

SOUTH GIPPSLAND SHIRE COUNCIL

# Social and Affordable Housing Strategy

Implementation Update

October 2023



South Gippsland  
Shire Council

## Strategy Purpose and Scope

The Social and Affordable Housing Strategy (the Strategy) was developed to support Council to facilitate affordable housing outcomes in the South Gippsland Shire. The Strategy sets out the role of Council and the principles that Council will adopt in delivering that role.

The Strategy focuses on affordable housing. The community is facing broader issues around housing supply, the cost of market housing, and environmentally sustainable design but those are addressed in other strategic Council, State or Federal Government documents.

The Social and Affordable Housing Strategy is a whole of Council Strategy. A collaborative approach with input from a broad range of Council work areas is required to ensure the Strategy can meet its aims.



Rolling Hills, South

## Affordable Housing Policy Framework

The diagram below illustrates the roles and responsibilities of the Federal and State Government, the community housing sector and the development industry in relation to affordable housing.



### The Role for Local Government

Previously, the role for local government in relation to housing has focused on land use policy levers that facilitate housing supply and influence the location, built form and environmental sustainability of housing.

With changes to the planning legislation and increasing concern from Councils about the impact on their communities from the lack of affordable housing, more and more councils are taking up a range of roles related to affordable housing.

There is no prescribed way in which Councils must facilitate the delivery of affordable housing, but there are several relevant Acts:

- The *Local Government Act 2020*;
- The *Planning and Environment Act 1987*; and
- The *Housing Act 1983*.

### The Role of South Gippsland Shire Council

South Gippsland Shire Council has identified it will influence the delivery of affordable housing in the municipality through:

- Advocacy, engagement and partnerships.
- Leveraging the land use planning system to the extent practicable.
- Providing incentives and opportunities, including making Council-owned land available where appropriate.

## Strategic Principles

The South Gippsland Shire Council adopts the following overarching principles when seeking to facilitate the delivery of affordable housing within the municipality

One

**Affordable housing is an essential component of cohesive and vibrant communities and should meet the diverse housing needs of the community.** It needs to be developed in-step with market housing for the benefit of future townships and communities.

Two

**Affordable housing will be located where there is, or will be, access to amenities, services and public transport.** In new development areas this presents a challenge. We will explore innovative solutions to secure the delivery of affordable housing in these locations today, while recognising that services and amenities may not arrive until tomorrow.

Three

**Services that assist people to access housing and sustain tenancies are a vital component of the affordable housing system.** We will advocate for adequate funding for these services. We will work alongside service providers as stakeholders and partners when facilitating the delivery of affordable housing and helping people sustain their tenancies.

Four

**We recognise the dispersed nature of South Gippsland townships discourages investment in social housing, and we will advocate for change in funding policy.** We want to ensure there are housing opportunities for people to remain within their communities and the support structures that provides.

Five

**We will advocate for and to key stakeholders in their delivery of affordable housing that meets the diverse needs of our residents now and into the future.** Local government can facilitate the delivery of affordable housing, but we recognise that the funding and management of affordable housing rests with the State government and community housing sector.


Six





**We advocate for innovation in the delivery of affordable housing.** We want to be leaders and encourage new ways of solving an old problem. We will facilitate the delivery of innovative affordable housing options that support positive outcomes.

Seven

**We will build our capacity and create opportunities to implement the Strategy.** We will provide staff with support and training to build their capacity. We will create opportunities to implement the Strategy and the Action Plan.

## Action Plan




Underway /  Progressing  
 Not Yet  Underway  
 Needs Review 


Advocacy, Engagement & Partnerships			
Action	Update	Measure	Status
Deliver an advocacy program to State and Federal Governments seeking funding for housing and services, policy reform and the use of surplus government land for affordable housing.	<ul style="list-style-type: none"> <li>Discussions commenced with Homes Victoria to investigate options for funding and presented Strategy.</li> <li>Advocacy materials to be developed following Advocacy Priorities endorsement</li> <li>Other sources of state and federal funding being investigated and pursued</li> </ul>	<ul style="list-style-type: none"> <li>Project/s funded or committed.</li> <li>Policy reform delivered or commitment.</li> </ul>	
Deliver a community engagement program and resources to build community support for affordable housing.	<ul style="list-style-type: none"> <li>Development of a Social and Affordable Housing Consultative Committee (the Committee) is being prepared with a Terms of Reference drafted. This will be presented to Council for consideration and will advise community engagement process.</li> </ul>	<ul style="list-style-type: none"> <li>Increased community awareness / support for the need for affordable housing.</li> <li>Reduced community opposition to affordable housing proposals / planning applications.</li> </ul>	
Council will advocate to the State Government to encourage the tenancy and property management of public housing to respond to local need and provide good outcomes for residents and neighbours.	<ul style="list-style-type: none"> <li>Council successfully advocated to DFFH for amendment to provisions of local preferential allocation for Linton Court.</li> </ul>	<ul style="list-style-type: none"> <li>Local public housing residents have increased satisfaction with tenancy management. Evidence that tenant selection responds to local housing needs.</li> </ul>	
Work with community housing organisations and service providers to identify the housing and related service needs of specific cohorts including participation in the Inner-Gippsland Local Area Service Network (LASN).	<ul style="list-style-type: none"> <li>Community housing organisations identified and contacted. Relationships are being developed.</li> <li>The new SAH Consultative Committee will liaise with organisations once established.</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholders have access to up-to-date evidence on the local affordable housing and service needs of priority cohorts.</li> <li>Council's involvement at LASN meetings results in greater information sharing and the initiation of new projects or improved project outcomes.</li> </ul>	



