

6.2.2 Social and Affordable Housing Strategy Progress Report

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Recommendation(s)

That Council:

- Notes this report is presented in response to the Notice of Motion by Cr Colin Ross on 21 August 2023, and includes an update of the progress of Cardinia Shire's Social and Affordable Housing Strategy and Action Plan 2018-25, and information about what is required to establish a multilevel affordable and support facility within Cardinia Shire like Viv's Place.

Attachments

1. Social and Affordable Housing Strategy Progress Report 2023 [6.2.2.1 - 9 pages]
2. 2021 Liveability Survey Housing Snapshot [6.2.2.2 - 2 pages]

Executive Summary

Following a Notice of Motion from Councillor Ross at the Council Meeting on 21 August 2023, this report

- provides an update on the status of the Social and Affordable Housing Strategy and Action Plan 2018-25,
- highlights key elements involved in establishing a multi-level affordable housing and support services facility, like that of the Viv's Place model in Dandenong, and

Cardinia's Social and Affordable Housing Action Plan 2018-25 has been reviewed (Attachment 1) and has 23 actions. Eight actions have been completed and 15 are in progress. The number of social and affordable dwellings delivered within the Shire have exceeded the target in the Plan and this has been achieved by working in partnership with developers, housing providers and other levels of government.

Council is a signatory to the Regional Local Government Homelessness and Social Housing Charter (Regional Charter) and will continue to work with key stakeholders and other levels of government to optimise opportunities for people of very low, low and middle incomes to obtain housing. This will include exploring opportunities for multilevel housing such as Viv's place.

Background

Cr Ross' Notice of Motion was endorsed by Council at its meeting on 21 August 2023 and is as follows:

That Council receives an update on the progress of Cardinia's Social and Affordable Housing Strategy and opportunities to increase housing in the Shire for vulnerable members of the community. This could explore the options around building, funding and appropriate management similar to Viv's House in Dandenong.

Progress of Social and Affordable Housing Strategy

Council adopted the Social and Affordable Housing Strategy and Action Plan 2018 – 25 in February 2019, reflecting Council's commitment to ensuring all residents in Cardinia Shire have access to safe, affordable, and secure housing that meets their needs.

Of the 23 endorsed actions within the Action Plan, 8 have been completed and 15 are in progress. Attachment 1 provides further detail on the status of each action.

Table 1 includes the Targets adopted within the Strategy and the progress to date. Target 1 (T1) has been achieved far above what was initially expected, due to enhanced negotiations between Council's planning team and developers, as well as increased investment from the state government through its Big Housing Build program.

Table 1: List of Targets endorsed with the Social and Affordable Housing Strategy 2018-25

Target	Description	Progress as of 2023
T1	By 2025, five (5) commitments to deliver affordable housing are secured for local government, state government and/or privately-owned land.	Total of 137 dwelling commitments since 2018: <ul style="list-style-type: none"> • 22 dwellings - developer negotiated through the Council's Planning Team • 33 dwellings - council-assisted through land lease or sale • 82 dwellings – Vic. Gov. committed (31 built and 51 underway)
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	Between the 2016 and 2021 Census: <ul style="list-style-type: none"> • the total number of dwellings with 2 bedrooms or less has increased by 16 dwellings, although the percentage of this housing type has decreased by 1.4%. • the percentage of medium density housing (i.e., town houses) with 2 bedrooms or less has increased by 1.1% (739 dwellings built). • there has been no change (0%) of high-density housing with two bedrooms or less.
T3	By 2025, research shows a measurable increase in positive community perceptions and attitudes towards social housing developments.	Between the 2019 and 2021 Liveability Survey (see Attachment 2), the overall positive community perceptions and attitudes towards social housing developments decreased by 5%, bringing the level of support of social housing to 65%. However, in 2021 a higher incidence of support was reported amongst: <ul style="list-style-type: none"> • 65+ year old's • Residents in Ranges Ward • Renters

How can council increase supply of social and affordable housing?

This section discusses the different mechanisms council can and use to increase social and affordable housing.

Cardinia's Social and Affordable Housing Strategy

Cardinia Shire's Social and Affordable Housing Strategy and Action Plan 2018-25 is a strategic document which signifies to the public and the market, Council's acknowledgement that access to

secure housing is a basic human right and the role Council will play to support an increased supply of social and affordable housing within the municipality.

