



Housing Matters
ACTION GROUP INC

Bellingen Shire Housing Hub Pilot

VISION

Everyone has a safe and secure home

WHO WE ARE

The Housing Matters Action Group Inc is based in the Bellingen Shire with regional reach. We are a group of skilled residents and housing professionals working on locally affordable housing solutions.

PURPOSE

We help people to find housing solutions that are achievable, affordable and environmentally responsible.

WHAT'S IMPORTANT TO US

Innovation, activating our communities to find local solutions, knowledge creation, collaboration, retaining inclusive communities across the region

OUR STRATEGIC PRIORITIES

1.

Helping residents to undertake infill and rural housing projects

2.

Facilitating local housing initiatives which make the most of what we've got

3.

Building knowledge about the regional housing system to positively impact change

4.

Developing revenue streams to ensure that the Housing Hub is sustainable into the future

OUR KEY ACTIVITIES

Priority 1. Helping residents to undertake infill and rural housing projects

- Increasing awareness of good infill and innovative housing options through communication campaigns
- Helping residents navigate the planning system, understand their options and progress housing projects
- Linking people up with trusted housing professionals such as architects, builders, planners, landscape designers

- Providing resources, guides and case studies to help people with plans, universal design solutions, climate proofing, solar passive design, energy and water saving techniques, landscaping for biodiversity and tips for generally reducing on going costs
- Developing tools and resources outlining legal options for co-ownership models targeted at people on local incomes
- Helping people consider ageing in place and inter-generational housing strategies such as retrofitting existing dwellings, secondary dwellings and sub division

Contact the Housing Matters Action Group

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Priority 2. Facilitating local housing initiatives which make the most of what we've got

- Updating the needs mapping project to document the current housing crisis local experiences
- Working with not-for-profit landowners to develop an affordable housing initiative in Bellingham
- Developing and supporting a local lodgers program for people in precarious housing
- Linking up individual landowners interested in infill subdivision with potential local purchasers
- Establishing a long term private rental headlease pilot program for local families and key workers at a subsidised rent
- Establishing and promoting a local affordable housing fund
- Establishing the Community Land Trust for co-ownership and long term rental housing for locals
- Working with Council and private landowners to enable land hosting initiatives for people in precarious housing
- Activating the development of affordable housing initiatives on government owned land
- Working with employers, government and the community to identify demand and develop workforce housing initiatives
- Working with the private sector to encourage for purpose housing developments including shared equity, build to rent and modern boarding houses
- Working with government and the finance sector to pilot shared ownership financing products
- Establishing a community of practice for local housing professionals to share knowledge on well designed low cost housing options

Priority 3. Building knowledge about the regional housing market to positively impact change

- Partnering with universities and government to develop a research program on: affordable housing demand forecasts including workforce housing needs; a Community Land Trust proof of concept; understanding the impact of short term holiday lettings on the rental market
- Creating a pilot place-based data dashboard to understand what is happening across the local housing system in real time
- Identifying and documenting local case studies including secondary dwellings, dual occupancies, ageing in place, co-housing

initiatives and tiny houses

- Supporting a regional housing network to share information and build the knowledge base
- Regional development and support to incubate and rollout relevant projects in other regional locations
- Building partnerships with key stakeholders, government agencies and industry groups
- Establishing an Advisory Group involving Commonwealth, State and Local Government representatives to provide an ongoing substantive forum to contribute to program and policy development
- Working closely with all tiers of government to pilot and evaluate Housing Hub initiatives which could be replicable

Priority 4. Developing social enterprise activities to ensure that the Housing Hub is sustainable into the future

- Scope revenue streams including: housing expos, brokerage to trusted professional services, fee for service building project advising and support, education and consulting services
- Secure philanthropic support
- Develop and implement a 5 year business plan

WHAT SUCCESS LOOKS LIKE

- We are the go to place for information and advice on a wide range of affordable housing projects
- We are recognised for our understanding of the local housing market and innovative responses that improve access to affordable housing
- People value our products, tools and resources and use them
- Key industries and employers are able to retain their workforce and are not impacted by staff shortages
- More local families and working people have housing options they can afford and don't leave the area
- Policy makers partner with us to pilot new approaches and develop nuanced regional housing policy responses
- The pilot projects incubated by the Housing Hub are replicated in other locations
- The Housing Hub demonstrates a strong return on government investment and is replicable in other locations