

Affordable Housing Action Plan 2019/20



Moreland City Council

Cover Photo: Coburg Town Houses. Developed by
Women's Property Initiatives. Designed by Schored
Projects.

The lack of supply of affordable housing is negatively impacting Moreland's diverse community

- A lack of affordable, and safe, housing affects people's health and their life opportunities, and many of the homes in high housing stress contain children.
- A Home in Moreland research identifies a need for 7,000 new affordable homes by 2036.

This Action Plan has 4 Focus Areas:

1. Facilitate the supply of affordable housing in new developments
2. Develop affordable housing on council land
3. Advocate for effective policy and increased investment
4. Communicate about and build capacity for services supporting community members in housing crisis.

Focus Areas 1-3 look to take action to directly increase the provision of affordable housing in Moreland.

The actions under Focus Area 4 are about services for those who do not currently have secure housing.

Moreland's Affordable Housing Strategic Goals

Moreland has clear strategic goals to increase supply of and access to affordable housing, as set out in the following documents:

Moreland Community Vision 2025 - Moreland's People

Direction: Housed

Outcome: The Moreland community has access to affordable housing.

Moreland Council Plan 2017-21 - Strategic

Objective 2: Progressive City

Key Priority 1: Enhance liveability, affordability and sustainability by guiding growth, and excellence in urban design and development

Moreland Municipal Health and Wellbeing Plan 2017-21- Focus Area: Liveable Neighbourhoods

Outcome #3: Moreland has a range of housing that meets community needs.

Moreland Municipal Strategic Statement -

Clause 21.03 Strategic Framework

Objective 8: To contribute to housing affordability.

8.2 Encourage developments to include a proportion of affordable rental housing to be owned and managed by a registered Housing Association Housing Provider

The Action Plan supports the delivery of these strategic goals.

Defining Affordable Housing

The most commonly used measure of whether housing is considered affordable is the 30:40 indicator which identifies a household as being in housing affordability stress when it has an income level in the lower 40 per cent of Australia's income distribution and is paying more than 30 per cent of its income in housing costs.

The Victorian *Planning and Environment Act 1987* defines affordable housing as housing, including social housing, that is appropriate to the needs of very low, low and moderate income households. The supporting Ministerial Notice lists principles that must be considered, including allocation (implying affordable housing must be allocated to eligible households), affordability and longevity (implying the housing should be retained as affordable housing over time).

Background

- This Action Plan is the successor to the Moreland Affordable Housing Strategy 2014-18 (MAHS).
- The MAHS contained 36 implementation actions. Many of the actions were designed in response to a state government policy vacuum which was addressed by the release of Homes For Victorians in 2017.
- Council directly supported new affordable housing including the Lighthouse Home in Merlynston and the Women's Property Initiatives Coburg Townhouses but this is in the context of growth in the provision of affordable and social housing stalling due primarily to limited state and federal funding.
- Council's "land trust" entity, Moreland Affordable Housing Ltd- the establishment of which was a key aim of the MAHS- came into being in late 2018 and Council continues to learn how it can deliver housing on council land.
- An increase in the number of community members in housing crisis, including those rough sleeping, pointed to a need for Council to respond beyond the advocacy role identified in the MAHS and work with the state government, direct service providers and community members (including those directly affected) to facilitate the flow of good information and capacity-building.

Engagement

Council's Affordable Housing strategic goals have remained the same since the development of MAHS therefore this Action Plan does not represent a change in strategic direction or service in this area, and provides a greater emphasis on delivery of these strategic goals.

In line with the Community Engagement and Public Participation in Moreland Policy 2018, key stakeholders were engaged to provide information and evidence to support the design of this plan and the development of actions. These have included community housing providers, private developers, community service providers and community members engaged in the housing issue. The Moreland Housing Advisory Committee has provided consistent input of community and stakeholder views in the affordable housing space over the life of the previous strategy and in the development of this plan or similar not for profit organisation.

Reporting and Monitoring

This Plan will be subject to annual reporting and review, to identify and resource specific actions every year under each of the Focus Areas. Each action has an area of Council responsible for it, with a cost and a measure of success. Officers from Council's City Strategy and Design branch will conduct a quarterly check-in with the relevant areas to monitor progress, collaborate and help plan for the following year's actions. Defining yearly actions ensures they are relevant, achievable and respond to a changing local, state and national environment offering scope to take advantage of opportunities as they arise.

