

# Affordable housing and homelessness



## The value we provide

- Increased affordable housing for very low, low and moderate-income households in housing stress, including supported housing for persons who are experiencing homelessness and sleeping rough.
- Prevention of homelessness, or reduced time spent without a secure home, for older Port Phillip residents facing housing stress or loss.
- Creation of partnerships that work collectively to increase affordable housing and reduce homelessness.

## What we do

- Provide direct assessment, referral and interim case management support services for older persons in housing stress, at risk of housing loss or homelessness.
- Coordinate an integrated multi-agency response to public homelessness, through the Port Phillip Zero project, and to rooming house closures.
- Align the affordable housing program to respond to homelessness, through provision of supported social housing using Housing First principles.
- Directly invest (via cash and property contributions) to grow affordable housing.
- Facilitate and broker partnerships and projects by others that deliver affordable housing.
- Negotiate voluntary housing agreements with private developers to meet the 6% affordable housing target in Fishermans Bend.
- Undertake research into housing need and the impact of homelessness.
- Undertake projects and events to enhance the community's understanding of homelessness and housing stress, including community engagement and the involvement of people with a lived experience of homelessness.
- Align community grants and service agreements to assist people in housing stress or facing homelessness.

# Affordable housing and homelessness



## Why we do it

- To respond to declining housing affordability, which results in increasing housing stress, poverty, homelessness, and dislocation of residents from Port Phillip.
- To provide alternative social housing in response to the loss of private rooming houses.
- To foster a community that is socially diverse and inclusive, recognising the importance of attachment and belonging to this community.
- Recognising that one of the key social determinants of health of individuals, families and communities is secure, safe and accessible housing.

## Activities that support this service

- Affordable and community housing
- Housing and homelessness service

## Our service at a glance

Service statistics	2018/19	2019/20
<b>Affordable and community housing</b>		
• People living in rental housing stress (SGS, 2018)	5,700+	-
• Number of social (public and community) housing units in Port Phillip (DHHS, 2019)	3,999	-
• Residents in the 99-registered private and community rooming houses in Port Phillip (Prescribed Accommodation Register and Victorian Government Gazette 2020)	-	1,800+
<b>Housing and homelessness service</b>		
• Requests for Council to assist people sleeping rough	-	286
• Direct hours of housing assistance	-	578
○ Number of clients	220	187
○ Number of older local persons housed	104	44

## Service risk profile

Medium/High

### Strategic risks

Residual risk rating

- Lack of State funding for social housing is impacting on Council's ability to meet community expectations on delivery of new housing through its IOBY affordable housing strategy / lack of housing linked to increased homelessness in Port Phillip (a)

Medium

- (a) The rating for this risk has been potentially reduced due to opportunities in 2020 onward from new State funding under the Big Housing Build program. However, there is a risk around the current use of planning schemes limited to voluntary agreements across Port Phillip. Until there is Victorian Government support for applying mandatory planning mechanism, e.g. Inclusionary zoning, then the ability to get significant uplift in affordable housing will be limited.

## Policies documents that support this service

[Homelessness Action Strategy 2015-20](#)

[In Our Backyard - Growing Affordable Housing in Port Phillip 2015-25](#)

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## Our service at a glance

[Protocol For Assisting People Who Sleep Rough 2018](#)

## How much it costs to provide the service

	Budget 2020/21		
<b>Operating costs</b>	<b>\$000</b>	<b>How the service is funded</b>	<b>\$000</b>
Employee costs	530	Rates	1,257
Contracts	85	Parking revenue	191
Materials and other expenses	631	Reserves	(25)
Operating projects	178	Fees and charges (incl. statutory)	0
<b>Total operating expenses</b>	<b>1,423</b>	Grants	0
Capital projects	0	Other income	0
<b>Total expenses</b>	<b>1,423</b>	<b>Total funding</b>	<b>1,423</b>

Expenses include management overhead allocation and exclude depreciation.

FTE=3.7

Revenue from parking fees and fines is allocated on a proportionate basis across all service categories.

**\$0.80 is spent on this service out of every \$100 of rates we receive**

**0% of costs are funded from fees and charges, grants or other income**

## Further revenue and expense information on the service by activity

Activity	Expenses \$000	Revenue \$000
Affordable and community housing (including In Our Backyard Strategy Implementation)	829	0
Housing information and support	227	0
Management expenses	367	0
<b>Total</b>	<b>1,423</b>	<b>0</b>

Expenses exclude depreciation. Management expenses consist of apportioned costs for the Executive Leadership Team (CEO and general managers) and all department managers.

