



5.8 Short Term Accommodation

Crisis level demand on traditional housing in the region has spilled over and created unprecedented demand in the short-term accommodation sector. This sector has typically been visitor and tourist based; however, it now has an influx of semi-permanent and longer-term occupants.

There is evidence of well above industry standard occupancy rates and increased tariffs in the past two years despite additional available rooms being added to the market in the region. Owner/managers advise full to near full occupancy and increased term occupancy trends. Major projects and worker accommodation including from workers schemes contribute somewhat to the increase rather than the more traditional tourism/travellers. Tourism and other industries in the region are reliant on short term accommodation availability to facilitate tourists/travellers.

Response Opportunities

Understanding the needs of the region, the below response opportunities have been identified to potentially address short-term accommodation:

- Council to work with industry to explore opportunities to facilitate other diverse accommodation options for workers and longer-term occupants.





6. Response Opportunities

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations.

An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses can then be determined that provide flexibility in delivery and support each of the broad areas identified.



6.1 Existing Initiatives

Council has already worked on several key initiatives to address the housing crisis to date and look forward to accelerating opportunities in partnership with the State. Some of the key activities and initiatives Council has implemented include:

- Co-hosting the South Burnett Housing and Homelessness Forum on Friday 7 October 2022.
- Development Incentives
- Regional Housing Project
- South Burnett Regional Council Land Review
- Partnering with local not for profit advocates to secure funding for crisis accommodation and wrap around services.



6.2 Actions

Council with the support of the Queensland Government through the Housing and Homelessness Action Plan 2021-2025 is committed to engage in the delivery of its initial Local Housing Action Plan through this set of actions, developed to target immediate to longer term housing responses. This is an iterative process, and these actions and target outcomes will seek to either create immediate benefit or to establish foundation cultural that help respond to ongoing housing need.

| ○ | Land and Development | Timeline |
|-----|--|-----------|
| 1.1 | Council in partnership with State to investigate development opportunities in current townships to facilitate medium/high density dwellings on: <ul style="list-style-type: none"> • Council land • State Land • Identified 8 allotments to repurpose | June 2024 |
| 1.2 | Council to investigate underutilised parkland/reserves to deliver residential land to then develop and maintain partnerships with state and federal government to ensure collaboration on housing solutions and identification of appropriate funding. | June 2025 |
| 1.3 | Council to investigate opportunities to develop relationships with private businesses investing in infrastructure in the region to implement housing solutions as part of the project deliverables. | June 2026 |
| 1.4 | Council to advocate for an increase in short term transitional housing for youth that are unable to access the private rental market. | June 2026 |

| ○ | Planning | Timeline |
|-----|--|-----------|
| 2.1 | Council to acknowledge and plan for net migration and changing demography through planning scheme changes to facilitate greater housing diversity and need. | June 2025 |
| 2.2 | Council to advocate the need for digital connectivity (NBN) when implementing new housing developments to also attract and retain workers who can flexibly work in the region. | June 2025 |
| 2.3 | Council to complete actions of land use assessment and review. | June 2025 |
| 2.5 | Council to consider opportunities to promote greater housing diversity in the region. | June 2025 |
| 2.6 | Major Planning Scheme amendments | June 2026 |
| 2.7 | Landbanking / review of land held | June 2026 |



| ○ | Optimisation | Timeline |
|-----|--|-----------|
| 3.1 | Council to undertake a trunk infrastructure capacity assessment for the region/specific townships. | June 2025 |
| 3.2 | Council to develop safe, sustainable and efficient housing solutions that protect at risk tenants. | June 2025 |
| 3.3 | Council to develop case studies to promote development mixed living arrangements. | June 2025 |

| ○ | Master planning | Timeline |
|-----|---|-----------|
| 4.1 | South Burnett Regional Council's Sport and Recreation Plan: Council to the complete review to identify undeveloped sites that compliment future multi-story and duplex development. | June 2025 |

| ○ | Supports | Timeline |
|-----|--|-----------|
| 5.1 | Council to advocate to the State Government for further investment in crisis accommodation for Domestic Violence and the Homelessness with wrap around services. | June 2024 |
| 5.2 | Continue to partner with and encourage community housing investment. | June 2024 |
| 5.3 | Advocate for funding for the delivery of transition into tenancy programs. | June 2024 |
| 5.4 | Council to advocate for appropriate wrap around services and infrastructure to support both social and physical growth of the region. | June 2024 |
| 5.5 | Council to complete a needs analysis for cohort specific housing in the region. | June 2025 |

