

City of Melbourne

Draft Social and Affordable Housing Framework 2006 –2009

Housing for Everyone

July 2006

DRAFT ACTION PLAN

Social and Affordable Housing Framework 2006 - 2009 DRAFT ACTION PLAN

Introduction

The City of Melbourne acknowledges that affordable housing has a role in contributing to socially and economically sustainable cities. Affordable housing provides people with choice and opportunity, and ensures that cities are inclusive and equitable. Housing affordability is more than simply about providing accommodation; it reflects how local government operates, engages with and provides for its constituents. Without the stability provided by affordable housing local households cannot access employment, education, health, transport and other services.

Healthy local communities have a diverse range of households with different incomes – this diversity is what makes communities vibrant and sustainable. Ensuring there is affordable housing in the City of Melbourne is an essential action for Council to fulfil its goals of a thriving, diverse and sustainable city.

The City of Melbourne can improve availability of and access to affordable, secure, appropriate and accessible housing for all people in recognition that housing is an essential ingredient of a socially, economically and environmentally sustainable community.

The underpinning principles are that:

- Housing is a basic human need that contributes to individual and community safety and wellbeing;
- Every person, regardless of their age, culture, gender, race, religion, physical ability or sexual preference has a right to affordable and appropriate housing to enable their participation in community life;
- Affordable housing should be in locations accessible to appropriate services and facilities for a range of households;
- The City of Melbourne in collaboration with the State government, the Commonwealth government, other local governments, the community sector and the private sector develop strategies to expand affordable housing choices; and
- The City of Melbourne assist in the development and maintenance of community diversity and sustainability with a *Social and Affordable Housing Framework* to encourage social and housing mix throughout the municipality.

Aim

Council's aim is to improve access to a range of housing options across the municipality for households that cannot secure appropriate housing, whether due to design, cost, quality or location.

Draft Action Plan

The action plan outlined below has been developed to complement the activities that Melbourne City Council has committed to for implementation of the *Inner Regional Housing Statement 2005* and aligns with *City Plan 2005 – 09* which sets out Council's vision for an inclusive and engaging city and an innovative and vital business city.

The *Social and Affordable Housing Framework 2006 -2009* draws on a range of best practice solutions and identifies five mechanisms through which Council can facilitate the provision of social and affordable housing:

- Planning and service development;
- Facilitation;
- Advocacy and leadership;
- Partnership; and
- Community development.

Strategies

A number of strategies are proposed, linked to each of the five key mechanisms identified above to achieve Council's vision and goals as stated in *City Plan 2005 -2009* and the *Inner Regional Housing Statement 2005*.

DRAFT - Action Plan Strategies

1. Planning and Service Development

Strategy 1.1 Plan and develop opportunities for the creation of social and affordable housing by community, private and public sector.

Outcomes

Provision of resources such as land and annual support to Melbourne Affordable Housing (Inner City Housing Trust) will ensure the development of social and affordable housing in the City and enable the housing association to investigate social housing development options including conducting feasibility studies.

Social and affordable housing targets will be identified to provide impetus for Council, transparency for developers and will enable monitoring of achievements.

The City's vision, rationale and capacity to stimulate social and affordable housing growth will be effectively communicated through forums held with the private sector, developers, financiers and philanthropic groups in collaboration with Melbourne Affordable Housing.

	Actions	Council Responsibility	Council Role	Implementation Year
1.1.1	Investigate the allocation of annual funds to build the organisational capacity of Melbourne Affordable Housing to develop social and affordable housing in the City. If recurrent funding is approved it will be accompanied by a funding and service agreement.	Community Services and Finance	Planning and Service Development	1 2 3 4
1.1.2	Investigate the possibility of applying a proportion of annual rate and municipal revenue (for example % of the rate revenue received from State government or public housing) to an Affordable Housing Fund from which funds can be allocated to Melbourne Affordable Housing for the acquisition and development of social and affordable housing stock.	Community Services and Finance	Planning and Service Development	1 2
1.1.3	Explore the development of affordable housing measures such as price points for purchase and rental housing for each suburb across the municipality.	Community Services ,City Strategy and Melbourne City Research	Planning and Service Development	1

