

# BOARD MEETING PUBLIC RECORD

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13 DECEMBER 2013

THIS PUBLIC RECORD OF A BOARD MEETING ON 13 DECEMBER 2013 WAS APPROVED BY THE BOARD ON 28 FEBRUARY 2014 AS A TRUE AND ACCURATE REPORT FOR PUBLIC RELEASE ON THE SEHC WEB SITE

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## ATTENDANCE

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DIRECTORS – SHIRLEY FARAM, TRACEY HALL, JAN DICKSON, ANDREA LEE, LOUISE KLOOT, STEVE KROPF, DEBBIE DIOGUARDI, GAYLE KOUBWERE, AND GREG NOLAN

ALSO IN ATTENDANCE – IAN MCLAREN (GENERAL MANAGER) AND DAVID GRIFFITHS (GOVERNANCE OFFICER)

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## OPERATION FUTURE

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The General Manager advised that the CHFV White paper on future directions for community housing was still in preparation and the CHFV board should receive a draft on the 18 December 2013.

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## SENATE SUBMISSION

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There was agreement to make a submission to the Senate Standing Economic Reference Committee on Economics inquiry into affordable housing. The Senate terms of reference are as follows:

Affordable housing, including the following matters:

- a. the role of all levels of government in facilitating affordable home ownership and affordable private rental, including:
  - i. the effect of policies designed to encourage home ownership and residential property investment,
  - ii. the taxes and levies imposed by the Commonwealth, state, territory and local governments
  - iii. the effect of policies designed to increase housing supply,
  - iv. the operation, effect and future of the National Rental Affordability Scheme,
  - v. the regulatory structures governing the roles of financial institutions and superannuation funds in the home lending and property sectors, and

- vi. the operation and effectiveness of rent and housing assistance programs;
- b. the impacts, including social implications, of public and social housing policies on housing affordability and the role of all levels of government in providing public and social housing;
- c. the impact of Commonwealth, state and territory government policies and programs on homelessness;
- d. the contribution of home ownership to retirement incomes;
- e. the implications for other related changes to Commonwealth government policies and programs, including taxation policy, aged care, disability services, Indigenous affairs and for state and territory governments;
- f. the need to develop improved overview and accountability mechanisms in relation to Commonwealth grants and funding to the states and territories in order to ensure that public funding delivers outcomes consistent with Commonwealth objectives;
- g. planning and policies that will ensure that women, particularly vulnerable women, have access to secure, appropriate, affordable and adaptable accommodation;
- h. planning and policies that will ensure emergency and essential service workers have access to affordable housing close to where they work;
- i. planning and policies that will ensure the availability of an appropriately skilled workforce;
- j. the role of innovation in building materials and construction, including prefabricated and sustainable materials;
- k. the impacts of improving sustainability (including energy efficiency) of new and existing housing stock on improving housing affordability;
- l. the role of innovative and responsible funding mechanisms used in other countries, including the United Kingdom, United States of America, France, Canada, Austria and the Netherlands, that provide a stable and cost effective way of funding affordable rental and social housing, such as affordable housing supply bonds and an affordable housing finance corporation;
- m. the role and contribution of the community housing sector in delivering social and affordable renting housing;
- n. the need to increase the supply of accessible and adaptable housing, and housing that is culturally appropriate;
- o. the impact of not having a long-term, national affordable housing plan; and
- p. any other matters the committee considers relevant.

Submissions should be received by **25 March 2014**. The reporting date is **26 June 2014**.

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**2014 AGM**

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It was agreed that the next AGM would be on Monday 17 November 2014.

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**XMAS PARTY**

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It was agreed that there would be a XMAS Party for members on the 30 November 2014.

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**GENERAL MANAGER**

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The General Manager reported that SouthEast was fully compliant and that:

- (a) No tenant had vacated.
- (b) There were no new tenants.
- (c) There were three vacant properties – including the property for redevelopment.
- (d) No reportable activities and no new complaints.
- (e) Rent arrears were \$15,487 at 30 November 2013

## **Senate Committee Terms of reference**

Affordable housing, including the following matters:

- q. the role of all levels of government in facilitating affordable home ownership and affordable private rental, including:
  - i. the effect of policies designed to encourage home ownership and residential property investment,
  - ii. the taxes and levies imposed by the Commonwealth, state, territory and local governments
  - iii. the effect of policies designed to increase housing supply,
  - iv. the operation, effect and future of the National Rental Affordability Scheme,
  - v. the regulatory structures governing the roles of financial institutions and superannuation funds in the home lending and property sectors, and
  - vi. the operation and effectiveness of rent and housing assistance programs;
- r. the impacts, including social implications, of public and social housing policies on housing affordability and the role of all levels of government in providing public and social housing;
- s. the impact of Commonwealth, state and territory government policies and programs on homelessness;
- t. the contribution of home ownership to retirement incomes;
- u. the implications for other related changes to Commonwealth government policies and programs, including taxation policy, aged care, disability services, Indigenous affairs and for state and territory governments;
- v. the need to develop improved overview and accountability mechanisms in relation to Commonwealth grants and funding to the states and territories in order to ensure that public funding delivers outcomes consistent with Commonwealth objectives;
- w. planning and policies that will ensure that women, particularly vulnerable women, have access to secure, appropriate, affordable and adaptable accommodation;
- x. planning and policies that will ensure emergency and essential service workers have access to affordable housing close to where they work;

- y. planning and policies that will ensure the availability of an appropriately skilled workforce;
- z. the role of innovation in building materials and construction, including prefabricated and sustainable materials;
- aa. the impacts of improving sustainability (including energy efficiency) of new and existing housing stock on improving housing affordability;
- bb. the role of innovative and responsible funding mechanisms used in other countries, including the United Kingdom, United States of America, France, Canada, Austria and the Netherlands, that provide a stable and cost effective way of funding affordable rental and social housing, such as affordable housing supply bonds and an affordable housing finance corporation;
- cc. the role and contribution of the community housing sector in delivering social and affordable renting housing;
- dd. the need to increase the supply of accessible and adaptable housing, and housing that is culturally appropriate;
- ee. the impact of not having a long-term, national affordable housing plan; and

any other matters the committee considers relevant.