

Wyee Paper Subdivision – Key funding options

Key considerations	Option 1	Option 2	Option 3
Description	Loan, Grant and Paper Subdivisions legislation.	Loan, Grant and Special Rates Variation.	External party funds and constructs.
Funding strategy	National Housing Infrastructure Facility (NHIF) loan (80%) and grant (20%). Use NHIF loan and grant as matching funds to apply for additional grants.	NHIF loan (80%) and grant (20%). Use NHIF loan and grant as matching funds to apply for additional grants.	State and Federal Government funds – undetermined. State agency can access NHIF loan and grant.
Lead	Council via Special Purpose Vehicle	Council via Special Purpose Vehicle	State Government
Landowner repayments collection method	Paper subdivisions legislation: upfront or land trading. Landowners who are eligible for a long term loan would pay upon property transfer – secured by a caveat placed on property title.	Special Rate applied on top of regular rates. Upfront payment available. Consideration for longer repayment period under Hardship Policy.	Likely Paper Subdivisions or Special Rates – TBC.
Repayment period	2-4 years for upfront or land trading. Repayment period for long term loans is unknown as this is tied to property transfer.	10 years Extension subject to hardship policy.	Unknown
Approvals needed	An Expression of Interest has been submitted. NHFIC consider the project eligible for a NHIF loan and grant subject to an application and confirmation of which project costs are eligible.	Council has met with IPART to discuss a Special Rate Variation. The project is considered a good fit. Approval for an application to vary rates is subject to determination by the Tribunal.	NHIF loan and grant applications (if used). IPART application (if special rates used).

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Questions remaining	Future funding rounds of our targeted grants: are they still suitable?	Social impacts: Ability of landowners to make set annual repayments on rates.	What costs would be passed on to landowners?
	We cannot apply for these grants until we have secured the NHIF as a co-contribution.	Can further grants be applied after rates are set?	Many unknowns – highly dependant on the external party.
	Will Council endorse an application to NHIF and prioritise the project in other grant applications?	Will Council endorse an application to IPART?	Timeframe: How long should we pursue advocacy for this option?
	Is Council willing to take out a loan?		Responsibilities: What remaining role does Council take?
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