACT Government's current Shared Equity Scheme. The review is intended to maximise the scheme utilisation and to facilitate more people entering affordable home ownership and exiting public housing.</li> </ul>
3A.4	4. Continue to support diverse and vibrant communities through our 'salt and peppering' of social housing across all areas of Canberra.	Adopt a human-centred design approach to housing services.	Continuing	Housing ACT is continuing to identify suitable properties for both the redevelopment and sales programmes, to support Growing and Renewing Public Housing 2019–24. The new program will have a strong focus on redeveloping and increasing density on existing sites. The new properties will be contemporary and well designed, aiming to reflect the look and feel of the neighbourhood. The program will continue to deliver public housing throughout all of Canberra, aiming to increase holdings within suburbs that have fewer public housing properties, whilst divesting in those with higher than average holdings.

Action ID	Action	Indicator/s	Status	Progress update
3B.1	1. Offer a greater range of housing options that better meet the diverse housing needs of families in the community.	More housing options offered.	Continuing	<p>Housing ACT is continuing to diversify the built form of its portfolio to support the increasingly diverse needs of its clients.</p> <ul style="list-style-type: none"> <li>• Targeted Accommodation: Wherever possible, public housing is designed to meet Class C Adaptable housing standards. Adaptable housing ensures people of all ages and abilities can live within the home and it can be easily adapted to meet changing household needs without requiring costly or substantial modifications. Whilst adaptable housing is now the default intention for all new developments, Housing ACT is working with government and community partners to provide more targeted accommodation for identified cohorts and those clients with more complex needs. This includes projects to support youth out of home care and crisis accommodation, Aboriginal and Torres Strait Islander older people, mental health wellbeing, and disability group housing, to name a few. As well as continuing to diversify the built form of the portfolio, Housing ACT is working to offer more diverse tenure/tenancy types. Work with Canberra Health Services has seen accommodation being built to support people within the mental health service system transition into longer term supported accommodation.</li> <li>• Housing ACT is also a registered service provider for Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme. The ACT Government has been working closely with the National Disability Insurance Agency to better understand SDA and will be working to gradually enrol eligible properties in partnership with community housing providers. This includes identifying opportunities to utilise SDA funding to ensure current Housing ACT tenants have greater choice and control. Further to this Housing ACT is working to provide more targeted accommodation for identified cohorts and those clients with more complex needs. This includes more projects to support ageing in place for Aboriginal and Torres Strait Islander older people and clients with disabilities and/or enduring mental health problems.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
3B.2	2. Design and deliver purpose-built housing that adapts to the needs of older people and people living with disability.	Housing designed and delivered.	Continuing	<ul style="list-style-type: none"> <li>Under Growing and Renewing Public Housing, properties are identified and assessed for redevelopment as they reach the end of their useful life within the Housing ACT portfolio. They are replaced with newer, more cost-efficient homes to meet the needs of current and future tenants. Analysis of the indicative capital program shows that the type and composition of new dwellings to be delivered under Growing and Renewing Public Housing aligns with the demand expressed on both the Housing Register and Transfer list. This demonstrates that whilst renewing ageing, no longer fit-for-purpose stock, Housing ACT is actively realigning its portfolio to meet contemporary needs.</li> <li>COVID-19 response: the ACT Government's Economic Recovery package, saw the expansion of the Growing and Renewing public Housing program, as well as allocating \$32 million in 2020-21 to purchase land for the construction of 60 additional public housing dwellings.</li> <li>The Parliamentary and Governing Agreement for the ACT's 10th Legislative Assembly included reference to increasing the program's growth target by 140 to 400, however the funding and delivery mechanisms for the additional 140 dwellings will be subject to further budgetary considerations.</li> <li>Where possible, public housing is designed to meet Class C Adaptable housing standards. Adaptable housing ensures people of all ages and abilities can live within the home and it can be easily adapted to meet changing household needs without requiring costly or substantial modifications.</li> <li>Housing ACT is a registered service provider for Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme. The ACT Government has been working closely with the National Disability Insurance Agency to better understand SDA and will be working to gradually enrol eligible properties in partnership with community housing providers. This includes identifying opportunities to utilise SDA funding to ensure current Housing ACT tenants have greater choice and control. Further to this, Housing ACT is working to provide more targeted accommodation for identified cohorts and those clients with more complex needs. This includes more projects to support ageing in place for Aboriginal and Torres Strait Islander older people and clients with disabilities and/or enduring mental health problems.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