Resourcing

Most of the costs for the actions in the plan for the 2019/20 year are in the unit budgets. The allocation in Focus Area 2 to Moreland Affordable Housing Ltd (\$217,000 in 2019/20 as part of a \$635,000 commitment 2018/19-2022/23) and Homelessness Street Count in Focus Area 4 (\$27,000 in 2019/20) are funded through specific operational budgets. Beyond 2019/20, it is anticipated that actions under Focus Areas 1, 3, and 4 will be primarily resourced through the annual budgets of the relevant units of Council however a small number of actions may require successful budget bids or sourcing additional funding for projects (in region of \$25,000-\$60,00 per project). These are actions will be further scoped in 2019/2020 and reflected in the review and reporting of AHAP in 2020.

With Focus Area 2, Council has requested a detailed proposal from Moreland Affordable Housing Ltd in February 2020 on how it proposes to undertake its first project on one or more of 5 potential Council land sites. Council has previously resolved the funding for Moreland Affordable Housing Ltd for the 2019/20 financial year.

Guiding principles

The implementation of this Action Plan will be guided by the following principles:

- Supporting evidence base - all actions to be designed and justified by current research and reputable data.
- Ensure lived experience participation in research, consultation and design.
- Rolling evaluation - quarterly meeting to monitor progress of actions and annual reporting.

Affordable Housing Action Plan

Plan on a Page



Objective

Increasing the provision of affordable housing in Moreland through policy, advocacy, applied skills and investment.

Focus Areas

Facilitate the supply of affordable housing in new developments

Develop affordable housing on Council land

Advocate for effective policy and increased investment

Build community capacity to support people in housing crisis

Actions 2019/20

- Facilitate affordable housing through voluntary agreements
- Develop guidance information to industry and training for officers
- Align local planning policy with State Planning Policy Framework affordable housing objectives
- Participate in Inter-Council Affordable Housing Group
- Identify land for a housing project
- Support the operations of Moreland Affordable Housing Ltd
- Advocate for reforms in planning regulation to include mandatory provisions
- Lobby State and Federal government for increased capital investment and use of surplus land
- Encourage new social housing developments in Moreland
- Support the Moreland Housing Advisory Committee
- Provide information on services & resources
- Build capacity of council officers to relate and respond
- Maintain effective networks
- Promote the Community Grants Program
- Research location and prevalence of rough sleeping

Focus Area 1

Facilitate the supply of affordable housing in new developments

Council is committed to using its planning functions to increase the provision of affordable housing.

Actions	Resources	Measure (2019/20)	Timing	Lead & supporting units
1.1 Facilitate affordable housing through voluntary s.173 agreements, promoting the trial of the Design Excellence Scorecard and in value capture from rezonings.	Urban Planning Budget; Strategic Planning Budget	Evaluation report	May 2020	Urban Planning; Strategic Planning
1.2 Develop resources and support ongoing training for staff to facilitate affordable housing outcomes. i.e. fact sheet for development industry, toolkit for planners, standard planning permit conditions, Moreland s.173 agreement template and affordable housing report template	Strategic Planning Budget Urban Planning Budget	4 officers undertake specialist training; Resources on Council website & intranet	June 2020 Dec 2019	Strategic Planning; Urban Planning
1.3 Align the Moreland Planning Policy Framework to the State Planning Policy Framework to strengthen affordable housing objectives in the Moreland Planning Scheme.	Strategic Planning Budget	Council decision to seek authorisation for a Planning Scheme Amendment as part of the implementation of the planning scheme review.	March 2020	Strategic Planning; City Strategy and Design
1.4 Participate in the Inter Council Affordable Housing Group (ICAHG) to work with the State Government to further requirements for affordable housing to be provided by private development.	Strategic Planning Budget	Attend ICAHG meetings as scheduled	ongoing	Strategic Planning; City Strategy and Design

Policy justification

The Victorian Planning and Environment Act 1987 was amended in 2018 to make facilitating the provision of affordable housing an objective of the Act. The State Planning Policy Framework has strengthened its Affordable Housing objectives to reflect the changes in the Act. The Moreland Planning Scheme Review 2018 recommended undertaking research to explore how the Scheme could be amended to facilitate the provision of affordable housing.

Long term objective

MSS Clause 21.03 Strategic Framework
Objective 8: To contribute to housing affordability.

Focus Area 2

Develop affordable housing on Council land

Council draws on the experience of being directly involved in a number of community housing projects during the early 2000s into establishing an arms-length entity to develop affordable housing projects on its land and air rights over its land.