**Major contracts (annualised expense)** **\$000**

- None

**Major property leases** **Most recent market rental estimate (\$000)** **Rent per year (\$ excl GST)**

- None

**Major financial contributions** **\$000**

- Community housing contribution 500

## Major assets

**Council assets (June 2020)** **Written Down Value \$000**

- Community housing 1,288

### Our Council Plan 2017-27 priorities

#### Completed

- Review and implement the Homelessness Action Strategy 2015-2020 – review completed, and Port Phillip Zero program established, including 'By name' list.
- Implement In Our Backyard - Growing Affordable Housing in Port Phillip 2015-2025 - reported on the five-year (mid-point) achievements and realignment of In Our Backyard program to accelerate housing delivery and prioritise supporting persons who are experiencing homelessness (IOBY Review 2018).
- Use Council property assets (land and air space contributions) and cash contributions to facilitate delivery of new community housing units – facilitated HousingFirst to achieve planning approval and secure State funding for the Marlborough St project (air rights over Council car park) and committed a \$4 million cash contribution to the Wellington St Common Ground project, in a partnership with St Kilda Community Housing.

#### In progress

- Implement In Our Backyard - Growing Affordable Housing in Port Phillip 2015-2025 – ongoing.
- Provide ongoing support for people experiencing homelessness.
- Use Council property assets (land and air space contributions) and cash contributions to facilitate delivery of new community housing units (consider further opportunities).
- Work with the Victorian Government and local community housing organisations to optimise benefits from renewal of existing social housing sites.
- Facilitate partnerships between the community housing, private and philanthropic sectors.

#### Our projects (\* means 100% grant and contribution funding and \*\* means partial grant and contribution funding)

Capital projects \$000	2020/21	2021/22	2022/23
None			
<b>Total capital projects</b> (excluding Fleet Renewal allocation)	<b>0</b>	<b>0</b>	<b>0</b>
Operating projects \$000	2020/21	2021/22	2022/23
In Our Backyard Strategy Implementation	178	50	0
<b>Total operating projects</b>	<b>178</b>	<b>50</b>	<b>0</b>

### How we are performing

#### Recent highlights

- Marlborough Street community housing project to deliver 46 new units on Council land, in partnership with HousingFirst. Planning approval and State funding under the Building Works Economic Stimulus Program secured.
- Successful \$122,400 Inner Metropolitan Partnership Grant to investigate best-practice delivery of Common Ground projects using Housing First model (long-term supported housing targeting persons who are homeless and sleeping rough).
- Council endorsement of \$4 million cash contribution to support development of a 24-unit Common Ground facility at 28 Wellington Street, St Kilda. Delivery by St Kilda Community Housing and due for completion mid-2023.
- Commitment for a 20 unit temporary 'pop-up' Common Ground facility in St Kilda Rd.

# Affordable housing and homelessness



## How we are performing

- Delivery of 'Lakeside' 'pop-up' housing project, accommodating 30 older women experiencing homelessness, and 95 units facilitated in projects to be delivered by other organisations, including two community housing projects receiving funding under Round 1 of the Victorian Government's Social Housing Growth Fund.
- State Government announcement of 'Big Housing Build' program to invest \$5.3B in social and affordable housing offering potential for Council to facilitate and broker delivery of new affordable housing projects in Port Phillip.
- State Government announcement of 'Homeless to a Home' program will deliver access to new supported housing to assist in reducing rough sleeping in the city.

## Recent challenges

- The COVID-19 pandemic called for us to be agile and flexible and to support the community where most needed. During the pandemic, Council adapted to innovate new ways of keeping safe and connected while maintaining our high standard of service delivery. In response to the COVID-19 pandemic:
  - Access to Peanut Farm Pavilion on 30 March provided for Salvation Army to enable showers for people experiencing homelessness.
  - Providing \$50,000 to enhance the capacity of support agencies to meet the needs of persons experiencing homelessness and sleeping rough.
  - Worked with DHHS and Star Health to prevent COVID outbreaks in high risk accommodation settings, including social housing and rooming houses.
- Our target for social housing as a percentage of housing stock has not been achieved, constrained by limited State project funding up until mid-2020.

Measure	2017/18 result	2018/19 result	2019/20 result	2020/21 target	Metro councils 2019/20
Social housing as a percentage of housing stock	6.9%	No score	6.5%	7.2%	No comparison available
Units facilitated on Council land (baseline = 348 units)	0	0	46	Progress towards additional 170 units (by 2025)	
Units facilitated on other land via cash contributions	N/A	N/A	N/A	24 (permanent) + 20 (temporary)	