| ○ | People in need | Timeline |
|-----|---|-----------|
| 6.1 | Council to investigate opportunities to deliver more transitional style accommodation for older persons in the region to attract investment into vertically integrated Aged Care and transitional accommodation. | June 2025 |
| 6.2 | Disability housing - Housing that accommodates all abilities and access to meet the needs of a growing disabled population. | June 2025 |
| 6.3 | LGAQ reworded to: Council to partner with the State to investigate the housing needs for State Government employees including QPS, Queensland Health and Department of Education. | June 2025 |
| 6.4 | Independent Living (55+) Develop partnerships with community housing providers and the State Government to invest in accommodation for 55+ Men and Woman seeking to downsize from existing accommodation but remain in independent living. | June 2025 |



| ○ | Construction | Timeline |
|-----|--|-----------|
| 7.1 | Long term Housing Investment Council to work with industry to transition temporary workforce housing solutions into longer term accommodation for the region. | June 2026 |
| 7.2 | Partner with state government to investigate and introduce regional development incentive policies to attract residential development. | June 2025 |
| 7.3 | Advocate for the construction of single room accommodation to support people over 55+ to downsize but retain independence. | June 2025 |
| 7.4 | Work with new industries to develop housing strategies and solutions as part of their infrastructure investment in the region. | June 2024 |
| 7.5 | Advocate to the State Government for assistance to landlords to increase the liveability, compliance and efficiency of rental accommodation. | June 2024 |

| ○ | Capital solutions | Timeline |
|-----|--|-----------|
| 8.1 | Council to identify opportunities to engage with existing and perspective private businesses to invest in housing solutions in the region. | June 2025 |

6.2 Next Steps

A working group of key representatives from SBRC and select State Government agencies will progress actions, review findings, report quarterly and develop and test next steps.

17.5 APPLICATION FOR FUNDING UNDER THE HOUSING AUSTRALIA FUTURE FUND FACILITY AND NATIONAL HOUSING ACCORD FACILITY**File Number:** 24/01/2024**Author:** Manager Facilities and Parks**Authoriser:** Chief Executive Officer**PRECIS**

Application for funding under the Housing Australia Future Fund Facility (HAFFF) and National Housing Accord Facility (NHAF). The application period for funding round one is 15 January 2024 until 22 March 2024.

SUMMARY

That Council apply for funding under the Housing Australia Future Fund Facility and National Housing Accord Facility to construct social and/or affordable housing projects.

OFFICER'S RECOMMENDATION

That South Burnett Regional Council endorse the application for funding under the Housing Australia Future Fund Facility and National Housing Accord Facility to construct social and/or affordable housing projects.

FINANCIAL AND RESOURCE IMPLICATIONS

There is a need for social and affordable housing in the region, which has been highlighted and identified in the Local Housing Action Plan.

LINK TO CORPORATE/OPERATIONAL PLAN

EC12 Develop and implement a plan that makes our regions towns "communities of choice" for people living with disability.

GR3 Work with key stakeholders to create a pipeline of priority shovel ready projects that aim to improve the quality of life experienced by all residents, invest in strategic infrastructure and create a prosperous future for all.

OR6 Implement consultative, responsible and sound project management practices.

IN10 Investigate options for leasing opportunities to not for profit groups and organisations.

OPL/01 Support community development and wellbeing through delivery of Council's Community Grants programme.

OPL/09 Advocate for and pursue opportunities for mental health and suicide prevention initiatives and projects that support community well-being.

OPL/20 Investigate partnerships between Council and service providers facilitating assistance for homeless persons.

OPL/23 Create a pipeline of 'shovel ready' projects that support asset management principles and liveability outcomes for the community.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Consultation has been held within internal sections of Council. Further consultation will occur with community housing providers in the South Burnett region.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

N/A

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

N/A

ASSET MANAGEMENT IMPLICATIONS

Council to retain ownership and develop projects in accordance with the funding parameters.

REPORT

The Housing Australia Future Fund (HAFF) and the National Housing Accord are Federal Government initiatives to improve housing outcomes for Australians and will collectively support the delivery of 20,000 new social and 20,000 new affordable homes across Australia over five years.

The HAFF has been established to create a secure, ongoing pipeline of funding for social and affordable rental housing including housing to support acute housing need. The HAFF will be used to support the delivery of 20,000 social homes and 10,000 affordable homes under the Housing Australia Future Fund Facility (HAFFF). The HAFFF is the mechanism to support the delivery of these 30,000 homes.

The National Housing Accord (2022) brings together all levels of government, investors and the residential development, building and construction sectors to unlock quality, affordable housing supply over the medium term. The Accord includes a target to support the delivery of 20,000 affordable homes, with the Commonwealth supporting the delivery of 10,000 affordable homes and States and Territories supporting the delivery of the other 10,000 homes.