	Actions	Council Responsibility	Council Role	Implementation Year
1.1.4	Use the social and affordable housing measures to develop social and affordable housing targets for the municipality and each of the suburbs. This will form the base for the Inner Regional Affordable Housing targets.	Community Services and City Strategy	Planning and Service Development	1
1.1.5	Identify opportunities and encourage joint ventures or partnerships between private developers and Melbourne Affordable Housing to provide mixed private and affordable housing. Potential partners include: Vic Urban at Docklands, Office of Housing and other developers (e.g. Parkville Gardens).	Community Services, Development Planning and City Strategy	Planning and Service Development , Leadership and Facilitation	2 3 4
1.1.6	Explore the possibility of preparing social and affordable housing development criteria including community and social needs for a range of potential resident group's eg single people, young people, families and people with disabilities.	Community Services and Development Planning (Local Policy)	Planning, Service Development & Leadership	2
1.1.7	Identify sites within each local structure plan that could be suitable for social and affordable housing development. The sites could include under-utilised air space (especially above car parks) and sites available for redevelopment (using the social and affordable housing criteria).	City Strategy and Community Services	Planning, Service Development and Leadership	2 3
1.1.8	Undertake a review of vacant or under utilised Council and government –owned land with a view to considering its use as social and affordable housing in partnership with Melbourne Affordable Housing.	City Strategy and Finance	Planning & Leadership	1 2
1.1.9	In conjunction with Melbourne Affordable Housing proactively engage the private sector to stimulate the provision of social and affordable housing by holding briefing sessions and/or forums to discuss measures, targets potential sites and incentives.	Community Services and Development Planning (Local Policy)	Planning & Leadership Facilitation	1 2 3 4

1. Planning and Service Development

Strategy 1.2 Develop incentives to stimulate collaborative processes for creation of affordable housing projects and initiatives.

Outcomes

The type, location, design, density and affordability of housing across the City will be influenced by inclusion of social and affordable housing vision and strategies in the *Municipal Strategic Statement (MSS)* and the Planning Scheme.

The City of Melbourne will be acknowledged as a leader in promoting and achieving growth of social and affordable housing through development of a local policy for redevelopments which includes a quota for social and affordable housing, linked to incentives for private developers (eg car parking concessions or fast track planning), and partnerships with Melbourne Affordable Housing or service providers.

	Actions	Council Responsibility	Council Role	Implementation Year
1.2.1	Consider inclusion of The <i>Social and Affordable Housing Framework 2006 - 2009</i> as a referred policy document in the City Of Melbourne <i>Municipal Strategic Statement (MSS)</i> Include in the <i>MSS</i> a statement that outlines the vision, rationale and strategies for social and affordable housing which aligns with the <i>Inner Regional Housing Statement 2005</i> .	City Strategy & Development Planning	Planning & Leadership	2
1.2.2	Investigate the provision of incentives that will attract private developers to participate in joint ventures with Melbourne Affordable Housing and Council for social and affordable housing developments. Incentives could include: car parking trades offs, density bonuses and fast track planning.	City Strategy & Development Planning	Planning	1 2 3 4
1.2.3	Consider the preparation of a local policy for new developments and redevelopments over an agreed size that includes a substantive proportion of affordable rental housing (e.g. no less than 30%). Housing developed from this initiative could be developed and managed by non-profit community organization, such as Melbourne Affordable Housing ¹ .	Community Services and Development Planning (Local Policy)	Planning, Leadership and Facilitation	2

¹ Council cannot impose these requirements but can negotiate agreements with developers on a site by site basis and make any agreement binding under Sc 173 of the Planning and Environment Act 1987

	Actions	Council Responsibility	Council Role	Implementation Year
1.2.4	Investigate the possibility of providing funds for a feasibility study for social housing development in Southbank and consider appropriate concessions to enable an initial partnership between Melbourne Affordable Housing and a private developer to become a demonstration project for affordable housing.	Community Services, Development Planning, Place Management and Finance	Leadership and Facilitation	1 2
1.2.5	Develop and implement the Affordable Housing provisions of the City of <i>Melbourne Municipal Strategic Statement</i> .	City Strategy and Community Services	Leadership and Facilitation	1 2 3 4

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2. Facilitation

Strategy 2. Facilitate the development and sustainability of long-term social and affordable housing options in the municipality.

Outcomes

A coordinated, efficient and ‘joined up’ whole of Council processes for the consideration and development of social and affordable housing stock will be improved through development of an internal social and affordable housing Working Group.

The City will create the capacity to take a whole of Council approach to development of incentives and facilitate partnerships with private developers and social housing providers through employment of a social and affordable housing development officer.