3B.3	3. Continue the program of renewal started by the Public Housing Renewal Taskforce to replace older, less efficient homes with newer, more cost efficient options.	Program continued.	Continuing	<ul style="list-style-type: none"> <li>Under Growing and Renewing Public Housing, properties are identified and assessed for redevelopment as they reach the end of their useful life within the Housing ACT portfolio. They are replaced with newer, more cost-efficient homes to meet the needs of current and future tenants. Analysis of the indicative capital program shows that the type and composition of new dwellings to be delivered under Growing and Renewing Public Housing aligns with the demand expressed on both the Housing Register and Transfer list. This demonstrates that whilst renewing ageing, no longer fit for purpose stock, Housing ACT is actively realigning its portfolio to meet contemporary needs.</li> <li>COVID-19 response: the ACT Government's COVID-19 Economic Recovery package, saw the expansion of the Growing and Renewing public Housing program, investing an additional \$32 million to fund the purchase of up to 52 additional new land sites and extending the program to 2025, with a further \$20 million investment to fund a sixth year of the program.</li> <li>The Parliamentary and Governing Agreement for the ACT's 10th Legislative Assembly included reference to increasing the program's growth target by 140 to 400, however the funding and delivery mechanisms for the additional 140 dwellings will be subject to further budgetary considerations.</li> </ul>
3B.4	4. Work with the Aboriginal and Torres Strait Islander Elected Body to expand the range of culturally appropriate housing options for the Aboriginal and Torres Strait Islander community, and enhance the capacity of the community housing sector.	New housing options delivered and capacity increased.	Progressing	<ul style="list-style-type: none"> <li>The ACT Government is committed to working with the Elected Body and undertaking meaningful consultation with the Aboriginal and Torres Strait Islander community to co-design, implement, expand and deliver culturally appropriate accommodation and support options, including how to further support the development and growth of registered Aboriginal and Torres Strait Islander Community Housing providers in the ACT.</li> <li>The ACT Government has also committed to developing a community participation approach that enables cultural co-design service principles to be incorporated into housing policy. Housing ACT has commenced work, in consultation with the Elected Body, to engage an Aboriginal and Torres Strait Islander consultant to develop a framework for this approach. This consultancy will coordinate with existing engagement pathways, and this work will also inform the work to establish a housing provider. The development and implementation of the community participation approach will lead to the design of next steps for working with the community to address the unique housing and support needs of Aboriginal and Torres Strait Islander people. Housing ACT is continuing to work with the Elected Body to undertake meaningful consultation with the Aboriginal and Torres Strait Islander community to co-design, implement, expand and deliver culturally appropriate accommodation.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
3B.5	5. Work closely with the Aboriginal and Torres Strait Islander community to co-design the new long-term accommodation complex for older Aboriginal and Torres Strait Islander people.	New accommodation complex designed.	Progressing	<ul style="list-style-type: none"> <li>Housing ACT has worked closely with the Aboriginal and Torres Strait Islander Elected Body to deliver the third older persons complex, which is due to be completed by the end of 2021. As part of this co-design, the Elected Body reviewed the project designs at each design milestone and provided valuable feedback about cultural inclusions, such as an emphasis on enhanced communal and private outdoor spaces.</li> <li>The Lyons site was completed in December 2020. The demolition of the Dickson site was completed in April 2021 and prior to commencing construction on the third site in Dickson a smoking ceremony was held (in May 2021) to cleanse the site, an important step to respect the cultural tradition of removing bad spirits before construction begins. This third complex is named, Ningulangu (Nin-gul-angu), meaning 'Belonging to: home, place'. Construction at the Dickson site is forecast to be completed by the end of the second quarter 2021–22.</li> </ul>
