

## Social and Affordable Housing Strategy Action Plan 2018–25 Report Card



### Action Plan 2018 - 25

#### Targets

**T1:** By 2025, five (5) commitments to deliver affordable housing are secured for local government, state government and/or privately-owned land.

**T2:** By 2025, there is an increase in the diversity of dwellings in the Shire and specifically, an increase in the percentage of dwellings with 2 bedrooms or less within growth areas and strategic locations

**T3:** By 2025, research shows a measurable increase in positive community perceptions and attitudes towards social housing developments.

#### Timeframes:

Short: <2 years

Medium: 2–4 years

Long 4–7 years

#### Liveability Strategy 6.1: Supporting and facilitating affordable and flexible housing which caters for different households and meets the needs of all people.

#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.1.1	Update and strengthen the Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) to reflect that the Shire has identified the demand for social housing and will be adopting actions to facilitate the provision of affordable housing through planning.	T1, T2	Land use planning	2–4 years	Completed	<ul style="list-style-type: none"> <li>• Clause 21.03 Settlement and Housing updated to include "Affordable Housing"</li> <li>• Amendment C250Card was gazetted and came into operation on the 20 November 2020.</li> <li>• Clause 21.03-1: <ul style="list-style-type: none"> <li>○ Providing opportunities for development of 'Affordable Housing'.</li> <li>○ Encourage and facilitate the development of 'Affordable Housing'</li> </ul> </li> <li>• Urban Establishes Area - Beaconsfield and Pakenham: To increase 'Affordable Housing'</li> <li>• Urban Growth Areas: To increase 'Affordable Housing'.</li> </ul>

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### Liveability Strategy 6.1: Supporting and facilitating affordable and flexible housing which caters for different households and meets the needs of all people.

#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.1.2	Review and update the 2013-2018 Council Housing Strategy to strengthen areas to improve housing diversity and affordability and incorporate and reflect the Social and Affordable Housing Strategy and Actions.	T1, T2	Land use planning	2–4 years	In progress	Discussions have commenced with key internal stakeholders to identify the best approach for the review or development of a shire-wide housing strategy, or other alternatives.
6.1.3	Undertake a tour of local and neighbouring affordable housing projects to enhance Councillor and staff knowledge of affordable housing-built form, tenancy and property management arrangements.	T3	Leader and advocate	2 years	Completed	SAH tour undertaken with Councillors, senior leaders, managers, MAV and State govt. in April 2022.
6.1.4	Undertake research to ascertain resident understanding and tolerance of social and affordable housing.	T3	Social planning	2–4years	Completed	This is addressed in Council's Liveability Survey which aims to provide a baseline and more in-depth understanding of community attitudes towards social housing, and the extent of at-risk experiences.
6.1.5	Develop and update fact sheets on homelessness, housing stress and social and affordable housing for distribution to agencies and the community.	T3	Social planning, community development	< 2 years	Completed	Fact sheets have been produced and available on Council's website. Council have also subscribed to the .id Housing Monitor tool which is publicly available.

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#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.1.7	Work in partnership with Interface Council Network and local community housing sector to develop a cross-Council approach to improve community awareness.	T1, T3	Leader and advocate, social planning, community development	2–4 years	In progress	This action initially referenced the Interface Council Network. This network is no longer operating and has been replaced by the Regional Charter.  Council officers attend monthly Regional Charter meetings and participate in joint advocacy.
6.1.8	Engage with local developers to: <ul style="list-style-type: none"> <li>• Increase the supply of smaller quality housing options in the housing market (smaller dwellings, not just smaller lots)</li> <li>• Identify how Council could further support smaller dwelling delivery in accordance with Precinct Structure Plan and Structure Plan objectives.</li> </ul>	T1, T2	Land use planning	2–4 years	In progress	Planning team actively negotiating with developers in new developments. Currently there are 8 projects the planning team has negotiated with developers.  Officer South PSP still be negotiated with dwelling type.
6.1.9	Engage with local real estate agents and service providers to identify potential affordable housing rental options for vacant properties	T2, T3	Social planning, community development	4–7 years	In progress	Exploring opportunities to collaborate with neighbouring Councils regarding potential rates notification to utilise underutilised properties for SAH. Connect real estate agents/rentals with service providers.
6.1.10	Continue to facilitate the Casey Cardinia Homeless Network and Strategic Leadership Group to identify and address local housing needs.		Social planning	2 years	In progress	Council employees participate in the Casey Homelessness and Social Inclusion Network and the Community Workers In Cardinia Shire network.

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### Liveability Strategy 6.2: Encouraging diversity in housing to meet the needs of existing and future residents across all life stages, including those with specific housing requirements.

#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.2.1	Encourage the provision of a minimum of 2 per cent Social and Affordable Housing (increasing over time to 8 per cent) on all developments or subdivisions over 100 lots through voluntary negotiations and the gifting of completed stock.	T1	Land use planning	< 2 years then ongoing implementation	In progress	Currently have 8% social and affordable housing target negotiated in the Draft Officer South Precinct Structure Plan.
6.2.2	In line with Victorian Government direction, undertake a review for the potential of moveable dwellings, (modular buildings) to increase affordable housing in appropriate and targeted locations.	T3	Land use planning	2–4 years	In progress	Commenced conversations with Kids Under Cover to consider opportunities for their model of moveable units for youth accommodation.
6.2.3	Consider housing requirements for seniors, youth, people with disabilities and culturally diverse residents and develop checklists for developers and purchasers to consider.	T2	Land use planning, social planning	4–7 years	In progress	External consultants are being considered for this specialist work.
6.2.4	Partner with a senior support service agency to develop and disseminate information regarding dwelling adaptation for older residents wishing to age in place.	T2	Social planning, community development,	4–7 years	In progress	Actively investigating sites in Pakenham which may help in increasing the social and affordable housing stock for seniors.

