



Housing Strategy

How to meet the needs of the Community

Housing Strategy

Scope

The strategy is to include:

- Current situation
 - what, where, high level condition, breakeven point vs ratepayer contributions, risks, waiting lists
- Future options
 - Available land
 - ideal location
 - Ideal design
 - Future demands
 - Risks

Housing Strategy

Scope

The strategy is to include:

Funding

- Funding Sources
- Government subsidies
 - Capex and Opex
- Ownership
 - Who best to own the asset?

Housing Strategy

Outcomes from works:

- Should WDC/DWL be the provider of housing
 - assessment of social and economic benefits
 - impacts on ongoing commitment and liability
 - Should the current stock be transferred to DWL
 - Financial impacts?
- Pensioner only housing or other areas of the housing continuum
- Numbers/models needed to meet current and future demand
- Ideal replacement plan for current stock
- Funding of capital and opex
- Opportunities
 - Government
 - Grants

Housing Strategy

Outcomes from works:

- Renal Assessment
- Tenant Criteria
- Risk Mitigation
- What is required from future developments/opportunities to achieve the above?