3C.1	1. Develop a new service delivery approach that works with tenants to give them greater flexibility to choose a home that meets their needs.	Service delivery approach developed.	Progressing	<p>The digitised Choice Based Letting (CBL) Minimum Viable Product (MVP) was completed on 17 June 2020 and released to the production environment of the ACT Government Salesforce Org on 15 July 2020. Similar to the AllHomes and Realestate.com services which are available for the private rental market, CBL provides a Client Portal and enables public housing clients to view available properties and express their interest in properties that suit both their needs and wants.</p> <p>A 'live' trial was undertaken throughout October/November 2020 with Housing ACT's identified 'Difficult to Let' properties and a select cohort of Housing ACT clients. Since then, the project has made continuous improvements to the service following feedback from the trial and the Tenants Consultative Group, as the advocates for the public housing community. The service is expected to be launched along with the digital application process in late 2021.</p>
3C.2	2. Build a Modern Social Landlord Framework that sets the industry standard and achieves better outcomes for social housing tenants.	Deliver a modern social landlord framework.	Complete	<p>Model Social Landlord Framework: Housing ACT has developed a Model Social Landlord Framework which continues to be implemented internally and is the basis of core principles being utilised throughout Housing ACT. These principles continue to be integrated into organisational capabilities of Housing ACT for enabling the delivery of services and projects. Housing ACT will continue to embed this framework in the understanding of objectives and in the delivery of services to our tenants and external stakeholders, with a focus on core service delivery functions.</p>

Action ID	Action	Indicator/s	Status	Progress update
3D.1	1. Build a client portal that will give social housing tenants up-to-date information about their tenancy and accounts.	Portal built and launched.	Progressing	On 15 July 2020 Housing ACT released its first citizen-facing digital service Choice Based Letting (CBL) to the Production environment of the ACT Government Salesforce Platform. Under the CBL project, the Housing ACT Client Portal was established to enable clients to view and update their household members and income information. The portal will continue to be built out as more services are digitised to include applications, rental rebate management and property maintenance requests. The Housing ACT Client Portal is expected to be launched with the digital application process in late 2021.
3D.2	2. Build a mobile application that delivers immediate access to social housing information, services and applications anywhere at any time.	Application built and launched.	Progressing	<ul style="list-style-type: none"> <li>Housing ACT has procured Salesforce Mobile Publisher, which is a Salesforce product that enables Housing ACT to configure a fit-for-purpose mobile application aligned with ACT Government branding elements while all client data and user authentication remains managed and stored on the ACT Government Salesforce platform.</li> <li>The Housing ACT Mobile Application will be configured using the Salesforce Mobile Publisher when the Housing ACT Client Portal, Choice-Based Letting service and the application processes are launched.</li> </ul>
3D.3	3. Create a suite of online application forms for social and affordable housing services that can be completed and submitted electronically.	Forms created and available.	Progressing	Work is underway to digitise the Application for Social Housing Assistance and make this available via the Housing ACT Client Portal. This will be followed by the digitisation of the Application for Rental Rebate form and see the development of a Request for Maintenance form. Each form will be made available for clients to complete and submit online through the Housing ACT Client Portal.
3D.4	4. Make face-to-face services available in more locations across the ACT for people who prefer to talk to someone.	More delivery locations established.	Progressing	<ul style="list-style-type: none"> <li>OneLink has continued providing weekend services on Saturday and Sunday. However, outreach activities at the Red Cross Road House have been temporarily suspended during COVID-19.</li> <li>OneLink has recommenced its in-reach project which invites colleagues and services from a range of sectors to be co-located with OneLink in the Central Access Point (CAP) as part of a planned roster. Through the in-reach project, OneLink aims to create a dynamic service hub to be accessible to both community members and our peers in community services. The in-reach roster offers opportunities for networking and information sharing, incidental learning and training and, importantly, integrated responses to service user presentations in the CAP. The in-reach roster includes services which traditionally sit outside, but alongside housing/homelessness and Child, Youth, Family Service Program supports. Examples include agencies that offer assistance with National Disability Insurance Scheme and disability supports, and the Conflict Resolution Service.</li> </ul>

# Goal 4: Increasing Affordable Rental Housing

Action ID	Action	Indicator/s	Status	Progress update
4A.1	1. Set an annual community housing target to provide additional affordable rental properties managed by registered community housing providers as part of the commitment to dedicate 15% of the Indicative Land Release Program to public, community and affordable housing.	<ul style="list-style-type: none"> <li>Indicative Land Release Program.</li> </ul>	Complete (2020-21)	Refer 1A.3 update.