Actions	Resources	Measure (2019/20)	Timing	Lead & supporting units
2.1 Allocation land for a housing project	From existing service unit budgets	Feasibility report to Council	March 2020	City Strategy and Design; Property; Strategic Transport
2.2 Support the operations of Moreland Affordable Housing Ltd	OPEX \$217k	MOU and Annual Activity Plan endorsed	August 2019	City Strategy and Design

Long term objective

Council Plan 2017-21 P1e) Affordable Housing Policy Implementation:

- Establish Moreland Housing Trust
- Progress site selection and development options

Municipal Health and Wellbeing Plan 2017-21 states: "Council will establish Moreland Affordable Housing Ltd. to increase the provision of social and affordable housing options in the municipality"

Focus Area 3

Advocate for effective policy and increased investment

Action is required across all levels of government which then enables community, Not For Profit and commercial stakeholders to respond to the housing crisis.

Actions	Resources	Measure (2019/20)	Timing	Lead & supporting units
3.1 Advocate to the State Government to include mandatory Affordable Housing contributions in the Victoria Planning Provisions (VPP)	City Strategy and Design service unit budgets	Through Inter Council Affordable Housing Group (ICAHG) - investigate common approach	ongoing	City Strategy and Design; Engagement & Partnerships
3.2 Lobby State and Federal government for a sustained increase in capital investment and use of surplus land for public and community housing	City Strategy and Design service unit budget	1 x ALGA & 1 x MAV resolution proposed On agenda in 2 x Meetings with Government party MPs	ongoing	City Strategy and Design; Engagement & Partnerships
3.3 Encourage new social housing developments in Moreland	City Strategy and Design service unit budget	1 event & 4 stakeholder meetings	June 2020	City Strategy and Design; Communications
3.4 Support the Moreland Housing Advisory Committee	City Strategy and Design service unit budget	4 meetings per year	June 2020	City Strategy and Design

Long term objective

Council Plan 2017-21: Progressive City- Enhance liveability, affordability and sustainability by guiding growth, and excellence in urban design and development

Focus Area 4

Build community capacity to support people in housing crisis

800 community members are homeless and many more in high housing stress. Council is committed to play its part to support those without safe, affordable homes.

Actions	Resources	Measure (2019/20)	Timing	Lead & supporting units
4.1 Provide information on services & resources to the community (including trader and community organisations)	Community Wellbeing service unit budget	Development of resource list; # traders and organisations engaged	ongoing	Community Wellbeing Customer Service; Places
4.2 Build capacity of council officers to have a Human Rights-informed response to situations involving community members in crisis	Library Services unit budget	Delivery of the homelesslibrary.com program	June 2020	Organisational Performance; Community Wellbeing
4.3 Maintain effective networks with government, community and not for profit organisations	Community Wellbeing service unit budget	Development of a Moreland Homeless Persons Protocol	June 2020	Community Wellbeing; City Strategy and Design
4.4 Promote the Community Grants Program	Community Wellbeing service unit budget	# applications granted with a focus on homelessness / affordable housing	May 2020	Community Wellbeing
4.5 Research location and prevalence of rough sleeping	OPEX \$27k	StreetCount undertaken	June 2020	Community Wellbeing

Long term objective

The *Municipal Health and Wellbeing Plan 2017-21* states that Council will work with our partners, the State Government and the community to monitor and respond to homelessness in the municipality.

Moreland City Council acknowledges Moreland as being on the traditional lands of the Wurundjeri people. Council pays its respects to the Wurundjeri people and their Elders, past and present.



Managum by Judy Nicholson, Wurundjeri Artist

Climate Emergency: We are committed to urgent action

Moreland Council is one of hundreds of local and regional governments acknowledging that we are in a state of climate emergency that requires urgent action by all levels of government. Moreland has a long and proud history of leadership action on climate change and environmental sustainability. We acknowledge the need to step up further. We will be engaging more deeply to support our community to take individual and collective action and collaborating in our advocacy to State and Federal Government for urgent and effective policy and legislative reform.

Language Link

廣東話	9280 1910
Italiano	9280 1911
Ελληνικά	9280 1912
عربي	9280 1913
Türkçe	9280 1914
Tiếng Việt	9280 1915
हिंदी	9280 1918
普通话	9280 0750
ਪੰਜਾਬੀ	9280 0751

All other languages
9280 1919

Further Information

Contact: affordablehousing@moreland.vic.gov.au

or call (03) 9240 1111



Moreland City Council