

**Bellingham Nambucca  
Affordable Housing  
Local Solutions  
Forum May 2019  
Action Plan**



| 1. GOVERNANCE & PLANNING  |   |              |  |         |   |
|---|---|--------------|--|---------|---|
| How to plan, coordinate and work together to progress work on increasing affordable housing in our Shires |   |              |  |         |   |
| Ref   | Action  | Convener     | Working Group  | By When | Comments  |
| 1.1   | Provide administration and coordination support for the action group and this work plan, including info sharing, project development, communication, stakeholder relationship building, advocacy and seeking funding. | Rose West    | Kerry Pearse, Emma Belcher, Vicki Parkes<br><br>(This group is known as the Admin Working Group as per terms of reference) | Ongoing | JP support by Maureen C, Grant writing support offered by Jenny Skillen & Kerry R |
| 1.2   | Explore ongoing arrangements for the Action Group, including incorporation and auspice arrangements   | Kerry Pearse | Admin Working Group  |         | Admin team table proposal at Aug meeting  |

## 2. EXPLORING AND PROGRESSING AFFORDABLE HOUSING MODELS

### Learning about and developing new models to increase affordable housing choices

|     | Action  | Convener           | Working Group   | By When          | Comments   |
|-----|---|--------------------|---|------------------|--|
| 2.1 | Identify finance and funding options by developing affordable housing models as case studies  | Yvonne Jenkins     | Katherine Morrison, Nick Radford, Vicki Parkes, Hilary Cadman         | Ongoing          | Nick & Hilary particularly indicated interest in secondary dwelling case study |
| 2.2 | Explore the development of a universally designed eco-village housing project on the periphery of the Bellinghen township   | Katherine Morrison | Yvonne Jenkins, Maureen Courtenay                                     | Ongoing          | Bird sanctuary (no cats), approx. 12 homes, shared green spaces and bush       |
| 2.3 | Explore finance market and institutional opportunities to fund affordable housing initiatives and/or to improve individual access to finance                                    | Emma Belcher       | Michael Clarke, Kerry Pearse  | Ongoing          | 2.1 & 2.4 to work collaboratively together                                     |
| 2.4 | The Treasure Hunt - undertake a land mapping project to identify land suitable for affordable housing initiatives   | Fiona Crosskill    | Katherine Morrison, Maureen Courtenay                                 | On Ongoing going | Continue to collaborate with Council; also Cr Sally Townley re geo mapping     |
| 2.5 | Promote Tiny Homes as an affordable housing option including scope a Tiny Homes affordable housing pilot, ensuring eco-design and environmental considerations are factored in. | Rose West          | Kim Connelly, Stephanie Ring, Fiona Crosskill, Maureen Courtenay, Ute |                  |  |

| 2.  | <b>EXPLORING AND PROGRESSING AFFORDABLE HOUSING MODELS</b><br><b>Learning about and developing new models to increase affordable housing choices</b> |                          |   |         |   |
|-----|--|--------------------------|---|---------|---|
| 2.6 | Establish a Community Land Trust in the Bellingen Shire  | Kerry Pearse             | Vicki Parkes, Marg Girdwood, Rose West, Emma Belcher, Fran Clayton, Vanessa Morton, Marie Le Cascio | Ongoing |   |
| 2.7 | Scope an affordable housing pilot on innovative approaches to urban infill. Ensure eco-design and environmental considerations are factored in       | Deferred to post GMS     | Jennie Fenton, Vicki Parkes, Hilary Cadman, Nick Radford  | Ongoing | Post Bellingen Shire GMS  |
| 2.8 | Find ways to increase the supply of Aboriginal housing   | Robin Heath & Paul Sefky | Dorrigo LALC, Coffs Harbour LALC, Kerry Pearse, John Beswick, Kaye Foran                            | Ongoing | Approach Bowraville LALC for joint work with CHLALC and Nambucca LALC |
| 2.9 | Understand the extent of homelessness and identify new responses to reduce it  | Marie Lo Cascio          | John Beswick, Kaye Foran, Gabi Curwood, Aaron Tzannes   | Ongoing |   |

