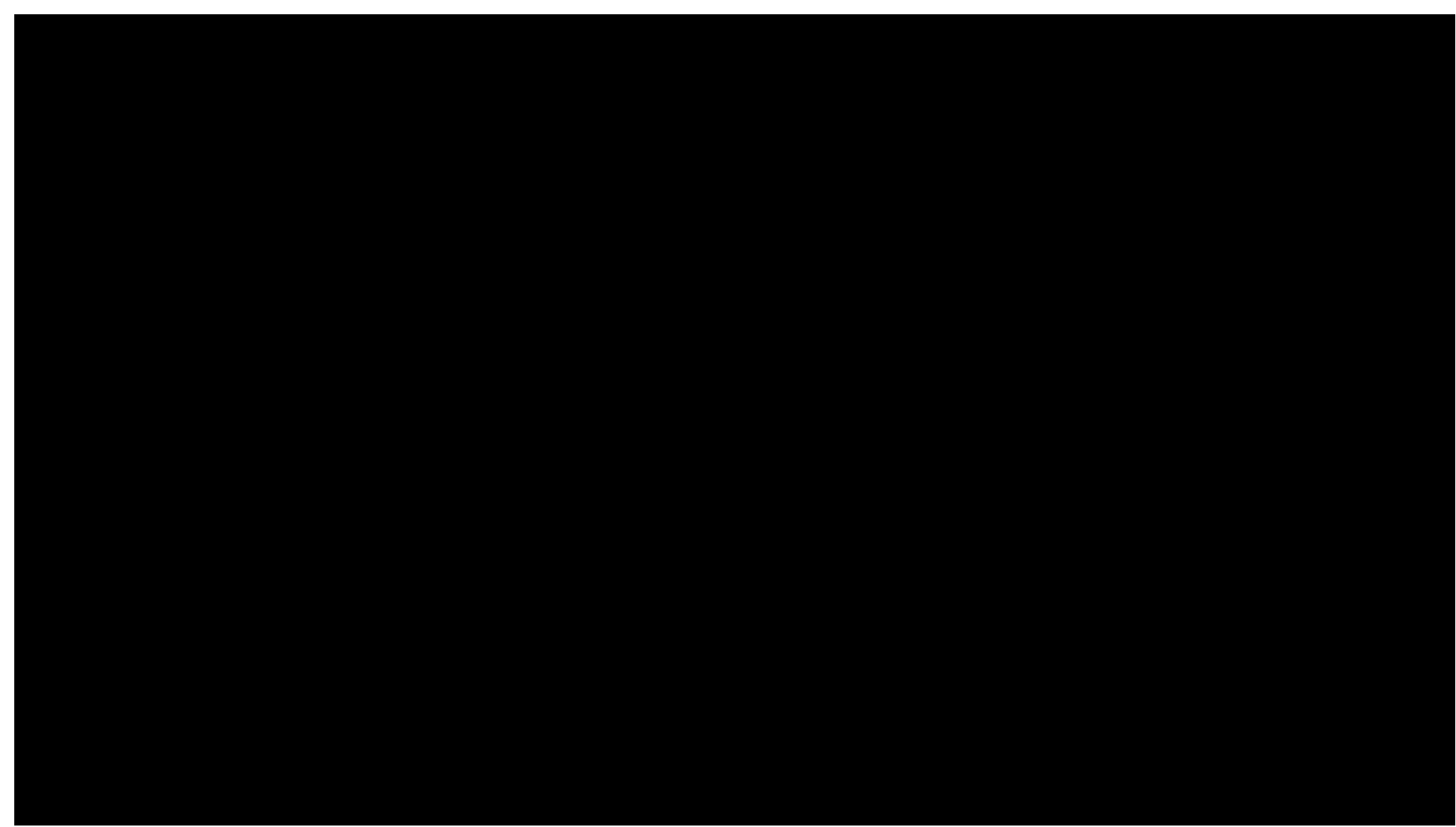




The Civitas Model

An innovative affordable housing
solution for regional councils



Regional Housing Affordability

- Is it all about demand and supply?
- NIMBY
- Supply constraints to growth such as national parks and zoning restrictions
- Subdivision costs - availability of bank finance
- Coordinating Housing with Jobs & Lifestyle

Gaps in the regional housing market

- Main streets are dying and existing owners reluctant to take on the risk of redevelopment
- Affordable Owner Occupier solutions for people living or moving to regional Australia
- High demand for social housing but a lack of regional support services and qualified staff.
- The wrong housing in the wrong place – new housing developments maybe uncompetitive with existing stock close to town and services

Housing Diversity

Categories of regional housing where demand often exceeds supply:

- a) Medium density 'owner occupier' housing;
- b) New owner occupier housing on lifestyle blocks
- c) Diversified social housing supported by support services that meet the needs of residents;

Building a local housing strategy

Does council have staff, skills, time and resources to:

- a) Assess the existing housing stock;
- b) Assess adequacy of local area services for existing and new residents;
- c) Identify the gaps - are you filling existing housing needs or looking to attract new residents;
- d) Identify and attract new businesses and residents that will strengthen and support the community.

The Civitas Solution

Civitas Solutions as developed an innovative 'flexible model' for the gaps in the housing in regional Australia that:

- a) identifies gaps and market failure in the local housing market;
- b) develops a specific local solution for affordable owner occupier housing, which may include a social housing component;
- c) focuses on strengthening existing communities and building towns to a critical mass; and

Civitas Solutions Australia

www.civitas-solutions.biz

Email: contact@civitas-solutions.biz

Phone: (02)92527177

Jenni: 0418 650 555

Fraser: 0407 728 115