The National Housing Accord Facility (NHAF) is the instrument through which Housing Australia will support via financing the Federal Government's commitment to deliver the 10,000 affordable homes. The HAFFF and NHAF programs are delivered by Housing Australia. Housing Australia (formerly the National Housing Finance and Investment Corporation) was established through the Housing Australia Act 2018 to improve housing outcomes.

To be eligible for funding, housing projects must deliver social and/or affordable housing. Projects can include the construction or purchase of new homes, the renovation of existing residential dwellings that were otherwise uninhabitable, or the conversion of non-residential properties to residential dwellings. To be eligible in Funding Round One, projects must:

- have commenced construction,
- have completed construction, or
- have demonstrated that they will be ready to commence construction within 18 months after Contract Close.

All projects must reach the operational stage by no later than five years after Contract Close.

The following entities are eligible to apply for funding:

- a. Registered charities, where they are either registered community housing providers (CHPs); or have a primary purpose of providing housing to Aboriginal and Torres Strait Islander people or to Australian Defence Force members or former members (veterans),
- b. State and Territory Governments and Local Governments,
- c. Special purpose vehicles (SPVs) with one of the other eligible entities (above) as a member.

ATTACHMENTS**1. Fact Sheet for Local Government**



Housing Australia

Housing Australia Future Fund Facility and National Housing Accord Facility

Fact Sheet

Local Governments

January 2024

What is the Housing Australia Future Fund and the National Housing Accord?

The Housing Australia Future Fund (HAFF) and the National Housing Accord are Federal Government initiatives to improve housing outcomes for Australians and will collectively support the delivery of 20,000 new social and 20,000 new affordable homes across Australia over five years.

The HAFF has been established to create a secure, ongoing pipeline of funding for social and affordable rental housing including housing to support acute housing need. The HAFF will be used to support the delivery of 20,000 social homes and 10,000 affordable homes under the Housing Australia Future Fund Facility (HAFFF). The HAFFF is the mechanism to support the delivery of these 30,000 homes.

The National Housing Accord (2022) brings together all levels of government, investors and the residential development, building and construction sectors to unlock quality, affordable housing supply over the medium term. The Accord includes a target to support the delivery of 20,000 affordable homes, with the Commonwealth supporting the delivery of 10,000 affordable homes and States and Territories supporting the delivery of the other 10,000 homes. The National Housing Accord Facility (NHAF) is the instrument through which Housing Australia will support via financing the Federal Government's commitment to deliver the 10,000 affordable homes.

The HAFFF and NHAF programs are delivered by Housing Australia. Housing Australia (formerly the National Housing Finance and Investment Corporation) was established through the *Housing Australia Act 2018* to improve housing outcomes.

What is the current opportunity and key dates?

Housing Australia is seeking to finance new, quality, well located social and affordable housing so that more Australians can have a safe and affordable place to call home. Competitive, efficient and value for money applications are invited, which optimise the use of Government funding.

Housing Australia is calling for funding applications from eligible entities, to support eligible projects, through the First Funding Round under the HAFFF and NHAF program. The Call for Applications (CFA) for this First Funding Round opened on

15 January 2024. The application period closes 2.00pm AEDT (Australia Eastern Daylight Time) 22 March 2024.

It is Housing Australia's intention that applicants will be advised on the outcome of their applications in quarter 3 of 2024.

Who is eligible to apply for funding?

The following entities are eligible to apply for funding:

- Registered charities, where they are either registered community housing providers (CHPs); or have a primary purpose of providing housing to Aboriginal and Torres Strait Islander people or to Australian Defence Force members or former members (veterans),
- State and Territory Governments and Local Governments,
- Special purpose vehicles (SPVs) with one of the other eligible entities (above) as a member.

In the case of SPVs, at least one of the members must be an eligible entity referred to in (a) and (b) above. The other members of the SPV do not need to be eligible entities, and therefore can include developers, investors, financiers, and other entities from the private, not-for-profit and non-government sectors. Housing Australia will require the eligible entity member (for example, if it is a registered charitable CHP to demonstrate that they have a meaningful participation role in the governance and operations of the SPV).

What projects are eligible for funding?

To be eligible for funding, housing projects must deliver social and/or affordable housing.

Projects can include the construction or purchase of new homes, the renovation of existing residential dwellings that were otherwise uninhabitable, or the conversion of non-residential properties to residential dwellings.

To be eligible in Funding Round One, projects must:

- have commenced construction,
- have completed construction, or
- have demonstrated that they will be ready to commence construction within 18 months after Contract Close.

All projects must reach the operational stage by no later than five years after Contract Close.



What type of funding is available?

The funding products that can be applied for under the HAFF and NHAFF are:

- Availability Payments (25-year term), and
- Concessional Loans (zero interest, 25-year loan term plus any Development Phase where applicable).