## 3

## GOVERNMENT POLICIES AND PRACTICE

## Working with governments to encourage affordable housing choices

| Ref | Action   | Convener                        | Working Group            | By When      | Comments     |
|-----|--|---------------------------------|--------------------------|--------------|--------------|
|     | Local Government   |                                 |                          |              |              |
| 3.1 | Continue to work closely and strategically with Bellingen Shire Council to encourage increased affordable housing across the Shire   | Cr Jennie Fenton & Kerry Pearse | Nick Radford             | Ongoing      |              |
| 3.2 | Develop a strategic relationship with Nambucca Valley Shire Council  | Paul Sefky & Cr Susan Jenvey    | Rose West, Craig Bellamy | Ongoing      |              |
| 3.3 | Actively encourage community contributions and facilitate Action Group responses to the Bellingen Shire Growth Management Strategy Consultations planned for late in 2019. | Kerry Pearse                    | Admin Group              | To June 2020 |              |
| 3.4 | Work with Bellingen Shire Council to explore the feasibility of: the development of an affordable housing initiative in the town precinct                                  | Emma Belcher                    | Admin Group              | Ongoing      | RFBI project |
|     | State and Commonwealth Governments   |                                 |                          |              |              |
| 3.5 | Monitor State and Federal Government and opposition party's policies on barriers to affordable housing and advocate for change   | Paul Sekfy                      |                          | Ongoing      |              |

## 4

## COMMUNICATION AND LEARNING

## Sharing resources and information and learning about new approaches to housing together

| Ref | Action   | Convener       |   | By When | Comments                                   |
|-----|--|----------------|---|---------|--|
| 4.1 | Ongoing information sharing and collective learning through a range of communication activities, including through social media and the housing web page   | Rose West      | Jo Leamon, Aaron Tzannes, Kevin Randle, Dorin Hart  | Ongoing | Dorin is available as a downsizing adviser |
| 4.2 | Develop an ongoing program of guest speakers for the Bellingham Nambucca Affordable Housing Action Group to encourage collective learning                  | Rose West      | Admin Group   | Ongoing |  |
| 4.3 | Organise day tours/visits to housing initiatives for people to see and learn from examples of innovative housing locally and seek funding to support this. | Emma Belcher   | Katherine Morrison, Jennie Fenton, Rose West  | Ongoing |  |
| 4.4 | Convene an informal quarterly dinner and chat group to learn about innovative approaches to affordable housing and share information                       | Stephanie Ring | Vicki Parkes, Nikko Raffin, Jennie Fenton, Vanessa Morton, Dorin Hart                     | Ongoing |  |
| 4.5 | Film project- develop a brief and costings for documentary film to cover the forum and actions coming out of it - as part of the series of three.          | Rose West      | Emma Belcher, Marg Girdwood, Maureen Courtenay (re Nambucca relocatable homes interviews) | Ongoing |  |

## IDEAS BANK FOR FUTURE PLANS

The following actions are great ideas from previous plans and are possibilities for future action

|  | <b>ACTIONS</b>  | <b>COMMENTS</b>   | <b>REFERENCE</b> |
|--|---|---|------------------|
|  | Work with Bellingen Shire Council to explore the feasibility of: the development of an affordable housing initiative in the town precinct; calling for Expressions of Interest from local land owners for the development of affordable housing; introducing inclusionary zoning for developments and speculation free zones. | First part is an action in 2019 Plan. Remainder could be activated post GMS | 2018 Plan        |
|  | Identify relevant affordable housing models for further consideration and possible development, based on yet to be determined criteria, opportunities and barriers and include in resource database.  | Informed by outcomes of mapping project and agreed criteria                 | 2018 Plan        |
|  | Review local government policy and approaches from other Shires and LGAs for quick wins.  | Currently on hold   | 2018 Plan        |
|  | Feed into the development of a Prospectus for developers interested in investing in the Bellingen Shire post Growth Management Strategy.  | Post GMS Approval   | 2018 Plan        |
|  | Hold a competition for the design of the best affordable house locally  | POST GMS Approval   | 2018 Plan        |
|  | Review State and Federal Government policies and programs for opportunities and barriers relevant to our Shires   | Ongoing   | 2018 Plan        |
|  | Explore the development of an older women's housing co-op.  | Currently on hold   | 2018 Plan        |
|  | Map local assets related to affordable housing and establish a database to make the information accessible – including people, skills, resources, materials and local initiatives   | Currently on hold   | 2018 Plan        |

## COMPLETED ACTIONS

### 2018 Plan

|     |  |                |   |                                     |  |
|-----|--|----------------|---|-------------------------------------|--|
| 2.1 | Undertake a needs mapping project to understand the groups of people in our shires who need access to affordable housing and what sort of housing they need. This should inform planning and the development of new models. We will embed universal design best- practice across all our activities- update our TORs to this effect. | Vanessa Morton | Nicole Schum, Vicky Parkes, Megan Bliss, Jude Barker, Paul Sefky, Justin Gaetano, Renee Brownlee, Kaye Foran, Sally Lattin and Emma Belcher.<br><br>(BSC and NVSC participation?) | First stage completed November 2018 | Completed in 2018 and informed the 10 Point Plan for Change. Will continue to inform model development |
| 2.9 | Housing Choices as Life Changes Learning Group   | Marg Girdwood  | Katherine Morrison, Kim Connolly, Fiona Crosskill   |                                     | Met at least 3 times   |