4A.2	2. Engage regularly with the ACT community housing sector to investigate and facilitate options for providing assistance to community housing providers and those in need of community housing, including setting housing targets.	<ul style="list-style-type: none"> <li>ACT Government representatives (EPSDD and CSD) attendance at quarterly Community Housing Industry Association meetings.</li> <li>Schedule of regular meetings to maintain a continuous and open dialogue between EPSDD and the community housing sector.</li> </ul>	Continuing	<ul style="list-style-type: none"> <li>ACT Government representatives from across multiple agencies participate in regular and ongoing engagement with the community housing sector.</li> <li>Engagement occurs through a range of formal and informal channels, including Community Housing Industry Association quarterly meetings, community housing sector-led forums and targeted meetings and discussions.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
4A.3	3. Enhance mechanisms to reduce the cost of land made available to the community housing sector, including restrictions on Crown leases, land rent or sale at a fixed percentage of market rate.	<ul style="list-style-type: none"> <li>Suburban Land Agency Valuations Policy.</li> <li>Access to land rent for community housing providers.</li> <li>Links with 4A.7.</li> </ul>	Progressing	<ul style="list-style-type: none"> <li>In accordance with valuations policies and procedures, the Suburban Land Agency briefs valuers to take into account any affordability requirements when valuing a block of land prior to sale. A minimum of two valuations are required to establish a sale price for land and take into account a requirement to build affordable, community or public housing, which may result in a lower valuation compared to a similar site without such requirements.</li> <li>Several sites in Giralang, Scullin and Whitlam were released for the purposes of community housing with specific requirements applied to the sales and in the Crown leases to support the appropriate valuation of the sites.</li> <li>Investigations are underway into the current Land Rent Scheme and its application to the community housing sector.</li> </ul>
4A.4	4. Under the ACT Government Affordable Housing Innovation Fund, facilitate a project to develop community rental housing on underutilised leased community facility land.	<ul style="list-style-type: none"> <li>Targeted project/s to be delivered by community housing providers with support from the ACT Government and Innovation Fund (Round 2).</li> </ul>	Complete	Two successful applicants were selected through Round 2 of the Innovation Fund in the category of Supportive Housing Project on Underutilised Community Facility Land. YWCA Canberra (Yhomes) will aim to establish supportive accommodation for older women on a site in Ainslie and CatholicCare Canberra and Goulburn has developed a model to deliver supportive housing on underutilised community facility land.
4A.5	5. Work with community housing providers to develop more affordable rental properties.	Kaleen affordable rental pilot: Tender for community housing provider to manage 33 Housing ACT owned dwellings in Kaleen.	Continuing	The Kaleen affordable rental pilot, Toolangi, has been in operation almost 12 months. The report for the period July to December 2020 notes that the affordable units were occupied within a three-month period by applicants across the range of rent bands under the Banded Rent Setting Policy. Tenants in the \$63,537-\$80,000 income bracket were the primary group of successful applicants accounting for almost 40% of allocations in this pilot. The community development activities undertaken in the reporting period have been very successful in contributing to increasing tenants and residents positive wellbeing.

Action ID	Action	Indicator/s	Status	Progress update
4A.6	6. Support the development of Aboriginal and Torres Strait Islander managed community housing in the ACT.	ACT Aboriginal and Torres Strait Islander Elected Body (ATSIE) and ACT Government working together to identify suitable opportunities. For example, Housing ACT sponsored two places for Aboriginal and Torres Strait Islander community service providers to attend the World Indigenous Housing Conference in 2019.	Progressing	<p>The ACT Government is committed to working with the Elected Body and undertaking meaningful consultation with the Aboriginal and Torres Strait Islander community to co-design, implement, expand and deliver culturally appropriate accommodation and support options, including how to further support the development and growth of registered Aboriginal and Torres Strait Islander community housing providers in the ACT.</p> <p>The ACT Government has also committed to developing a community participation approach which enables cultural co-design service principles to be incorporated into housing policy. Housing ACT has commenced work, in consultation with the Elected Body, to engage an Aboriginal and Torres Strait Islander consultant to develop a framework for this approach. This consultancy will coordinate with existing engagement pathways, and this work will also inform the work to establish a housing provider. The development and implementation of the community participation approach will lead to the design of next steps for working with the community to address the unique housing and support needs of Aboriginal and Torres Strait Islander peoples. Housing ACT is continuing to work with the Aboriginal and Torres Strait Islander community to co-design, implement, expand and deliver culturally appropriate accommodation.</p> <p>There is currently one Aboriginal and Torres Strait Islander community housing provider registered in the ACT under the National Regulatory System.</p> <p>The ACT 2020–21 Budget provided for two identified positions for Aboriginal and Torres Strait Islander staff within the Community Services Directorate (Housing ACT) to establish a small team dedicated to supporting the establishment of an Aboriginal and Torres Strait Islander community controlled housing organisation. Recruitment for these positions is progressing.</p>
4A.7	7. Explore opportunities to extend land rent to community housing providers for the provision of affordable rental properties.	<ul style="list-style-type: none"> <li>• Access to land rent for community housing providers</li> <li>• Links with 4A.3.</li> </ul>	Progressing	In the Economic Recovery through Social Housing Package, the ACT Government agreed to pilot a community housing land rent program. Feasibility investigations are ongoing and consultation with the community housing sector has commenced.