<p>Train and resource staff on referral pathways for people experiencing / at risk of housing insecurity and how to respond to people experiencing primary homelessness (sleeping rough).</p>	<ul style="list-style-type: none"> <li>Investigation of internal need required</li> </ul>	<ul style="list-style-type: none"> <li>Increase in staff capacity to respond to these matters.</li> </ul>	<p>–</p>
<p>Identify and strengthen partnerships with the development industry and community housing sectors, peak bodies, governments to deliver more affordable housing.</p>	<ul style="list-style-type: none"> <li>Planning Scheme Amendments have been submitted and will allow for forming partnerships with these partners.</li> </ul>	<ul style="list-style-type: none"> <li>Affordable housing project/s initiated / facilitated through associated partnerships.</li> </ul>	<p>↻</p>
<p>Work in partnership with business, industry bodies and government agencies investigating issues and opportunities around access to affordable housing for key workers with low- moderate household incomes</p>	<ul style="list-style-type: none"> <li>Opportunities for partnership being investigated, particularly in reference to new energy projects.</li> <li>Data and local industry needs have been submitted to various inquiries and government-led workshops. This has included discussions on health services, manufacturing, hospitality and renewable energy industry proponents.</li> </ul>	<ul style="list-style-type: none"> <li>Evidence of increased availability of key worker accommodation for low- moderate households.</li> </ul>	<p>↻</p>

## Action Plan

Underway /  Not Yet  Needs   
Progressing Underway Review

Land Use Planning System			
Action	Update	Measure	Status
Undertake a Planning Scheme Amendment to incorporate the Affordable Housing Strategy and include supporting policy in the Planning Scheme	<ul style="list-style-type: none"> <li>• Planning Scheme Amendment to include item relating to Housing Affordability and note the Strategy as a Background Document. Amendment process underway.</li> <li>• Victorian Government Housing Statement – gazette changes to Planning Schemes</li> </ul>	<ul style="list-style-type: none"> <li>• Evidence that Planning Scheme has been used to support affordable housing negotiations and outcomes.</li> </ul>	
Deliver a training / mentoring program with staff for strategic and statutory planning staff to enable them to successfully negotiate Affordable Housing contributions.	<ul style="list-style-type: none"> <li>• Not yet commenced</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in staff skills.</li> <li>• Evidence of successful negotiations processes.</li> </ul>	–
Bring in affordable housing expertise for specific rezoning or permit applications to assist with evidence and negotiations	<ul style="list-style-type: none"> <li>• Not yet commenced</li> </ul>	<ul style="list-style-type: none"> <li>• Agreements secured to facilitate increased and diverse affordable housing provision.</li> </ul>	–




## Action Plan



Underway / Progressing	Not Yet Underway	Needs Review	X
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Incentives & Opportunities			
Action	Update	Measure	Status
When considering a change of use or development of Council land, Council will consider whether it is appropriate to be used for affordable housing	<ul style="list-style-type: none"> <li>An assessment of Council land is being undertaken to measure its appropriateness for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>Council contributes appropriate land for affordable housing as opportunities arise</li> </ul>	↻
Council will review Council-owned land in the municipality and assess its suitability for affordable housing	<ul style="list-style-type: none"> <li>An assessment of Council land is being undertaken to measure its appropriateness for affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>Council initiate consideration of contributing suitable Council-land for affordable housing if options are identified</li> </ul>	↻
Prepare practice notes on how affordable housing will be considered when developing Council assets, such as air-rights over community facilities	<ul style="list-style-type: none"> <li>Not yet commenced</li> </ul>	<ul style="list-style-type: none"> <li>Guidelines are integrated into the process of developing Council assets. Projects initiated / delivered</li> </ul>	–



## Action Plan

Underway /  Progressing  
 Not Yet  Underway  
 Needs  Review

Evaluation & Monitoring			
Action	Update	Measure	Status
Establish a social and affordable housing reference group	<ul style="list-style-type: none"> <li>Terms of Reference (TOR) for the Committee currently being drafted. TOR to be endorsed by Council prior to Expressions of Interest.</li> <li>Committee will include organisations, community members and Council staff</li> </ul>	<ul style="list-style-type: none"> <li>The reference group have active involvement in advising the implementation of the Strategy</li> </ul>	
Establish regular, planned engagement with community-based groups to support the implementation of this strategy	<ul style="list-style-type: none"> <li>Engagement planning will be undertaken when the Committee is established</li> </ul>	<ul style="list-style-type: none"> <li>Community members have active involvement in supporting the implementation of the Strategy</li> </ul>	-
Update the Strategy and housing needs assessment following the release of the 2021 Census data	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Current data and evidence used to support affordable housing activities</li> </ul>	
Evaluate and monitor the outcomes of Council's affordable housing activities	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The Action Plan is reviewed and improved to support effective implementation</li> </ul>	