The *Planning and Environment Act 1987* (the Act) provides the legislative framework under which planning policy is set and delivered in Victoria. Councils and decision makers must have regard to the Objectives of the Act and the matters set out in the Victorian Planning Provisions (VPPs) and State Planning Policy Framework (SPPF) when developing the Local Planning Scheme and Structure Plans and when determining planning matters. Clause 16 of the SPPF directly deals with Housing.

The Social and Affordable Housing Strategy and Action Plan 2018 – 25 is nearing completion. The format of a strategy or policy to replace the Strategy is yet to be determined. In lieu of legislative requirements at a state level through the Victorian Planning Schemes regarding social and affordable housing, Council's strategy provides the planning department guidance on local aspirations to increase community infrastructure in this area.

Developer negotiations

One of council's main mechanisms for increasing social and affordable housing is by negotiating with developers during the pre-application phase. Developers have several options to contribute including the option of gifting or selling to a community housing provider at a discounted rate, the following:

- parcels of land within their development, or
- completed homes within their development, or
- providing an equivalent monetary contribution to a community housing provider partner that goes towards social and affordable housing.

These negotiations are voluntary, entered via a s173 agreement. Supported by Council's endorsed Social and Affordable Housing Strategy, Council's planning team has successfully negotiated 14 commitments for social and affordable housing for Cardinia in 2023. These developer-led projects are based in Pakenham and Officer. Several of these housing commitments have been achieved through partnerships with Wayss and Housing Choices (housing service providers).

Another example of housing negotiated with developers is the "Build-to-Rent" housing models which have been growing in popularity and aimed at larger developments. The State Government has highlighted its intention to invest in a Build to Rent model in its recent Housing Statement. In this model the asset is owned and operated by a suite of investors (private ownership) and typically managed by an external operator.

Council officers have identified the opportunity to negotiate additional social and affordable homes with developers, through the Pakenham Revitalisation Project, and the development of the Officer Town Centre and future Precinct Structure Plans, such as the Officer South Employment PSP (OSEPSP). The Victorian Planning Authority (VPA) has recently released the draft Officer South Employment PSP, and this includes the following provisions related to social and affordable housing:

- **Objective 22** – To provide diversity of housing types and choice (lot size and physical form of housing) to meet community needs, including increased densities, accessible and specialised housing, and affordable and social housing options.
- **Guideline 36** - An application for subdivision of land into residential lots or development of land for residential or mixed-use purposes should provide eight per cent minimum of all housing within the UDPA (Urban Design Performance Area) affordable and social housing, as defined by the Planning and Environment Act 1987, in accordance with affordable and social housing policy, evidence and guidance.

The recently released Victorian Housing Statement highlights the state government's desire to invest in projects with at least 10% social and affordable housing. The Officer South Employment PSP was named in this document.

Use of council-owned land

Utilising surplus council-owned land for social and affordable housing projects is a key contribution council can make towards supporting developments. Land prices often make it cost prohibitive for community housing providers to secure a project.

- Several parcels of excess council-owned land have been developed in partnership with the community housing sector since 2018. Examples include:
 - Single 4-bedroom home for women and children completed in partnership with SJD Homes, The Victorian Homeless Fund and Women's Property Initiatives (lease of Council-owned land)
 - Four x 3-bedroom double story homes for low-income women and women with previous experience of family violence – completed in partnership with Women's Property Initiatives, Victorian Property Fund and Edward Wilson Trust (sold at a discount with a s173 Agreement)
 - 16-unit independent living facility with service provision at the ground level for people with manageable mental health conditions – Completed in partnership with Mind and the Haven Foundation. (Sold at a discount with a s173 Agreement)
 - Ten x 2- and 3- bedroom homes for women and women & children – completed in partnership with WAYSS, Windermere, Sienna Homes, The Peter and Lyndy White Foundation (lease of Council-owned land).
- There are limited suitable parcels of council-owned land remaining to develop for the purpose of affordable housing. Those land parcels that are suitable are currently earmarked for community use and need to be considered first through the final Community Infrastructure Plan. Opportunities to co-locate Social and Affordable Housing with community infrastructure may be an opportunity in the future.

Advocacy

Advocacy is a key mechanism Council can use to support the increase of social and affordable housing projects in the shire.

