

Policy Guidance Note: Affordable Housing Outcomes at Significant Redevelopments

1. Purpose

- 1.1. This policy guidance note is provided so that applicants and other interested parties can understand Yarra City Council's (Council) expectations relating to **affordable housing outcomes at significant redevelopment sites**.
- 1.2. As part of significant rezonings, provisions will be sought by Council for the new zone or overlay to require any development proponent to provide for at least 5% affordable housing at **significant redevelopment sites** once constructed and into the future.
- 1.3. Development proponents will be expected to partner with an **Accredited Housing Association** or an **Accredited Housing Providers housing** to deliver affordable housing that is available to rent by **low income households**.
- 1.4. This policy guidance note includes information of the providers of **Accredited Housing Association** or an **Accredited Housing Providers housing** in the state of Victoria.
- 1.5. This note may be updated from time-to-time by Council as and if required.

2. Background

- 2.1. Data shows a consistent and worsening shortfall of housing in the City of Yarra that can be afforded by **low incomes households**, with a negligible number of properties affordable to rent and no properties affordable to purchase.
- 2.2. The City of Yarra is a vibrant and diverse municipality. Through Council Plans and other strategic documents, Council expresses its commitment to maintain and support a socially, economically and culturally diverse community.
- 2.3. A diverse population requires a diversity of housing available at prices that can be afforded by households with modest or low incomes. Council has a long and proud tradition of advocating for the best housing outcomes for its residents and is committed to working to increase the supply of housing suitable for households on low incomes within its municipality.
- 2.4. Council wants to see effective partnerships between community housing providers and the property development industry to deliver affordable rental housing within the municipality.

3. Pre-application Advice

- 3.1. Negotiations with developers to deliver affordable housing will seek to ensure that affordable housing will:
 - 3.1.1. Meet identified local needs both initially and subsequently, once constructed and into the future.

- 3.1.2. Be affordable both initially and subsequently, once constructed and into the future.
 - 3.1.3. Be integrated with the market housing
- 3.2. The Council encourages developers to meet their affordable housing obligations by forming partnerships with accredited housing associations or providers (see list below), particularly those who have an existing development role in the municipality.
- 3.3. It is appropriate that discussions with a housing association or provider should start at pre-application stage.
- 3.4. Council planning officers can offer the following service at pre-application stage:
 - 3.4.1. Interpretation and advice of planning policy and guidance, and what this means for an individual site.
 - 3.4.2. Assist in calculating the required amount and mix of affordable housing.
 - 3.4.3. Advise on the standard and quality of the proposed housing, design, layout and other development control matters.

4. Policy basis

- 4.1. According to the *Local Government Act 1989*, the 'primary objective of a local council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions'.
- 4.2. This Yarra City Council Plan 2017-2021 states that Council will: "Actively Plan for Yarra's projected growth and development and advocate for an increase in social and affordable housing".

5. Key Definitions

Significant redevelopment sites

The policy will apply to sites to be rezoned which will yield a development of a sufficient size to create on-site provision of affordable housing. These are defined as sites likely to yield at or around 50 or more dwellings.

Low-to-moderate income households

Low-to-moderate income households are those within the bottom 40% of household income distribution in Australia. Household income distribution is derived from the most recent Census of Population and Housing undertaken by the Australian Bureau of Statistics.

Director of Housing (DoH)

DoH means the Director of Housing, the body corporate established under section 9(2) of the *Housing Act 1983 (Vic)*

Department of Health and Human Services

The Department of Human Services (DHHS) is a Victorian Government department that deliver policies, programs and services to support and enhance the health and wellbeing of Victorians.

Affordable housing

Affordable Housing means rental housing that is appropriate for the needs of a range of low-to-moderate income households and priced so these households are able to meet their other essential basic living costs (broadly defined as 30 per cent income to housing costs)

Council's preference is for developers to provide fully serviced land on site, at no cost to the affordable housing provider. Use of alternative mechanisms should be fully justified with evidence that this would not prejudice the level of delivery of affordable homes.

A developer must take affordable housing provision into account when negotiating the purchase of land. It is a principle of this guidance that affordable housing is not an abnormal development cost, even in situations where public subsidy is not available.

Note: Affordable housing can be delivered by either an accredited housing association or an accredited housing provider.

Accredited Housing Association

Accredited Housing Associations (AHA) are experienced providers and/or managers of affordable rental housing registered under the Housing Act 1983 (Vic). They are regulated by the Victorian Registrar of Housing Agencies. There are a total of nine registered AHAs in Victoria who own and manage affordable rental housing to lower income households. They operate as not-for-profit companies. To maintain charitable tax status¹ the rent they charge must be no more than 75% of either actual market rent for the property or a benchmark set by the Australian Tax Office.

Registered agencies may also manage public or supported housing on behalf of the State Government.

Accredited Housing Providers

These housing providers vary in size and primarily manage rental housing portfolios for other parties, such as the Director of Housing (DoH). Some housing providers own properties, however their growth is small scale compared with housing associations. Housing providers often specialise in particular client groups which may include disability housing, aged tenants and youth housing.