4A.8	8. Streamline and digitise the government's interest free rental bond loan scheme, making it easier to access when people are looking for a home to rent.	<ul style="list-style-type: none"> <li>• Rental Bond Help - Digitised in December 2018.</li> </ul>	Complete	Action was completed in 2019.

Action ID	Action	Indicator/s	Status	Progress update
4B.1	1. Establish an Affordable Rental Real Estate Management Model as a pilot under the Affordable Housing Innovation Fund.	<ul style="list-style-type: none"> <li>Homeground Real Estate Canberra established and successfully operating across the ACT.</li> </ul>	Complete	Action was completed in 2019.
4B.2	2. Encourage an increase in supply of affordable rental properties from private owners that can be managed by the community housing sector through the Affordable Housing Innovation Fund, by investigating options such as a land tax concession on properties rented at 75% of market rate and managed by community housing providers.	<ul style="list-style-type: none"> <li>Affordable Community Housing Land Tax Exemption Scheme (pilot commenced on 1 July 2019).</li> </ul>	Complete	<p><a href="#">The Land Tax (Affordable Community Housing) Determination 2021</a> commenced on 1 February 2021. This instrument increases the cap for properties eligible for the affordable community housing land tax exemption to 250.</p> <p>The removal of the time limit commenced on 20 May 2021 as part of the <a href="#">Revenue Legislation Amendment Act 2021</a>.</p> <p>These two amendments are in accordance with the commitment made in the Parliamentary and Government Agreement for the 10th Legislative Assembly.</p>
4B.3	3. Investigate financial incentives to encourage the delivery of additional affordable rental housing on privately owned land, including through lease variation charge remissions, or planning controls.	<ul style="list-style-type: none"> <li>Lease Variation Charge Remission.</li> <li>Inclusionary zoning</li> <li>Affordable Community Housing Land Tax Exemption Scheme.</li> </ul>	Progressing	<ul style="list-style-type: none"> <li>The Lease Variation Charge Remission was implemented on 1 July 2019.</li> <li>Refer 1F.3 for update about inclusionary zoning consideration.</li> <li>Refer 4B.2 for update about the Affordable Community Housing Land Tax Exemption Scheme.</li> </ul>
4B.4	4. Release a residential development site (or sites) via expression of interest process for the construction of affordable rental properties under a build-to-rent model.	Demonstration housing site/s released for construction of affordable rental product	Progressing	<ul style="list-style-type: none"> <li>Evaluation of Request for Tender for build-to-rent proposal underway.</li> </ul>
4B.5	5. Establish or expand a Home Sharing Model under the Affordable Housing Innovation Fund.	Homesharing model established through Innovation Fund (Round 2)	Complete	Despite encountering many challenges in delivering the Homeshare ACT initiative over the last 12 months due to COVID-19, Community Connections has still managed to successfully deliver the program. Homeshare ACT's support under the Deed of Grant concluded in September 2021.

Action ID	Action	Indicator/s	Status	Progress update
4C.1	1. Develop and implement outstanding recommendations of the Review of the Residential Tenancies Act 1997 with a focus on fairness and security for vulnerable tenants.	<ul style="list-style-type: none"> <li>Residential Tenancies Amendment Act 2019. Once commenced, this legislative instrument will improve tenants rights to own pets, make modifications to rental properties and disincentivise excessive rental increases.</li> </ul>	Progressing	The Residential Tenancies Amendment Act 2020 commenced in stages between 6 April and 25 August 2020. The Residential Tenancies Amendment Act 2020 (No 2) is partially commenced with final amendments due to commence on 30 January 2022. This was the final Act to implement the recommendations of the 2016 review of the Residential Tenancies Act. The Parliamentary and Governing Agreement for the 10th Assembly contains a new commitment to end no cause terminations from tenancies. Policy development work on implementing this commitment has commenced.
