



## SOCIAL AND AFFORDABLE HOUSING STRATEGY 2019–2023

### IMPLEMENTATION PLAN YEAR ONE

#	Action	Year One Measurable	Timeframe
Theme: Advocate			
Strategy 1: Advocate for a planning mechanism for affordable housing contributions in new developments.			
1.1	Advocate for a state-wide mandatory inclusionary zoning policy and/or planning tools to allow a mandatory inclusion zoning approach, in collaboration with other Councils.	Participate in the Inner Melbourne Council Affordable Housing forum and the specific working group advocating for greater planning controls.	2019-2020
1.2	Work with adjoining Councils to encourage the development of consistent policies to further an inclusionary zoning approach.	Run a regional forum with neighbouring Councils to discuss collaboration opportunities for joint priorities/ activities.	June 2020
Theme: Advocate			
Strategy 2: Advocate to the Commonwealth and Victorian Governments for direct government investment and subsidies to encourage private investment.			
2.1	Advocate to government regarding direct investment in increasing social housing on government sites and financial incentives to the investor market for increased provision and investment in affordable housing.	<p>Write to the Federal Minister for Housing to ask for</p> <ul style="list-style-type: none"> <li>• direct investment to increase social housing on government sites; and</li> <li>• financial incentives to the investor market for increased provision and investment in affordable housing.</li> </ul> <p>Write to the Victorian Minister for Housing to ask for:</p> <ul style="list-style-type: none"> <li>• direct investment to increase social housing on government sites;</li> <li>• inclusion of social and affordable housing on State Government land that is redeveloped in our City; and</li> </ul>	June 2020

#	Action	Year One Measurable	Timeframe
		<ul style="list-style-type: none"> <li>financial incentives to the investor market for increased provision and investment in affordable housing.</li> </ul>	
Theme: Advocate			
Strategy 3: Advocate for the inclusion of social and affordable housing on State Government land that is redeveloped.			
3.1	Advocate to State and Federal Governments for redeveloping unused government land or sites in Glen Eira into affordable housing.	Map State and Federal Government sites where opportunities exist for social and affordable housing and use to advocate to relevant Departments.	June 2020
Theme: Partner			
Strategy 4: Engage in partnership and collaborative discussions to facilitate improved affordable housing outcomes.			
4.1	Continue to participate in regional and metropolitan collaborative initiatives that develop joint advocacy platforms, share knowledge and work to improve affordable housing outcomes across Melbourne.	Participate in industry, regional and state-wide networks and seminars and other events as opportunities arise.	June 2020
4.2	Continue to engage in dialogue with RHAs and other community housing and industry groups to maximise partnerships that will increase provision of social and affordable housing in Glen Eira.	<p>Make contact with all key stakeholders involved in the development of the Strategy to :</p> <ul style="list-style-type: none"> <li>Inform them of Council's endorsement and provide a copy of the Strategy and Implementation Plan;</li> <li>Thank stakeholders for their input into the development of the Strategy; and</li> <li>Provide Council points of contact and encourage further communications as opportunities arise.</li> </ul>	November 2019
Theme: Plan			
Strategy 5: Negotiate affordable housing contributions when land is rezoned.			
5.2	Draft a standard s173 template agreement for affordable housing contributions.	Develop a standard s173 template for affordable housing contributions.	March 2020

#	Action	Year One Measurable	Timeframe
Theme: Plan			
Strategy 6: Require affordable contributions where approvals exceed preferred height limits.			
6.1	Include affordable housing as an item of significant community benefit when developing planning guidance on how to calculate significant community benefit for development.	Develop a guidance document for significant community benefit for Carnegie and Elsternwick as part of the planning scheme amendment/s to implement endorsed structure plans.	June 2020
Theme: Plan			
Strategy 8: Enhance Council's capability to respond to planning applications that incorporate affordable housing.			
8.1	Explore a concierge-type service for planning applications lodged by Registered Housing Agencies.	Establish a single point of communication in the planning application process for Registered Housing Agencies.	December 2019
8.2	Conduct training for statutory planners on affordable housing in planning applications.	Conduct staff training session.	June 2020
Theme: Provide			
Strategy 9: Identify opportunities to provide affordable housing on Council land.			
9.1	Identify Council owned land that could be used for social and affordable housing.	Map Council owned sites where opportunities exist for social and affordable housing and prepare a plan for further consideration.	June 2020
9.3	Investigate opportunities for redevelopment of existing Council owned social housing with a view to increasing the number of these units.	Complete feasibility study for Council Independent Living Unit sites	March 2020
Theme: Provide			
Strategy 10: Identify options for ownership, management and investment of social and affordable housing.			
10.1	Identify options for ownership, management and investment of social and affordable housing.	Develop a position paper regarding ownership, management and investment options to assist when deciding Council's role in relation to specific sites as they arise.	December 2019

## Actions – Years 2-4

The following actions from the Strategy are not scheduled for implementation in Year one and will be included in future implementation plans in Years two to four.

Theme: Plan Strategy 5: Negotiate affordable housing contributions when land is rezoned.	
5.1	Develop and adopt a standard policy for affordable housing requirements on rezoned sites. Policy would include guidance on how and when the affordable housing requirement will be determined, preferred delivery mechanisms and identified partners.
Theme: Plan Strategy 6: Require affordable contributions where approvals exceed preferred height limits.	
6.2	Develop a procedure on how affordable housing as a significant community benefit may be provided.
Theme: Plan Strategy 7: Develop a position paper on Council's commitment to a planning mechanism for affordable housing contributions for new developments.	
7.1	Develop a position paper on Council's commitment to a planning mechanism for affordable housing contributions for new developments.
Theme: Provide Strategy 9: Identify opportunities to provide affordable housing on Council land.	
9.2	Investigate opportunities for redevelopment of these identified sites.