	Actions	Council Responsibility	Council Role	Implementation Year
2.1	Explore the possibility of establishing a cross Council Working Group to ensure an integrated approach to fostering development of social and affordable housing. The Working Group could also assist in development of a protocol for embedding an effective working relationship between the City and Melbourne Affordable Housing.	Community Services; City Strategy and Development Planning	Leadership, Facilitation and Partnership	1 2 3 4
2.2	Investigate the possibility to engage a full time permanent social and affordable housing development officer to: <ul style="list-style-type: none"> Identify and promote social and affordable housing development and investment by the private sector, Promote partnership projects between public, community and private sectors, Coordinate the Council’s Social and Affordable housing Working Group. 	Community Services, City Strategy and Development Planning	Planning, Service Development and Facilitation	1 2 3 4
2.3	Further consolidate an effective working relationship and seek a commitment from the Office of Housing for early and continuous engagement with Council on stock planning and redevelopments of social housing in the municipality (eg Carlton redevelopment)	Community Services	Planning, Service Development and Community Development	1 2 3 4

	Actions	Council Responsibility	Council Role	Implementation Year
2.4	Consider development of local polices to promote the use of less costly more energy efficient and environmentally sustainable building materials, design and fit outs with architects and private and social housing developers.	Community Services and Urban Design	Leadership and Advocacy	3 4
2.5	Investigate the possibility of undertaking annual monitoring of housing affordability data. Use the data analysis and information as the basis for holding an annual forum with housing peaks, non government organizations, the Office of Housing and the private sector. The forums could cover social and affordable housing targets, incentives, current development projects and proposals etc. Forums could focus on Capital cities and Inner Urban developments.	Community Services	Planning, Community Development & Facilitation	1 2 3 4
2.6	Provide an annual report to Council including a summary of social and affordable housing development targets, new projects, proposals and incentives for development.	Community Services	Community Development and Facilitation	2 3 4

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3. Advocacy, Leadership and Education

Strategy 3.1 Advocate to all levels of government about the needs of current and future residents for affordable housing and related support services.

Outcomes

The City’s capacity to promote social and affordable housing development and integrated tenant support will improve through advocacy for changes to State and Federal government legislation.

Access to housing for low income households will be improved through advocacy for increased Federal government commitment and resourcing for public housing growth and private rental subsidies.

	Actions	Council Responsibility	Council Role	Implementation Year
3.1.1	Advocate to the State government for reforms to the State Planning Framework to create a range of tools that will stimulate private sector contributions to affordable housing development e.g. developer contributions for affordable housing, betterment levies, social and affordable housing as a component of development contribution plans.	Community Services, Development Planning (Local Policy) and City Strategy	Advocacy and Leadership	1 2 3 4
3.1.2	Advocate to State government alongside Regional Housing Working Group partners for adoption of Statewide and/or regional mandatory inclusionary zoning for development of affordable housing. The inclusionary zoning contributions to be flexible and include cash, land or units and be established in perpetuity.	Community Services, Development Planning (Local Policy) and City Strategy	Advocacy and Leadership	1 2 3 4
3.1.3	Advocate alongside Regional Housing Working Group partners, to the State and Federal governments, to allocate public land for affordable housing development.	Community Services and Development Planning	Advocacy and Leadership	1 2 3 4
3.1.4	Advocate in collaboration with social housing providers to the State Government, for changes to planning legislation to allow “as of right” planning applications for social housing developments that meet local Council, local planning policies and social housing assessment criteria.	Community Services and City Strategy	Advocacy & Leadership	3 4
3.1.5	Advocate in collaboration with social housing providers to the State	Community Services	Advocacy	1 2 3 4

	Actions	Council Responsibility	Council Role	Implementation Year
	government for support services to be continuous and stay with individuals through their different housing situations.			
3.1.6	Advocate to Federal government alongside Regional Housing Working Group partners for adoption of a National Affordable Housing Framework and provision of tax and investment incentives for affordable housing development.	Community Services and City Strategy	Advocacy	1 2 3 4
3.1.7	Advocate to Federal and State governments for increases in funding to increase the stock of public housing and revision of Commonwealth Rent Assistance levels to reflect the high cost of private rental in capital cities.	Community Services	Advocacy	1 2 3 4
3.1.8	Advocate with Inner Regional Housing Working Group for changes to State Legislation to include a requirement for a proportion of housing affordability in all new developments and redevelopments.	Community Services, Development Planning (Local Policy) and City Strategy	Advocacy	1 2 3 4

3. Advocacy, Leadership and Education

Strategy 3.2 Utilise communication and promotional opportunities to raise awareness of social and affordable housing issues.