- In August 2020, Council became a signatory to the Regional Local Government Homelessness and Social Housing Charter (Regional Charter). Since that time Cardinia Shire has contributed to several joint submissions. Key advocacy highlights include:
 - Productivity Commission's Housing and Homelessness Agreement (NHHA) Review. The Regional Charter's submission #92: www.pc.gov.au/inquiries/completed/housing-homelessness#report
 - Victorian government's Strategic Statement and Local Government Compact, drawing attention to concerns regarding the proposal to exempt SAH from paying council rates, and concerns about the MAV entering a Compact with Homes Victoria in the absence of the 10-year Strategy.
- Council continues to advocate for the appropriate development of social and affordable housing within the Shire. Officer Town Centre was highlighted as a case study in a recent tour with the Office of Suburban Development, and again in meetings in September 2023 with Homes Victoria.

Considerations for multi-level social and affordable housing developments

This section highlights the key considerations required to ensure the successful completion of a multilevel social and affordable housing development.

Evidence of need

There must be robust evidence of the need for social and affordable housing in the area. It will include reputable research and evidence to demonstrate the level of need and clarify the community

cohorts. This will provide a target for the number of dwellings needed and possible solutions to meet those targets.

Policy support

All social and affordable housing projects need the policy support to show Council has it as a priority. Social and affordable housing is included in Cardinia's endorsed Liveability Plan and the Social and Affordable Housing Strategy and Action Plan.

Any project must comply with the State and Local Planning Schemes. It also needs to be present in future strategic plans, i.e., Officer South Employment Precinct Structure Plan.

Land

Council needs to ensure it has the land available to accommodate a facility like a multi-level development for social and affordable housing with service provision. The land needs to be:

- zoned appropriately to ensure the development is legal,
- located close to all the necessary amenities for the tenants to enable accessibility to transport and services, and
- secured for social and affordable housing, usually through a s173 Agreement.

Funding

All projects require a funding stream to ensure it is a success. There are three key funding items that are necessary for a social and affordable housing project:

1. Land costs,
2. Construction costs, and
3. On-going operational costs.

Multi-level social and affordable housing projects require ongoing operational costs as often they provide wrap around services for the residents as well as building maintenance.

Partners – site managers and maintenance

Social and affordable housing projects need to have partners in all the key funding items, outlined above. Council needs support to deliver on its commitment to the residents to provide for social and affordable accommodation. Often the organisations that will be left with the asset and operational costs, such as community housing providers, do not have the up-front capital to purchase land for their project nor have a developer to build the facilities. So, additionally, community housing providers need support.

Councils need to partner with the state governments, community housing organisations, service providers, developers, and landowners to ensure the success of any development.

Case Study – Viv's Place, Dandenong

Councillors attended a tour of Viv's Place in July 2023. Viv's Place Dandenong is an 8 storey (9 levels) development consisting of a ground level with a reception, office space, consult rooms, car parking, communal spaces and six levels of apartments for women and women with children at risk of homelessness. Viv's Place took 4 years to design and construct – this was after all the planning permits had been secured. All apartments are permanent homes for the households as long as they want and need them. There are a range of sizes from studio apartments, and 2 to 4-bedroom apartments. A total of 60 dwellings, and 33 car spaces located on one level of the facility.

Key stakeholders involved:

- Launch Housing – initiated the project and own the land.
- City of Greater Dandenong – creation of development plan and provision of planning permits

- Uniting Vic-Tas - implementation of Families Supportive Housing (FSH) model for wrap around services
- Australian Nursing and Midwifery Federation – funding
- Lord Mayor's Charitable Foundation – funding
- Shine on Foundation – funding
- Gandel Foundation – funding
- The Ian Potter Foundation – funding
- Robin Friday – funding

Policy Implications

Cardinia Shire's Liveability Plan 2017-29 includes 'Housing' as a key Liveability Domain for creating a liveable and healthy community and provides strategic direction for Council's Social and Affordable Housing Strategy and Action Plan.

Access to appropriate and affordable housing supports health and social outcomes including:

- Increased mental health and wellbeing
- Reduced family violence
- Increased safety
- Increased financial wellbeing and resilience

The State Government's 'Big Housing Build' program seeks to deliver \$5.3 billion over four years. This program is coming to an end and there is still a pipeline of work to complete. The Big Housing Build is scheduled to deliver 82 homes in Cardinia. In September 2023, the Victoria Government released its [Housing Statement](#), which puts forward a plan to tackle what the government considers the root of the problem: housing supply. It has a target to build 800,000 homes in Victoria over the next 10 years.

Key elements of the Housing Statement include:

- Officer South Employment PSP a "priority planning project",
- Expediting planning permits for projects that have at least 10% social and affordable housing, where construction costs are \$15 million or more.
- Releasing and rezoning government owned land to attract investment for projects seeking to include a 10% social and affordable housing commitment.

