

**IMAP Implementation Committee  
29 May 2015**

**Briefing Paper**

**Action 5.2 Affordable Housing – Forum proposal**

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**BACKGROUND**

1. Provision of social and affordable housing in the IMAP councils has continued to decline over the past five years. This is on top of a longer term trend where social housing has declined in the inner city. Between 1991 and 2011, gentrification has limited access to dwellings for people on low incomes. For example, Stonnington saw a 13% decline in households renting social housing between 1991 and 2011 and Yarra and Maribyrnong a 6% decline. With population growth forecast to continue, further demographic pressures on housing availability for low income earners need to be averted.
2. To address this need, eight years ago the IMAP Councils (then consisting of Melbourne, Stonnington, Port Phillip and Yarra) proposed an Inclusionary Zoning plan for their region, modelled on the successful scheme which has been operating in Sydney's Ultimo Pyrmont area for about 20 years.
3. The IMAP plan targeted the retention of at least 6% of the region's housing stock as permanently affordable rental accommodation for low and very low income people.
4. Economic studies show that schemes like that proposed by IMAP in are likely to deliver a benefit cost ratio of better than 7 to 1.<sup>1</sup> The benefits lie in retained social mix in historically diverse neighbourhoods and the avoidance of wasted human capital when lower income groups are locked out of jobs rich inner city areas.
5. The current state government has announced that it will adopt an 'inclusionary zoning' approach for government land that enables a defined proportion of housing for a mix of low income earners and first home owners. Further discussion about the role of local government in implementing this strategy is required to enable local government to develop a co-ordinated position.
6. IMAP has been active in the affordable housing space by advocating for other mechanisms for achieving affordable housing. For instance, it supported a two-stage project on Community Land Trusts in conjunction with City of Port Philip and University of Western Sydney. It is also currently reviewing its Action Plan and will be considering what further action could be taken on affordable housing. An event that engages with this topic could assist in shaping new directions and actions.

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<sup>1</sup> SGS Economics (April 2015), 'Occasional Paper Revisiting the Economics of Inclusionary Zoning'.

## DISCUSSION

7. This proposal is to hold a forum on 9 October (the day before Homelessness Day on 10 October) to facilitate a public discussion about the role of Local Government in facilitating access to social and affordable housing. It will include a discussion of how inclusionary zoning in IMAP Councils can augment supply of social and affordable housing in their municipalities. Please find attached the draft program.
8. The event will aim to advocate for greater policy clarity and consistency between state and local government. It will also aim to 'sell' the idea of social and affordable housing to developers as an economic asset for an inner-city area and a good investment in the long-term sustainability of Melbourne.
9. IMAP Councils have a unique role to play in advocating to State government and the property development industry to increase the supply of social and affordable housing in the inner city which offer access to services, employment and transport. Councils have potential roles to enable affordable housing, including application of Section 173 Agreements, formation of Community Land Trusts and partnerships with Community Housing Providers. It is intended that these strategies will be showcased and lessons from local government experience will be shared.
10. The City of Yarra will provide the venue (Reading Room at Fitzroy Town Hall) as well as catering for the expected 80 delegates.
11. This proposal seeks a total of \$5,000 to support this event- \$2,000 to pay for a facilitator, \$1,000 to pay for an event manager/administrator and \$2,000 to pay for the creation of a professional video that will be shown at the start of the event. This video will include Mayors, Councillors and residents speaking to camera about why expanding the supply of social housing in the inner city is important to them. This video could then be used as a resource for IMAP Councils to demonstrate their commitment to the issue. It is proposed that, given Yarra's commitment of catering and venue, each of the three remaining Councils commit \$1,600 to this budget.
12. IMAP Council representatives have been consulted in developing this proposal.

## RECOMMENDATION

That the IMAP Implementation Committee resolves to:

- (a) Endorse the proposed event in principle and
- (b) Allocate \$5,000 to support the event.

## **Symposium: Increasing social housing in inner Melbourne**

### **National Homelessness Day**

**Date: 9 October 2015**

**Time: 9.30-1.00**

**Location: Fitzroy Town Hall**

Aim: to advocate for state and local government policy improvements that increase the supply of social housing in inner Melbourne

Objectives:

- Raise the profile of policies and programs that have been demonstrated to increase the supply of social housing
- Build partnerships between government, developers, social support services and community housing agencies
- Generate interest in establishing new models for the delivery of social housing by the private sector

Target audience: local councils, property developers, community housing providers, and homelessness agencies

*Flier to include the following:*

*The Cities of Yarra, Melbourne, Port Philip, Stonnington, and Maribyrnong have formed a collaborative partnership known as the Inner Melbourne Action Plan (IMAP). The IMAP has in the past sought to ensure 6% of housing stock is social housing. The Inner Melbourne Councils are expected to host 90,000 more dwellings by 2030. Across Melbourne, demand for social housing is set to increase by 38% and research suggests that the number of social housing homes needs to increase from 83,000 to 170,000 by 2030.*

*But are we on track to reach this number?*

*What do we need to do to make this ratio a reality?*

*This symposium will consider:*

- *What is the role for local government in creating more social housing?*
- *What have been the success factors for social housing projects and have they delivered positive outcomes for the wider community as well as tenants?*
- *What are the barriers in local government to developing new housing that meets the needs of vulnerable people who are the most likely to be locked out of the housing market?*

*Draft schedule:*

9.30 Video showing Mayors from all IMAP Councils speaking about the need for more social housing

9.35 Welcome Philip Vlahogiannis, Mayor, City of Yarra, on behalf of IMAP Councils

9.40 *Update on progress of recent community housing models and the impact on the overall community in increasing supply of social housing*

(sample of speakers)

Community Housing Federation of Victoria

Common Equity Housing

Yarra Community Housing

Housing Choices Australia

Morning tea break – 10.45-11.00

11.00-12.00 Panel: *How can state and local government policies most effectively work together to increase the supply of social housing?*

Panel members (TBC):

**Hon Richard Wynne**, State Member for Richmond and Minister for Planning-  
(discuss the state government's social housing agenda, covering inclusionary zoning, future of public housing land)

**Dr Pradeep Philip** - Secretary Department Health and Human Services  
(discuss current social housing reform strategies)

**Professor Carolyn Whitzman**, Professor in Urban Planning, University of Melbourne (discuss transforming housing project and what works best in creating industry partnerships)

ANZ – Philanthropist

Metropolitan Planning Authority

Australand

12.00 – questions/debate from floor. Generate consensus on principles to inform policies for IMAP Councils in increasing supply of social housing

12.30 close and lunch