Outcomes

A dynamic, vital, social and economically sustainable community will be created through awareness by key stakeholders and the general community of the need for an increase in diverse housing stock which attracts people from various population sectors and groups.

An inclusive and engaging city will be achieved through an increase in the availability of social and affordable housing through increased awareness of the importance of social and affordable housing to respond to the needs of a diverse population.

	Actions	Council Responsibility	Council Role	Implementation Year
3.2.1	Consider development of a communication plan for the various activities relating to implementation of <i>the Social and Affordable Housing Framework 2006-2009</i> .	Community Services and Corporate Communications	Leadership and Education	1 2 3 4
3.2.2	Identify, initiate and utilise opportunities to present and promote the work already achieved by the City of Melbourne on social and affordable housing.	Community Services and Corporate Communications	Leadership and Education	1 2 3 4

	Actions	Council Responsibility	Council Role	Implementation Year
3.2.3	Identify relevant opportunities (e.g. Housing Week) to increase community awareness of social and affordable housing issues.	Community Services and Corporate Communications	Leadership and Education	1 2 3 4
3.2.4	Identify opportunities to highlight how the lack of social and affordable housing has an impact on particular sectors of the population and increases the risk of homelessness.	Community Services and Corporate Communications	Leadership and Education	1 2 3 4
3.2.5	Report back to Council and the community annually on progress and implementation of <i>the Social and Affordable Housing Framework 2006 – 2009</i> .	Community Services and Corporate Communications	Governance and Accountability	1 2 3 4

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4. Partnerships

Strategy 4. Initiate, develop and maintain strategic partnerships.

Outcomes

The potential for additional social and affordable housing developments will be increased through fostering of strategic partnerships and creation of the conditions for ongoing dialogue between different industry sectors, impacting on social and affordable housing.

	Actions	Council Responsibility	Council Role	Implementation Year
4.1	Consider an annual forum for peak housing organisations to provide opportunities to exchange information and new ideas about affordable housing initiatives.	Community Services, Development Planning and City Strategy	Leadership, Facilitation and Partnerships	1 2 3 4
4.2	Contribute to regular and periodic meetings of peak housing organisations to exchange information and knowledge of the affordable housing sector.	Community Services and City Strategy	Leadership, Facilitation and Partnerships	1 2 3 4
4.3	Explore opportunities with developers including Lend Lease, Macquarie Bank, Vic Urban, Becton, Australand, Macquarie Bank and others to identify opportunities to achieve affordable housing outcomes in Melbourne.	Community Services and Development Planning.	Leadership, Facilitation and Partnerships	1 2 3 4
4.4	Initiate cross sector forums and invite different community and industry sectors to foster alliances and make new connections regarding social and affordable housing in Melbourne.	Community Services and City Strategy	Leadership, Facilitation and Partnerships	1 2 3 4

5. Community Development

Strategy 5. Ensure that housing and support services for residents in the municipality are responsive and integrated.

Outcome

Support services which are responsive and integrated with housing provide stability, and assist people to improve their lives through services, including enhanced education and employment opportunities, will be delivered at levels appropriate to community needs.

	Actions	Council Responsibility	Council Role	Implementation Year
5.1	Consider development and implementation of guidelines for housing that encompass access, mobility and adaptability standards into the planning and building approvals process, to ensure housing is appropriate for people with a disability.	Community Services, City Strategy	Planning and Facilitation	1 2 3 4
5.2	Explore development of a protocol or planning guidelines which ensure that that any social housing development of significant size is integrated throughout a development or neighbourhood, rather than be developed as a distinctive cluster.	Community Services and City Strategy	Planning and Facilitation	2 3 4
5.3	Investigate provision of support for complementary programs (social and economic) with benefits for tenants of social housing programs.	Community Programs	Planning Development and Community Development	1 2 3 4
5.4	Consider development of a policy which provides for Council rate and fee exemptions (eg planning fee) for non-profit and government owners and developers of social housing stock.	Community Services and Finance	Facilitation and Leadership	1 2 3 4
5.5	Continue to pursue development of appropriate housing models in the private and social housing sector for families and single people of all ages (eg Community Hotel and rooming houses).	Community Services	Facilitation and Community Development	1 2 3 4

5.6	Investigate the provision and development of student housing across the City and explore the possible impacts and access to social and affordable housing for a range of groups including single people of all ages and families with dependant children.	Community Services	Planning & Facilitation	2 3
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