4D.1	1. Undertake a communications campaign to promote existing support measures for tenants and landlords.	Communications campaign to promote support and assistance measures for tenants and landlords.	Complete	The Renting Book was updated in January 2021 and again in March 2021. These changes made the Renting Book more accessible and also incorporated changes from recent legislative amendments. It is available here: <a href="https://justice.act.gov.au/sites/default/files/2021-05/Renting%20Book%20-%20March%202021%20Update%20-%20Authorised%20by%20JACS%20DG.pdf">https://justice.act.gov.au/sites/default/files/2021-05/Renting%20Book%20-%20March%202021%20Update%20-%20Authorised%20by%20JACS%20DG.pdf</a> . Information for landlords and tenants about changes to tenancy laws are also available on the JACS website: <a href="https://justice.act.gov.au/renting-and-occupancy-laws/reforms-tenancy-and-occupancy-laws">https://justice.act.gov.au/renting-and-occupancy-laws/reforms-tenancy-and-occupancy-laws</a> .
4E.1	1. Investigate establishing priority categories for 'at-risk' groups to access community housing, the affordable home purchase database and Affordable Rental Real Estate Management model properties.	Priority groups identified through Innovation Fund (Round 1).	Complete	Action was completed in 2019.
4E.2	2. Facilitate a project to support dedicated accommodation options for low income families escaping domestic violence under the Affordable Housing Innovation Fund.	Innovation Fund Round 2 (specified category).	Complete	The 2019 Affordable Housing Innovation Fund (Round Two) Expression of Interest process resulted in no applications in the 'Dedicated accommodation for low income families escaping domestic violence' funding category. Nevertheless, while the uptake by the community sector for this program may have seen a temporary reduction, the interest and utilisation of other programs and services to support the needs of those experiencing domestic and family violence remains strong. The Community Services Directorate and the wider ACT Government remain committed to continuing to provide assistance to this cohort. Refer to actions 2B.1 and 2B.2 for more information about programs that are underway to deliver this assistance.

Action ID	Action	Indicator/s	Status	Progress update
4E.3	3. Facilitate a project to support a specialist disability accommodation development for either affordable rent or purchase under the Affordable Housing Innovation Fund.	Innovation Fund Round 2 (specified category).	Complete	Summer Foundation and Rights and Inclusion Australia were successful in assisting people with disabilities to find secure accommodation that meets their needs. Both applicants have fulfilled their requirements under the Deed of Grant.
4E.4	4. Work with the National Disability Insurance Agency, the development sector and people with disabilities and their families and carers to identify potential opportunities to facilitate the development of Specialist Disability Accommodation under the National Disability Insurance Scheme.	Facilitate development of specialist disability accommodation (SDA) under the National Disability Insurance Scheme.	Progressing	<p>Housing ACT is a registered service provider for Specialist Disability Accommodation (SDA). The ACT Government has been working closely with the National Disability Insurance Agency in progressing steps toward implementing SDA.</p> <p>The ACT Government is on track in preparing for the provision of SDA. Housing ACT has completed enrolment of 112 dwellings and has undergone an external audit of administrative and governance capabilities for SDA. Housing ACT is currently working on design changes to our processes and other steps in progressing towards service delivery readiness as a SDA provider.</p> <p>The ACT Government will be continuing work to gradually enrol SDA properties in partnership with community housing providers. Housing ACT aim to consult with community sector providers as SDA implementation approaches, in relation to the opportunities that SDA may present for meeting the needs of National Disability Insurance Scheme participants eligible for SDA and possible ways to support choice and control.</p>

# Goal 5: Increasing Affordable Home Ownership

Action ID	Action	Indicator/s	Status	Progress update
5A.1	1. Set an annual target to increase affordable home purchase opportunities as part of the commitment to dedicate 15% of the indicative land release program to public, community and affordable housing.	<ul style="list-style-type: none"> <li>Indicative Land Release Program.</li> <li>SLA Annual Report for release figures.</li> <li>Links with Goal 1 actions.</li> </ul>	Complete (2020-21)	Refer 1A.3 update.
5A.2	2. Investigate mechanisms to protect and maintain dedicated, individually titled affordable home purchase homes.	<ul style="list-style-type: none"> <li>Restrictions on leases for applicable dwellings under the Affordable Home Purchase Scheme.</li> </ul>	Complete	Measures have been put in place to maintain a pool of affordable individually titled dwellings through the application of restrictions on assignment under Section 251 of the <i>Planning and Development Act 2007</i> . Further investigation is underway for options to maintain affordable dwellings in multi-unit sites.