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**Liveability Strategy 6.3 Supporting high quality residential developments that respond to the best practice in sustainability, environmental, safety and healthy by design guidelines.**

#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.3.1	Consider housing needs for single persons with regard to current Boarding Houses challenges and identify opportunities to improve safety, quality and access.	T2	Social planning	2–4 years	In progress	External consultant to be considered for this specialist work.
6.3.2	Undertake a feasibility study to assess the specific housing needs of vulnerable residents with consideration to best practice residential development design guidelines and land location.	T1, T2	Social planning	2 years	In progress	Consultant work to be considered for this Action. Seeking to understand the needs and housing suitability for residents already in social and affordable housing.

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### Liveability Strategy 6.4: Identifying opportunities to work with housing organisations to encourage development of sustainable community housing across the municipality.

#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.4.1	Host a targeted forum with housing agencies, government representatives and developers to discuss and support social and affordable housing opportunities	T1, T2, T3	Leader and advocate	<2 years	Completed	Housing summits delivered.
6.4.2	Work with DHHS to identify underutilised or ageing public housing stock that may be suitable for redevelopment or increased density	T1	Land use planning	4–7 years	In progress	SAH Compact to be finalised whereby Local Agreements can be sought for information exchange.
6.4.3	Improve community awareness by hosting events during Homeless week and Poverty Awareness week.	T3	Leader and advocate	2–4 years	In progress	Council has been active in this space since 2018.
6.4.4	Undertake a land audit to identify potential Council owned land that could be sold or leased for social and affordable housing purposes	T1	Social planning, land use planning, leader and advocate	< 2 years	Completed	Land Audit developed in 2019.
6.4.5	Continue to work with existing local service providers to: <ul style="list-style-type: none"> <li>Identify social service gaps to support vulnerable residents</li> <li>Identify and support service providers to access Australian or Victorian Government and/or private sector funding assistance;</li> <li>Promote existing and new services to the community;</li> </ul>		Social planning	2–4 years	Completed	As part of Services for Success, Council has identified housing and homelessness service gaps as housing support, access to transitional housing and case management, working to attract appropriate service providers to work in partnership with Council.  e.g., Council partnered with the Haven Foundation to develop a social housing project for those experiencing mental

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#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
	<ul style="list-style-type: none"> <li>Support quality data collection and analysis to evaluate outcomes to inform program delivery</li> </ul>					health and physical disabilities. The Haven Foundation were recipients of the DHHS Social Housing Growth Fund.
6.4.7	<p>Advocate to Commonwealth and State Governments for an increase in investment in social and affordable housing supply by:</p> <ul style="list-style-type: none"> <li>Mandating social and affordable housing for all future residential development</li> <li>Providing current data detailing local needs</li> <li>Maintaining current contact</li> <li>Working collaboratively with other interface Councils, housing agencies and providers</li> <li>Responding to public consultation processes on any new policies to highlight the need in the Shire and opportunities to increase investment and supply.</li> </ul>	T1	Leader and advocate	Ongoing	Complete	Through the Regional Local Government Homelessness and Social Housing Charter Group, Cardinia has advocated for mandated social and affordable housing in the planning scheme. Yet to be agreed to by the state government.

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#	Social and Affordable Housing Strategy Actions	Target	Council role	Timeframe (years)	Progress	Comments
6.4.8	Facilitate the delivery of social and affordable housing by not-for-profit housing agencies through: <ul style="list-style-type: none"> <li>Prioritising social and affordable housing development applications</li> <li>Considering planning concessions that may assist facilitation of social housing development.</li> </ul>	T1	Social planning, land use planning, leader and advocate	Ongoing	In progress	Council has facilitated the deliver of 8 different social and affordable housing projects.
6.4.9	Facilitate investment of Big Housing Build projects within Cardinia Shire.	T1, T2, T3	Social planning, land use planning		In progress	<p>This is a New Action.</p> <p>Identified potential Council-owned parcels of land.</p> <p>Progressed investigations of 100 Blue Horizons Way and 201 McGregor Road, Pakenham.</p>



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### Part D: Implementation, monitoring and evaluation

The Action Plan will be reviewed in 2021 to ensure Council is on track to achieve the targets and to update actions to respond to changing Australian and State policy context, new or emerging issues or opportunities.

Liveability Plan medium- term outcome	Indicators	Measures	Source / tool	Frequency	Responsible
Increased supply of affordable housing.	Number of commitments secured to deliver affordable housing on privately owned or government owned land	Number of permit conditions or Section 173 Agreements	Council record keeping	5 years	statutory planning and growth area statutory planning / information services
	Number and percentage increase in 1 and 2 bedroom dwellings	Increase in percentage of 1 and 2 bedroom dwellings	ABS: Number of social housing dwellings	5–6 years (Census)	community strengthening
Improved community acceptance of affordable housing	Level of community acceptance of social and affordable housing	Increase in positive acceptance or response to affordable housing	Community research	4 years	community strengthening