The Federal Government's 'Housing Australia Future Fund' has been endorsed and seeks to allocate \$10 billion into the investment market which will build 30,000 new social and affordable housing properties in the first 5 years. In addition to this, \$3 billion has been committed for immediate dissemination to the State and Territory governments and to the newly branded, Housing Australia (previously National Housing Finance and Infrastructure Corporation) for social and affordable housing construction. It is unknown whether Cardinia has or will receive some of this funding.

Since the endorsement of Council's Social and Affordable Housing Strategy, many federal and state government policies have changed which has impacted the implementation of our Strategy.

The following list outlines some of the changes in social and affordable housing in 2022-23:

- Change in Federal government, and a State Government election
- Abandonment of proposed state-wide Social and Affordable Housing Contribution scheme¹

¹ The Social and Affordable Housing Contribution Scheme scheduled that from July 2024, all newly built developments with three dwellings or more and three or more lot subdivisions will contribute 1.75 per cent of the as-if-complete project value to the Social Housing Growth Fund. The change would have affected less than 30 per cent of all residential planning permits.

- Delay in releasing the 10-year Social and Affordable Housing Strategy (due April 2022)
- Delay in releasing State-Local Government Social and Affordable Housing Compact
- Delay in the Local Area Agreements between State and Local governments
- Release of Victoria's Housing Statement to build 800,000 homes over 10 years.
- Federal government legislating the \$10 billion to a Housing Australia Future Fund, with \$3 billion being released immediately to the State and Territory governments, and to the newly branded Housing Australia (previously National Housing Finance and Investment Corporation).

There are many 'known unknowns' and likely many more 'unknowns' in the policy landscape for social and affordable housing. Council will need to remain agile in responding to these changes if we are to leverage the opportunities for our community.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.

Climate Emergency Consideration

Environmentally sustainable design (ESD) is the intention to reduce or end negative environmental impacts through thoughtful design. This includes items such as energy and water efficiency, renewable energy, and rainwater harvesting. ESD will have the added benefit of increasing thermal comfort of social housing and reduce utility bills for tenants.

To improve the environmental sustainability of social housing projects and lower carbon emissions, Action 6.3.3 'Investigate the latest Environmentally Sustainable Design research to assess the needs for ESD social housing guidelines' was proposed and added as an action for the Social and Affordable Housing Action Plan.

This action aligns with the State Government Big Housing Build announcement that all new affordable homes will meet 7-star NHERS (Nationwide House Energy Rating Scheme) efficiency standards, and a new industry report. 'Energy Efficiency in the Victorian Community Housing Sector' by Community Housing Industry Association (Victoria) released February 2021.

Consultation/Communication

Comprehensive community and key stakeholder consultation was undertaken during development of the Social and Affordable Housing Strategy and Action Plan. An exhibition period for the draft documents also occurred during October - November 2018.

Since this time, Council has maintained ongoing dialogue with the community housing sector and homelessness services through Cardinia Shire's Social and Affordable Housing Network, chaired by Cr. Colin Ross.

Council staff also participate in key local government networks including:

- Municipal Association of Victoria's Inter-council Affordable Housing Forum
- Regional Local Government Homelessness and Social Housing Group Charter

Financial and Resource Implications

Implementation of the Social and Affordable Housing Strategy is undertaken within Council's existing operational budget.

Conclusion

Progress of the Social and Affordable Housing Action Plan 2018-25 has been reviewed. All action items are completed or in progress. While Council is on track to complete the Action Plan by 2025, there is still a significant shortfall of social and affordable housing to meet community need, as affordable housing is not being delivered at a pace to meet population growth. This is evidenced by the 2021 Census of Population and Housing which showed that while the total number of social and affordable dwellings has increased since 2016, the percentage of these dwellings has reduced from 1.0% to 0.8%.

Council is continuing to work with developers and other levels of government to increase the supply of social and affordable housing for low to medium income earners, and those in crisis accommodation within the shire. This will include exploring opportunities for a multilevel housing facility like Viv's Place.

2023 Update



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
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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
6.1.1	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">• Clause 21.03 Settlement and Housing updated to include "Affordable Housing"• Amendment C250Card was gazetted and came into operation on the 20 November 2020.• Clause 21.03-1:<ul style="list-style-type: none">○ Providing opportunities for development of 'Affordable Housing'.○ Encourage and facilitate the development of 'Affordable Housing'• Urban Establishes Area - Beaconsfield and Pakenham: To increase 'Affordable Housing'• Urban Growth Areas: To increase 'Affordable Housing'.