Upfront capital grants may also be made available by Housing Australia in exceptional circumstances where the proposed housing outcomes meet a high need, but the project is extremely financially challenging, for example housing in remote areas, housing for high need or particularly vulnerable cohorts, or housing for Aboriginal and Torres Strait Islander people.

Will there be future funding rounds?

Housing Australia expects multiple funding rounds over the five-year program, subject to further decisions from the Federal Government.

After the First Funding Round, Housing Australia expects to be able to provide further information about the timing, frequency and scope of future rounds.

Can I apply in more than one funding round?

Yes. Each funding round is separate. Applicants who are successful in Funding Round One, and those who don't apply or who are unsuccessful in the first round, will be able to apply in future potential rounds, subject to their eligibility.

What is affordable housing for the purposes of the program?

Affordable Housing means dwellings that are provided at a rent that is 74.9% or less of the market rent for each dwelling to households meeting the income eligibility limits. These limits are based on median equivalised household incomes from the Australian Bureau of Statistics (ABS) and will be updated annually.

Of the 40,000 homes being financed by Housing Australia, 20,000 will be affordable homes. In setting rents for affordable housing, Applicants must have regard to the affordability of the dwelling for tenants. Affordable housing often involves the provision of housing for low income essential and frontline workers. This includes occupations such as police, nurses and cleaners. Applicants can specify other types of essential or frontline workers in their application. The CFA details the household income caps for proposed affordable housing tenants.

To be eligible for affordable housing, tenants will need to demonstrate to the CHP or other entity operating the housing that their household income is below the threshold/income cap. The income caps vary according to household composition across each State and Territory, and by metropolitan and non-metropolitan locations.

Where can I find more information?

View Frequently Asked Questions (FAQs) for more information.

Detailed information including the CFA documents, and Q&A facility are available to applicants within the Housing Australia Portal (HAP).

All contact with Housing Australia during the Call for Applications process is via the Q&A facility in the HAP. Should an Applicant have a technical enquiry related to the operation of the HAP, call 02 8925 1800 for support.



How can local governments participate?

Local governments are crucial to the successful delivery of the Federal Government's housing commitments, including the delivery of the 40,000 homes funded through the HAFF and NHAFF.

There are many ways that local governments can participate, including by:

1. *Raising awareness and making connections in their community.* Local governments can make local organisations aware of the funding opportunities available through this and future funding rounds. This could include helping to connect eligible entities (e.g. CHPs) with landowners, builders and developers in their local municipality.
2. *Unlocking local government owned land for social and affordable housing.* Local governments can enable access to well-located sites through the sale, transfer or leasing of land to charitable entities eligible for funding, such as CHPs and organisations with the primary purpose of improving housing outcomes.
3. *Supporting social and affordable housing delivery.* Local governments can provide support for the delivery of social and affordable housing through accelerated approval processes and/or potential planning bonuses, the provision of grants, other types of support, and by encouraging and promoting these housing outcomes through their strategic and planning activities.
4. *Directly apply for funding.* Local governments and local-government-owned corporations can apply directly for funding from Housing Australia to deliver and/or operate social and affordable housing. Local governments can also form or be members of SPVs with other organisations. Where the Applicant is a local governing body, Housing Australia can only provide funding by way of a grant of financial assistance to a State or Territory, who would be required to make a loan or grant to the local governing body.

What can local governments do if they have identified parcels of land that could be suitable for housing?

Local governments can apply for funding from Housing Australia if they have eligible projects for social and affordable housing.

Applicants in Funding Round One must either have their new dwellings already completed, under construction or ready to commence construction by no later than 18 months after funding is committed (contract close). Projects must complete construction within five years from contractual close.

Housing Australia expects multiple funding rounds over the five-year program, subject to further decisions from the Federal Government. Local governments with land suitable for social and affordable housing can also begin preparing these sites for future funding applications.

This could include by running processes to sell, transfer or lease land to, or partner with, charitable entities eligible for funding, such as CHPs and organisations providing housing to Aboriginal and Torres Strait Islanders or Australia Defence Force members or veterans.

For more information visit [Housing Australia Future Fund Facility and National Housing Accord Facility](#), [Housing Australia](#). If you are an eligible applicant you can register through the [Housing Australia Portal](#) to progress your application.

18 QUESTIONS ON NOTICE

Nil

19 INFORMATION SECTION

Nil

20 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

20.1 Blackbutt Water Tower – Telecommunications Tower Lease

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

20.2 Request to Accept Tenders for the Design and Construction of Weighbridges in Waste Facilities

This matter is considered to be confidential under Section 254J - c and g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the local government's budget and negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

21 CLOSURE OF MEETING