The following are the contact details of Accredited Housing Providers currently registered in Victoria

Victorian Housing Register

The Victorian Housing Register is the way applications for long term social housing are managed in Victoria. It brings together public and community housing applications for housing so that people only need to apply once and can be considered for both types of housing. For more information

¹ Victorian Government, Housing Register, 'Rent setting by registered housing agencies – a detailed guide for all stakeholders', Information Sheet 7, October 2015.

about the eligibility requirements for social housing and for inclusion on the Victorian Housing Register, please visit the following links:

<http://www.housingregistrar.vic.gov.au/Homepage>

6. Accredited Providers in Victoria

Accredited Housing Agencies

The following are the contact details of Accredited Housing Agencies currently registered in Victoria:

[Aboriginal Housing Victoria Limited](#)

Telephone: 03 9403 2100

Website: <http://www.ahvic.org.au>

[Common Equity Housing Limited](#)

Telephone: 03 9208 0800

Website: <http://www.cehl.com.au>

[Community Housing \(Vic\) Ltd](#)

Telephone: 03 9856 0050

Website: <http://www.chl.org.au>

[Housing Choices Australia Limited](#)

Telephone: 1300 312 447

Website: <http://www.housingchoices.org.au>

[Loddon Mallee Housing Services Ltd](#)

Telephone: 03 5444 9099

Website: <http://www.haven.org.au>

[Port Phillip Housing Association Limited](#)

Telephone: 03 9534 5837

Website: <http://www.ppha.org.au>

[Rural Housing Network Limited](#)

Telephone: 02 6055 9015

Website: <http://www.beyondhousing.org.au/>

[Unison Housing Limited](#)

Telephone: 03 9349 0250

Website: <http://unison.org.au>

[Wintringham Housing Ltd](#)

Telephone: 03 9376 1122

Website: <http://www.wintringham.org.au>

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The following are the contact details of Accredited Housing Providers currently registered in Victoria:

[Active Community Housing Ltd](#)

Telephone: 03 9314 8555

Website: <http://www.activecommunityhousing.com.au>

[Baptcare Affordable Housing Ltd](#)

Telephone: 03 9831 7200

Website: <https://www.baptcare.org.au/services/housing/affordable-housing>

[BAYSA Ltd](#)

Telephone: 03 5221 4466

Website: <https://www.bcyf.org.au/>

[Centacare Housing Service Inc](#)

Telephone: 03 5337 8999

Website: <https://www.centacareballarat.org.au>

[EACH Housing Ltd](#)

Telephone: 03 8720 2753

Website: <http://www.each.com.au/service/each-housing/>

[Eastcoast Housing](#)

Telephone: 03 5127 7160

[Eastern Suburbs Rental Housing Co-operative Limited](#)

Telephone: 03 9802 8144

[Inner East Social Housing Group Limited](#)

Telephone: 03 9853 7501

[Launch Housing Ltd](#)

Telephone: 03 92889600

Website: <https://www.launchhousing.org.au>

[Mallee Accommodation & Support Program Ltd](#)

Telephone: 03 5021 6500

Website: <http://masp.org.au/>

[Mission Australia Housing \(Victoria\)](#)

Telephone: 03 8615 2218

Website: <http://www.mahousing.com.au>

[Northcote Rental Housing Co-operative Ltd.](#)

Telephone: 03 9482 5998

Website: <http://www.nrhccoop/>

[Northern Geelong Rental Housing Co-operative Ltd](#)

Telephone: 03 5277 9993

Website: <http://www.ngrhc.org.au>

[Prahran/Malvern Community Housing Inc.](#)

Telephone: 03 9826 5194

[Salvation Army Housing \(Victoria\)](#)

Telephone: 03 8878 2320

Website: <http://www.salvationarmy.org.au/sah>

[Servants Community Housing](#)

Telephone: 03 9819 6073

Website: <http://www.servants.org.au/>

[South Port Community Housing Group Inc](#)

Telephone: 03 9696 1128

Website: <http://www.spchg.org.au/>

[SouthEast Housing Cooperative Ltd](#)

Telephone: 03 9706 8005

Website: <http://www.sehc.org.au>

[St Kilda Community Housing Ltd](#)

Telephone: 03 9534 1809

Website: <http://www.stkch.org.au>

[Sunshine/St Albans Rental Housing Co-operative Ltd](#)

Telephone: 03 9312 6904

[The Haven Foundation Ltd](#)

Telephone: 03 9867 1992

Website: <http://www.havenfoundation.org.au/>

[United Housing Co-operative Ltd](#)

Telephone: 03 9689 8157

Website: <http://www.unitedhousing.org.au>

[UnitingCare Housing Victoria Limited](#)

Telephone: 03 9251 5960

Website: <http://unitinghousing.org.au/>

[Urban Communities Limited](#)

Telephone: 03 9371 2000

Website: <http://www.urbancommunities.com.au>

[Victorian Women's Housing Association Limited](#)

Telephone: 03 9664 7800

Website: <http://www.wpi.org.au>

[VincentCare Community Housing](#)

Telephone: 03 9611 9200

Website: <http://www.vincentcare.org.au>

[WAYSS Limited](#)

Telephone: 03 9791 6111

Website: <http://www.wayssltd.org.au>

[West Turk Housing and Elderly Services Co-operative Ltd](#)

Telephone: 03 9366 3856

**Williamstown Rental Housing Co-operative
Ltd**

Telephone: 03 9391 9267

Women's Housing Ltd

Telephone: 03 9412 6868

Website: [http://www.womenshousing.com.a
u](http://www.womenshousing.com.au)

YWCA Housing

Telephone: 03 8341 8700

Website: [http://www.ywca.net/pages/ywca-
housing](http://www.ywca.net/pages/ywca-housing)

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7. Further information

Phone: 03 9205 5555

Email: info@yarracity.vic.gov.au

In Person: Richmond Town Hall
333 Bridge Road, Richmond
Hours: 8.30am - 5pm, Monday - Friday

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