2023 Update



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.

2023 Update



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
6.1.7	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"> • Increase the supply of smaller quality housing options in the housing market (smaller dwellings, not just smaller lots) • Identify how Council could further support smaller dwelling delivery in accordance with Precinct Structure Plan and Structure Plan objectives. 	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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2023 Update



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.

2023 Update



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.

2023 Update



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"> Identify social service gaps to support vulnerable residents Identify and support service providers to access Australian or Victorian Government and/or private sector funding assistance; Promote existing and new services to the community; 		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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2023 Update



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
	<ul style="list-style-type: none"> Support quality data collection and analysis to evaluate outcomes to inform program delivery 				
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"> Mandating social and affordable housing for all future residential development Providing current data detailing local needs Maintaining current contact Working collaboratively with other interface Councils, housing agencies and providers Responding to public consultation processes on any new policies to highlight the need in the Shire and opportunities to increase investment and supply. 	T1	Leader and advocate	Ongoing	Complete
					<p>health and physical disabilities. The Haven Foundation were recipients of the DHHS Social Housing Growth Fund.</p> <p>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.</p>

2023 Update



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
6.4.8	Facilitate the delivery of social and affordable housing by not-for-profit housing agencies through: <ul style="list-style-type: none"> • Prioritising social and affordable housing development applications • Considering planning concessions that may assist facilitation of social housing development. 	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	This is a New Action. Identified potential Council-owned parcels of land. Progressed investigations of 100 Blue Horizons Way and 201 McGregor Road, Pakenham.

2023 Update



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

Housing

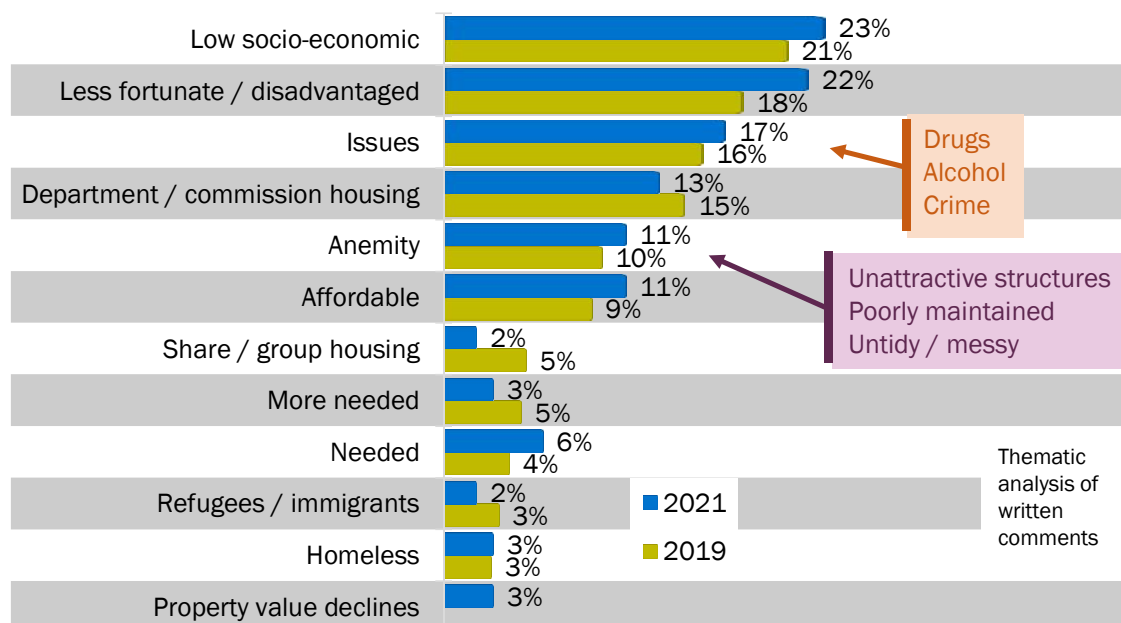
The housing questions aim to provide a baseline and more in-depth understanding of community attitudes towards social housing, and extent of at-risk experiences.

What do you think of when you see or hear the term 'social housing'?

