

# HOMES FOR PEOPLE

## SNAPSHOT

### Our aspiration

Housing is a fundamental human need and the foundation of a good quality of life. It plays an important role in people's health and wellbeing, in people's ability to access jobs, in bringing communities together and in shaping our city. Homes are private places to retreat, to relax, unwind and sleep, to cook, socialise, study or work, to raise children, to recuperate, to celebrate and to just be.

This draft Housing Strategy, *Homes for People*, a priority action for the City of Melbourne, helps achieve our established aspiration for an inner and central city where housing is affordable, well-designed and meets the diverse needs of our residents. It concentrates on new housing in our growth areas (our urban renewal areas and the Hoddle Grid) where the majority of new housing will occur. The strategy focuses on apartments as they are, and will continue to be, the predominant housing choice in the municipality.

It is based on a thorough evidence base to provide clear, achievable actions that the City of Melbourne can do within our local government role and our sphere of influence. A commitment to ensuring everyone can enjoy a good quality of life, now and into the future, underpins this strategy.

### Future Living

We began a housing conversation in 2013 with the release of our discussion paper *Future Living*, which identified the current housing challenges in the municipality. We engaged extensively with the community and industry stakeholders on how we could help overcome the barriers currently in place to achieving our aspiration.

We heard that the City of Melbourne has a good understanding of housing issues and is well placed to act, working in partnership with key stakeholders to help achieve our aspiration.

### Housing challenges

Housing is one of the most broad and complex issues faced by cities today and Melbourne is no exception. We have identified some key pieces of knowledge around housing in the City of Melbourne that help us understand and address the challenges we face. They are:

- Government has an important role in influencing housing outcomes
- Affordability means different things to different people
- There is a need for more affordable (subsidised) housing in the municipality
- The number of vacant apartments is increasing, without a drop in rental prices
- Tax structures favour homeowners and property investors
- Our problem is not land supply
- High land values and construction costs are impacting affordability, housing mix and design quality
- Development finance and viability are crucial to deliver new housing
- Investors have a dominant influence on the (lack of) housing mix and quality
- Buying a home in the inner city is outside the reach of many households
- High levels of housing supply isn't delivering a good housing mix and social diversity
- Quality, amenity and performance are decreasing while density is increasing
- The majority of high-rise housing in our municipality delivers poor environmental performance
- Mix and affordability impact on long-term community building and support for a vibrant cultural life

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### Our housing goals

*Homes for People* has the following three goals that will help us achieve our aspiration. The goals address our housing challenges and have been strongly informed by industry stakeholders and the wider community. They are interdependent and are required for the long term sustainability and liveability of Melbourne.



#### GOAL 1

**HELP PROVIDE AT LEAST 1721 AFFORDABLE HOMES (SUBSIDISED) FOR LOW AND MODERATE INCOME EARNERS BY 2021**



#### GOAL 2

**IMPROVE THE DESIGN QUALITY AND ENVIRONMENTAL PERFORMANCE OF NEW APARTMENTS**



#### GOAL 3

**FOSTER A HIGH LEVEL OF AWARENESS AND KNOWLEDGE AROUND GOOD HOUSING OUTCOMES**

The City of Melbourne has identified the following 12 actions to be delivered over the next three years to help achieve our goals. The actions work together, as in some instances an action may help to deliver more than one goal.

#### 1. Affordable housing on City of Melbourne owned land

Consider a 'Boyd High School style' model for delivery of affordable housing on Council owned sites that are redeveloped for housing in the future.

#### 2. Development bonuses

Support development bonuses to incentivise the provision of affordable housing through the planning scheme in Arden-Macaulay and encourage in other new urban renewal areas (Fishermans Bend and E-gate).

#### 3. Inclusionary zoning

Require 15 per cent affordable housing (subsidised) through inclusionary zoning in the planning scheme in all growth areas (urban renewal areas and the Hoddle Grid).

#### 4. Victorian Apartment Design Standards (underway)

Work with the Office of the Victorian Government Architect and other key stakeholders to deliver the *Victorian Apartment Design Standards*.

#### 5. Ratings tool

Work with the Office of the Victorian Government Architect and other stakeholders to create a ratings tool for new housing development.

#### 6. Higher density living paper

Partner with the Office of the Victorian Government Architect and other stakeholders on a good design and higher density living paper.

#### 7. Good housing campaign

Develop a campaign to help raise awareness of good housing.

#### 8. Resident surveys

Undertake surveys of residents living in apartments in new high density developments to help inform future actions, policies and the market.

#### 9. Inner city coordination

Coordinate the successful delivery of local housing strategies with the Metropolitan Planning Authority, members of the Central Subregion and the Inner Melbourne Action Plan.

#### 10. Housing Advisory Committee

Set up a Housing Advisory Committee to help develop evidence, knowledge and partnerships with industry and community stakeholders and help implement the Housing Strategy.

#### 11. Annual reporting

Report annually to the Future Melbourne Committee on the implementation of the Housing Strategy.

#### 12. City of Melbourne Apartment Design Standards (if required)

Develop a planning scheme amendment for improved apartment design quality in the municipality to complement the Victorian-wide standards.