



14.2 SOCIAL AND AFFORDABLE HOUSING COMPACT WITH LOCAL GOVERNMENT

I, Councillor Peter Martin, give notice that I intend to move the Motion outlined below at the Ordinary Meeting of Council on 20 July 2022:

That Council:-

1. Acknowledges and supports the intent of the M9 Councils to make a joint submission to Homes Victoria on its draft Social and Affordable Housing Compact with Local Government.
2. Writes separately to Homes Victoria, as a submission to the draft Compact, to further highlight:
 - 2.1 The City of Port Phillip's strong support for a Compact and Homes Victoria's intent for a genuine partnership to support delivery of social and affordable housing in the City through the \$5.3B Big Housing Build and beyond.
 - 2.2 The City of Port Phillip's strong support for a Compact and Homes Victoria's intent for a genuine partnership to support delivery of social and affordable housing in the City through the \$5.3B Big Housing Build and beyond.
 - 2.3 That a collaborative effort across all levels of government and the private and community housing sectors will be essential to address the scale of housing shortage.
 - 2.4 There are benefits in a regional Compact with the M9 Council's, based on the shared housing challenges and opportunities across the region, however that Council would also seek to work towards a Local Agreement between the City of Port Phillip and Homes Victoria to collaborate on and progress delivery of specific social and affordable housing project opportunities aligned to local needs in our City.
 - 2.5 That the priority outcomes that Council seeks through any Compact includes:
 - 2.5.1 Delivery of new housing across the spectrum of need, from assertive outreach and supported housing to address homelessness, community housing for those on very low / low-incomes, and private affordable housing for moderate-income key workers.
 - 2.5.2 Optimising housing delivered through the Victorian Planning System, including through the introduction of mandatory affordable housing controls that will deliver social and affordable housing with certainty and at scale, in combination with the current system of Voluntary Housing Agreements.
 - 2.5.3 Establishing sustained and diverse funding streams to enable long-term social and affordable housing delivery, including the provision of dedicated capital funding to support projects where Council is a



direct contributor and partner.

- 2.5.4 The priority delivery of new supported social housing and resourcing for assertive outreach to address the homelessness and rough sleeping need through a Housing First approach.
- 2.5.5 Working in partnership to progress the renewal of public housing estates in the City to deliver additional, quality social housing that is well-integrated within local neighbourhoods, and to achieve broader community benefit such as improved public spaces and shared community facilities.

Supporting Information

Background:

In November 2020, the Victorian Government committed to work with Councils to develop a Social and Affordable Housing Compact with Local Government (the Compact).

The Compact is to represent a partnership between Homes Victoria and Local Government and will support the implementation of the Victorian State Government's \$5.3B Big Housing Build and Homes for Victorians programs.

The intent of the Compact is to 'strengthen collaboration between Homes Victoria and Local Government in the planning, delivery and management of affordable housing, and homelessness and housing services – to improve and sustain housing outcomes for people with very low, low and moderate incomes.

A draft Social and Affordable Housing Compact has been released for comment, with submissions requested by 24 July 2022

The draft Compact (attached) identifies:

- The purpose for collaboration between Homes Victoria and Local Government
- Six objectives for the social and affordable housing system
- A set of principles for how Homes Victoria and Councils will engage
- Four Strategic Priorities for collaboration between Homes Victoria and Local Government.

The consultation process has been structured to obtain feedback on:

- The aspirations for a partnership and the outcomes sought by Councils in 10 years-time
- The purpose, objectives, and strategic priorities of the draft Compact Practical opportunities for Homes Victoria to work with Councils
- Form of Local Agreements – preference to enter as an individual Council or groups of Councils.



Proposed joint Submission with M9 Councils:

The M9 Group of Councils have been working together to advocate to the State to advance social and affordable housing outcomes in the region.

A joint submission to the draft Social and Affordable Housing Compact is being prepared which represents the shared housing challenges and opportunities across the region.

The M9 Councils have agreed specific housing outcomes for the region that have formed the basis of advocacy efforts. These include:

- The introduction of mandatory affordable housing controls in the Victorian Planning System that will deliver social and affordable housing with certainty and at scale, in combination with the current system of Voluntary Housing Agreements.
- Establishing sustained and diverse funding streams to enable long-term social and affordable housing delivery, including the provision of dedicated capital funding to support projects where Council is a direct contributor and partner.
- The priority delivery of new supported social housing and resourcing for assertive outreach to address the homelessness and rough sleeping need through a Housing First approach.
- Working in partnership with Council's to progress the renewal of public housing estates and deliver additional housing and broader community benefits such as improved public spaces and shared community facilities.

Delivery of Social and Affordable Housing in the City of Port Phillip

A number of social housing projects are already being planned and delivered in the City. These have each benefited from an established partnership approach between Council and Homes Victoria:

- **Marlborough Street community housing project, Balaclava** - delivery of 46 units for families, older persons and persons with a disability, being delivered above a \$5M (net value) Council owned public car park by HousingFirst under a partnership with Council and Homes Victoria.
- **Wellington St Common ground project, St Kilda** - 26 supported social housing units and on-site support service facilities for persons who have been homeless (rough sleeping), being delivered on Director of Housing Land by St Kilda Community Housing under a partnership with Council and Homes Victoria. Council is to contribute \$4M and a \$365K adjoining lane.
- **Emerald Hill Court public housing redevelopment, South Melbourne** - Council has contributed \$30,000 towards a masterplan and is working with Homes Victoria to support its plans to redevelop the sites under a Ground Lease Model to increase social housing.
- **Barak - Beacon public housing redevelopment, Port Melbourne** - Council is working with Homes Victoria to support its plans to redevelop the site to increase social and mixed housing under a Ground Lease Model.

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The opportunity to deliver additional social and affordable housing projects across the City can be further supported through a formal Compact with Homes Victoria and leveraging funding through the Victorian State Government's \$5.3B Big Housing Build and Homes for Victorians programs.

Policy Alignment

A Compact which supports collaboration between Homes Victoria and Council to deliver additional social and affordable housing in the city is aligned with Council's *In Our Back Yard – Growing Affordable Housing in Port Phillip* strategy.

Budget Implications

There are no budget implications of making a submission to Homes Victoria's draft Social and Affordable Housing Compact with Local Government.