Liveability Survey

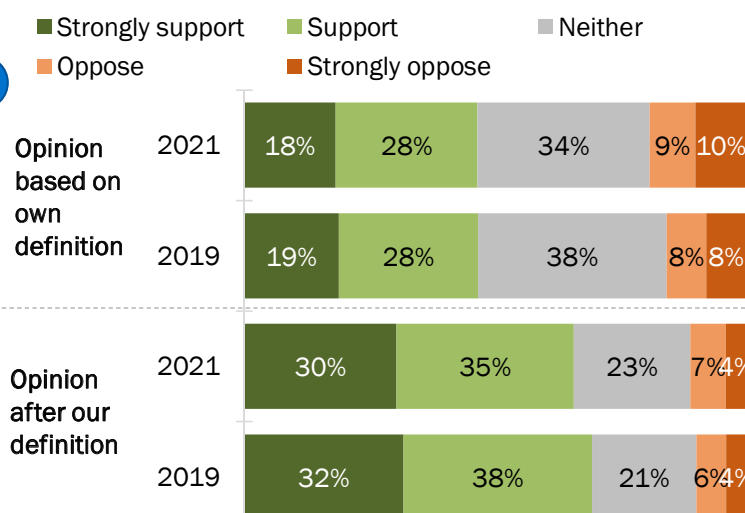
Proportional random sample of households across the municipality.
Surveys completed on paper or online.

2019	2021
Aug-Sep	Nov-Dec
N=659	N=772



Definition

Housing that is specifically built and/or allocated to assist members of the community who have very low incomes, disabilities, or are impacted by family violence, who are unable to find housing themselves



2021, higher incidence of support* amongst:

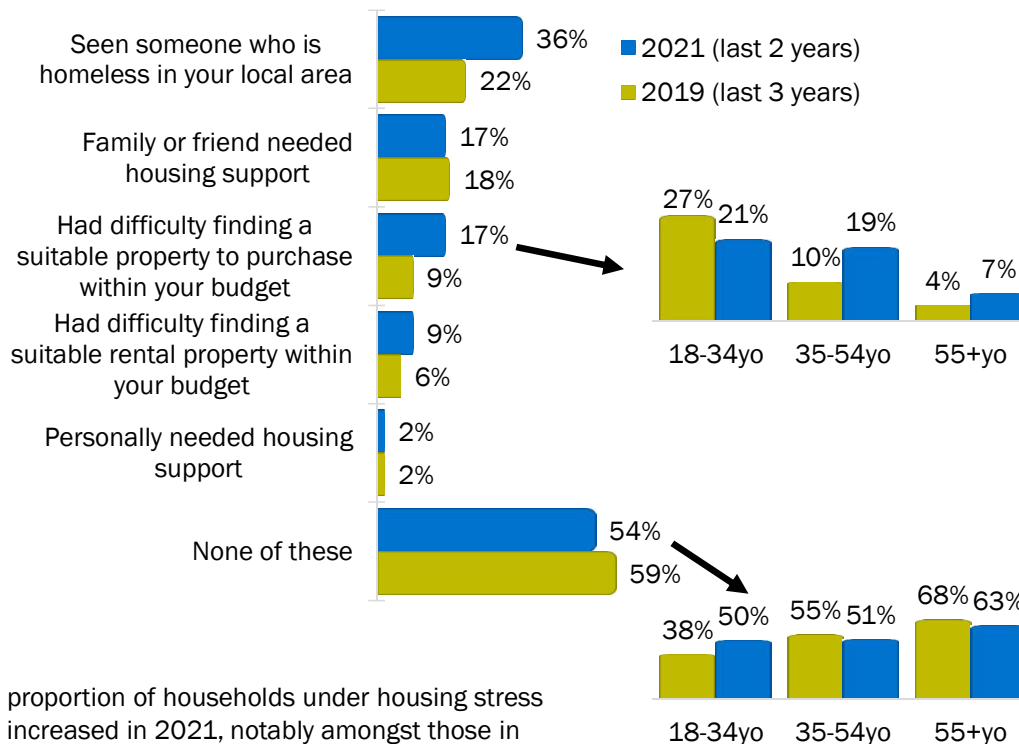
- 65+ year olds (51%)
- Residents in Ranges Ward (57%)
- Renters (68%)

48% of those who initially said *neither* and **15%** of those who initially said *oppose (+strongly)* converted to support after seeing the definition.

*Initial opinion (pre-definition) support + strongly support

In 2021, there has been a notable increase in the community observing homeless people in their local area, and difficulty finding a house to buy within budget, particularly for 35-54 year olds. Older adults continue to experience fewer of these housing issues.

Have you personally experienced any of the following in the last 3/2 years?



The proportion of households under housing stress has increased in 2021, notably amongst those in Ranges, Westernport and Central + Henty wards.

Approximately what percentage of your households' monthly income is spent on...?

