



# MAKING HOMES MORE AFFORDABLE

## For everyone, including renters

Our \$2.85 million plan to take real action on housing affordability with new renting models, and clean green homes that are less expensive to run.

---

The ACT Greens believe that everyone should have somewhere safe, secure and decent to live - including renters.

---

Almost one in three Canberrans rent, but since 2000 the average rent in Canberra has tripled making life tougher for many Canberrans.

The ACT Greens are committed to improving affordable housing all for Canberrans - including renters. That's why we will bring more affordable housing to Canberra, and improve the energy efficiency of existing rental properties, to drive down the cost of living.

### > Bring HomeGround to Canberra

HomeGround Real Estate is a not-for-profit model which both increases the amount of affordable housing in Canberra and gives socially minded investors the option rent out their property at a reduced market rent or on a philanthropic basis to Canberrans in need.

HomeGround Real Estate provides professional property and tenancy management like any other agency. However, management fees are re-directed back into the Affordable Housing Initiative arm of the enterprise. HomeGround Real Estate is committed to achieving both a financial and social return on investments - and the ACT Greens will bring it to Canberra.

The ACT Greens will:

- » Create an innovation fund to support new approaches to affordable housing, starting with

establishing HomeGround Real Estate here in Canberra; and

- » Invest seed funding for the employment of a Real Estate Principal, finding a Community Housing Provider to partner with and undertake Tenancy Management and acquire a Real Estate License if required.

### > Make renting more affordable

The ACT Greens believe that renters should not have to live in the freezing cold in winter, and roast in a hot box during summer, just to keep the bills down. That's why we will set a minimum standard of energy efficiency for rental properties to ensure that costs of energy aren't higher than they need to be for tenants.

The ACT Greens will:

- » Set minimum standard for rented properties that includes either meeting an EER 2 (before 2010) or a NATHERS rating of 6 for houses built after 2010; or ensuring roof insulation rated at R4.0 or above (where there is attic space) and draft sealing, including all external windows and doors;
- » Work with industry to review the EER system for home energy ratings and how it is applied in Canberra to support work being done by COAG nationally;
- » Set a new energy efficiency target of EER7 by 2020 for new houses;
- » Mandate energy efficient electric space heating for all new houses; and
- » Include home insulation as an activity under the Energy efficiency Improvement Scheme.

## **> Warmer homes for low income families**

Living in inefficient homes and using old appliances often means that these families are spending more on energy, rather than saving money by using less energy. The ACT Greens don't believe that low income households should be locked out from the benefits of improvements in house design and energy efficient appliances.

The ACT Greens believe that we must make low incomes families the priority when it comes to support for energy efficiency, and that we have an obligation to put measures in place as soon as possible.

Currently the ACT Government provides funding for energy efficiency measures for people on low incomes. This delivers home energy assessments, efficient electric heating and cooling systems, draught proofing and for some, replacement energy efficient fridges, one of the biggest drains on energy in the home. Current programs target around 500 homes a year and many more people are waiting to receive these benefits. The ACT Greens are committed to expanding the low income energy efficiency programs to ensure more households can receive its benefits.

The ACT Greens will:

- » Double the funding for low income energy efficiency programs by investing an additional \$1 million per year over the next 2 years; and
- » Increase funding for community curtain programs by \$100,000 to ensure that the 200 people waiting for curtains can be supported by their community and receive free curtains.