

National Housing Accord – implementation schedules

Table 1: Operation of the schedule	
Parties	Commonwealth and all states and territories.
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

Table 2: Australian Capital Territory – as at July 2023

Australian Capital Territory commitments/ outputs	Delivery mechanisms	Timeframes
<p>States and territories to deliver up to 10,000 affordable homes –ACT allocation of 175 homes.</p> <p>ACT schedule for rolling out its matched contribution of affordable homes:</p> <p>2024-25: 35 homes 2025-26: 35 homes 2026-27: 35 homes 2027-28: 35 homes 2028-29 35 homes</p>	<p>The ACT’s contribution will be through a range of approaches including up-front grants and/or ongoing payments.</p> <p>Community Housing Providers (CHPs) will deliver and manage the dwellings where possible to ensure best use of funds and long-term security of tenure.</p> <p>The ACT will provide the Commonwealth with verifiable reports on completion of dwellings for each agreed project under this program.</p>	<p>5 years from 2024</p> <p>States and territories will provide quarterly reports on the number of affordable homes supported.</p>
<p>Definition of well-located homes and measures of progress.</p>	<p>The ACT Government’s definition of well-located used to allocate housing targets is “...supplying social and affordable housing according to need and amenity, including proximity to schools, transport, employment centres and public open space, as well as taking into account the existing concentrations of affordable and social housing in the suburb.”</p> <p>As a planned city there a range of planning controls in place to ensure this outcome is achieved in all residential suburbs, including factors such as distance to transport, schools and shops.</p>	<p>Complete</p>
<p>Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.</p>	<p>The ACT recently completed a comprehensive Planning System Review and Reform Project aimed at delivering a more spatially-led and outcomes focused</p>	<p>By 30/06/2024</p>

	<p>planning system. Based on this review, a new draft Territory Plan is being developed and was made available for public consultation between November 2022 and February 2023. The new Territory Plan will encourage innovation and high-quality design, rather than focusing on prescriptive rules, to achieve the desired outcomes for development in the Territory.</p> <p>There are nine District Policies (or Strategies) within the Territory Plan which outline desired policy outcomes unique to each district within the ACT. There are also seven types of land use zone, each of which has distinct policy outcomes, with differing permissible uses of land within each zone. The prohibition of certain uses within particular zones is being relaxed, with the focus of the assessment changing to addressing the impacts of a use, rather than a blanket prohibition.</p> <p>The new Territory Plan will create a greater range of housing options such as community housing (affordable rental) in the community facility zone, build-to-rent development in residential zones, as well as a relaxation in the provisions that apply to residential development. The amended policies will increase the feasibility of developments and assist in achieving the ACT Government’s target of accommodating 70 per cent of growth within existing urban areas.</p> <p>The ACT notes the recommendations of the Productivity Commission’s report <i>In Need of Repair: The National Housing and Homelessness Agreement</i> (August 2022) which relate to this output viz:</p> <ol style="list-style-type: none"> 1. States and Territories should report annual progress against land supply targets. 2. State, Territory and local governments should revise their planning regulations to promote greater housing density and diversity. 3. All States and Territories should set housing targets and work with local governments to meet the targets. <p>The ACT will further consider the nine priority reform areas identified by the Productivity Commission in its Information Paper <i>Plan to Identify Planning and Zoning Reforms</i> (March 2021) viz:</p> <ol style="list-style-type: none"> 1. Ensure local plans can deliver on territory development objectives. 	
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	<ol style="list-style-type: none"> 2. Move to fewer zones with broadly stated allowable and as-of-right uses. 3. Standardise permissible land uses within zone types. 4. Create defined and efficient processes for rezoning applications. 5. Increase use of fast, streamlined assessment tracks. 6. Reduce the time taken to assess DA applications. 7. Use the right decision makers for statutory consent. 8. Promote faster appeals and review processes. 9. Improve post-approval processes. 	
<p>Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.</p>	<p>Not applicable to the ACT.</p>	<p>N/A</p>
<p>Support the distribution of the Housing Australia Future Fund (HAFF).</p>	<p>The ACT will support the delivery under the HAFF of 1,200 social and affordable dwellings over the five years of the Accord (2024-2029).</p> <p>The ACT will work with project proponents (including Housing ACT, CHPs and other not-for-profit providers), NHFIC and other financiers (where necessary) to help to develop the delivery models including commercial and funding/financing structures. This could include NHFIC availability payments to Housing ACT to support whole of life costs associated with delivering additional public housing in the ACT.</p> <p>The ACT will identify underutilised land that is suitable for affordable or social housing projects and work with NHFIC to identify appropriate delivery and financing mechanisms. This will include ACT Government and Commonwealth sites such as parts of the AIS , Defence and CSIRO land.</p> <p>The ACT will continue to seek the cancellation of historic Commonwealth housing debts, so that it can redirect funds to support CHP projects in the ACT and</p>	<p>30/06/2029</p>

	affordable/social housing projects more broadly. This will enable the ACT to better support the objectives of the HAFF.	
Support building of a strong and sustainable Community Housing Provider sector.	<p>The ACT is preparing a broad strategy to strengthen and grow its community housing sector following recent completion of a major consultancy on boosting the supply of affordable rental housing in the ACT.</p> <p>The processes already underway to help grow and strengthen the CHP sector locally and to leverage HAFF funding include:</p> <ul style="list-style-type: none"> • An annual Request for Proposals (RFP) for CHPs which already own suitable land. • Incentivising the uptake of the land with affordable/social targets attached through the ACT's Indicative Land Release Program (ILRP). <p>CHPs will also benefit by undertaking property and tenancy management of privately owned properties earmarked as affordable rentals through Build to Rent incentives, the Affordable Housing Land Tax Exemption, and other initiatives.</p>	30/06/2029
Ensure achievement of targets for social and affordable housing are met.	Implementing a process for CHPs with their own land to engage with ACT Government to seek assistance for projects under the Accord.	30/06/2029