5A.3	3. Investigate new affordable home purchase price thresholds linked to the number of bedrooms, to replace the current thresholds linked to floor area, to coincide with the finalisation of the Apartment Design Guide and the Attached Housing Design Guide.	<ul style="list-style-type: none"> <li>Affordable Home Purchase Scheme.</li> <li>Apartment and Attached Housing Design Guides.</li> </ul>	Progressing	Through work undertaken as part of the Planning System Review and Reform Project, consideration of planning controls (including those currently in the design guides) will occur. This work will be considered with affordable home thresholds.
5A.4	4. Deliver a communications campaign to encourage awareness of the Australian Government's new first home super saver scheme.	<ul style="list-style-type: none"> <li>Communications campaign to promote Commonwealth's government's first home super saver scheme. Target group: First home buyers.</li> </ul>	Complete	<ul style="list-style-type: none"> <li>The ACT Government's Homes and Housing website includes advice about the costs and obligations associated with buying a home, as well as information about ACT Government assistance for eligible buyers.</li> <li>Content on the Homes and Housing website is reviewed and updated as required.</li> </ul>
5A.5	5. Undertake a targeted communications project to promote the role of Indigenous Business Australia (IBA) as housing financier for Aboriginal and Torres Strait Islander Australians to purchase a home with low cost financing.	<ul style="list-style-type: none"> <li>Communications campaign targeting Aboriginal and Torres Strait Islander people in need of financial assistance to purchase a home.</li> </ul>	Progressing	<ul style="list-style-type: none"> <li>Consideration of a communications focussed delivery approach is continuing</li> <li>The ACT Government's Home and Housing website is likely to be utilised as a key platform to facilitate delivery of this action.</li> </ul>

Action ID	Action	Indicator/s	Status	Progress update
5A.6	6. Explore the viability of dedicated affordable home purchase properties to be constructed and sold to eligible households on the ACT Government's home purchase database.	Affordable Home Purchase Scheme.	Progressing	The Affordable Home Purchase Scheme continues to operate and has included house and land packages for the first time since it was established. The Suburban Land Agency is also progressing feasibility and design work in relation to the construction and sale of dedicated affordable home purchase properties, with the intent of undertaking a pilot project.
5A.7	7. Investigate financial incentives to encourage the delivery of additional affordable home purchase properties on privately owned land through consideration of mechanisms such as lease variation charge remissions, or planning controls.	<ul style="list-style-type: none"> <li>Lease Variation Charge Remission.</li> <li>Inclusionary zoning</li> <li>Affordable Community Housing Land Tax Exemption Scheme.</li> <li>Links with 4B.3.</li> </ul>	Progressing	<ul style="list-style-type: none"> <li>The Lease Variation Charge Remission was implemented on 1 July 2019.</li> <li>Refer 1F.3 for inclusionary zoning update.</li> <li>Refer 4B.2 for Affordable Community Housing Land Tax Exemption Scheme update.</li> </ul>
5B.1	1. Pilot a shared equity initiative in partnership with a community housing provider.	Shared equity homes released to the market.	Progressing	In the Economic Recovery through Social Housing Package, the ACT Government agreed to design and pilot a shared equity scheme. Investigations into feasibility are ongoing.
5B.2	2. Investigate feasibility and possible program design for implementing a broader-ranging shared equity (or rent to buy) scheme in the ACT.	Implement a shared equity (or rent to buy) scheme.	Progressing	In the Economic Recovery through Social Housing Package, the ACT Government agreed to design and pilot a shared equity scheme. Investigations into feasibility are ongoing.
5B.3	3. Investigate the feasibility of expanding the Land Rent Scheme to allow a shared land equity product through stair casing.	Determine feasibility of expanding Land Rent Scheme to allow a shared land equity product through stair casing.	Progressing	In the Economic Recovery through Social Housing Package, the ACT Government agreed to design and pilot a shared equity scheme. Investigations into feasibility are ongoing.
5B.4	4. Test co-housing models for affordable housing provision through the first year of the Affordable Housing Innovation Fund.	Test co-housing models for affordable housing provision through the first year of the Affordable Housing Innovation Fund (Round 1).	Complete	Action was completed in 2019.

