

Draft Triple A Housing Plan 2018 - 2030

Summary



For the full version of the Draft Mornington Peninsula Triple A Housing Plan, 2018 – 2030

- View online at mornpen.vic.gov.au
- Visit a Shire service centre
- Call 1300 850 600 (TIS first call 133 677. NRS first connect to relayservice.com.au)

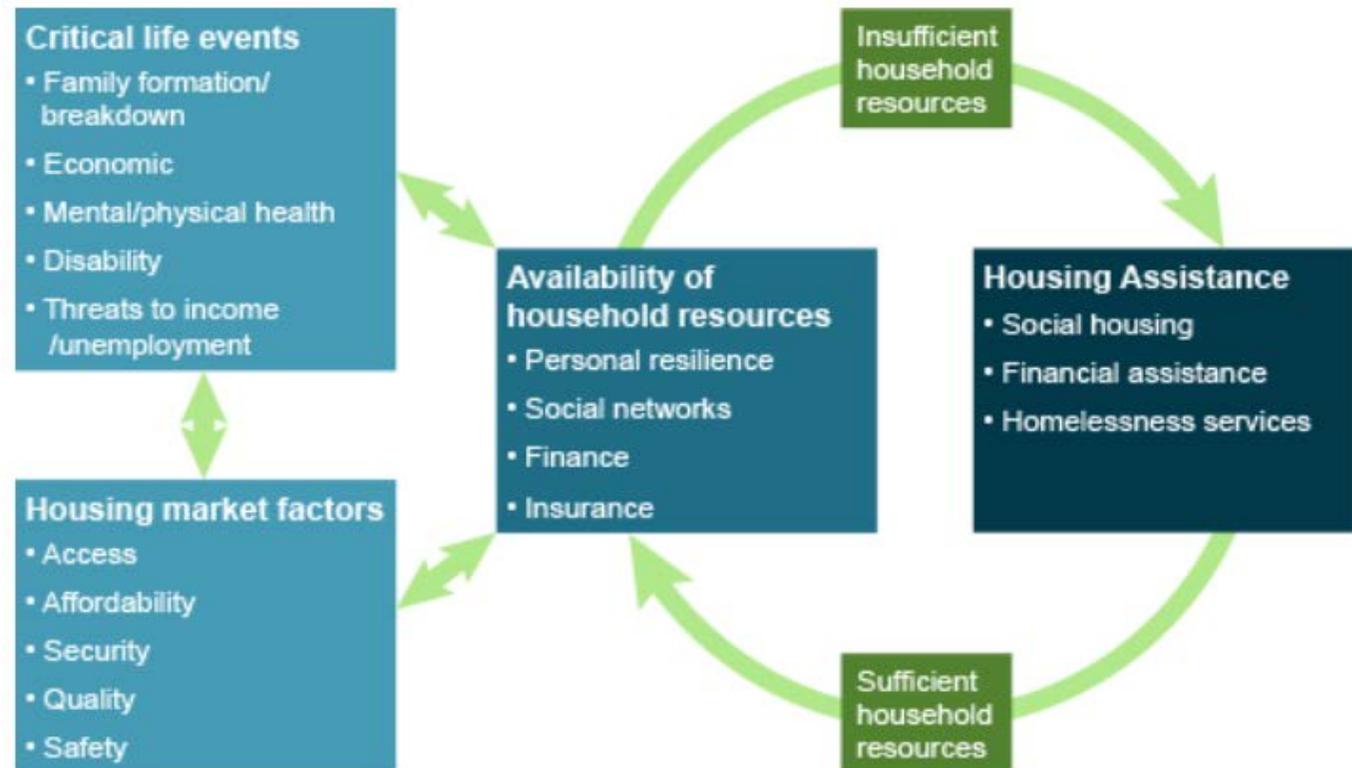
The system and the peninsula's housing issues



Issues

- Rising unaffordability for buyers and renters.
- Low and very low income groups are in housing stress.
- Vulnerable groups are at risk.
- Waiting list for housing in Bayside/Peninsula (Frankston office)– 1,941 (895 priority) VHR June 2018.
- Rising homelessness - ABS estimate 298 persons from 2016 census (9% up on 2011).
- Approximately 2,000 requests for assistance/year (2016/17) to Homelessness Services.
- People are forced out of the peninsula to find housing.
- Housing is mostly unsuitable for people with restricted mobility.
- Older housing often has high heating/cooling costs.

How does the housing assistance system work?



www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia-2017/contents/housing-assistance-why-do-we-need-it-and-what-supports-exist accessed at 18 Dec 2017

The Mornington Peninsula Shire Council believes that the **primary responsibility** for the provision of social and affordable housing, matched with funding capability, lies with **Federal and State Governments**.

However, **Council** also acknowledges that it has an important, although limited, role to play and will actively work **to advocate for** and facilitate **sustainable housing options** for our community that are affordable, appropriate and available.

Victims of family violence

- In 2015/16 there were 1,311 recorded family violence incidents.
- Rapid access to new housing is important for those escaping violent situations.

Older people

- In 2013, the peninsula had the most older, low income renters across Greater Melbourne. The population profile is expected to continue to age.
- As people age, their housing may become unsuitable (e.g. Mobility restricted by steps or lack of public transport)

Low income, single persons

- Low income single persons, including older persons, comprise about 80% of local demand for social housing and this demand is expected to continue over the next 10 years.
- In March 2018, there were 35,113 Pensioner Concession Cards, 2,844 Low Income Cards & 3,839 Newstart.

Renters

- Holiday home and tourist markets lead to a generally smaller rental market than Greater Melbourne.
- In 2017 (Q4) even McCrae to Mount Eliza had no acceptable affordability for an average Aust. rental household.
- Trend for closure of caravan parks.
- March 2018, Rent Assistance - 8,170

Potential home buyers

- Housing prices have been rising faster than in Greater Melbourne.
- In 2016, a median house price was found to be only affordable for a median family household to purchase in Baxter, Crib Point, Hastings and Capel Sound.

People with disabilities

- Estimate that 50 new housing places qualify for NDIS housing payments.
- Others may miss out on NDIS housing payments and not find suitable housing for rent.
- There is an under-supply of housing suitable for people with mobility restrictions.

Young people

- In 2016/2017, 441 requests for assistance from people under the age of 24 years at Salvocare Eastern's Rosebud office.
- Anecdotally, an increasing presentation of young people with complex needs.

Young families

- 2016 survey of young families with enhanced maternal and child health services showed 11% homeless.
- For a single part-time worker parent on benefits with an indicative gross annual income of \$37,800 rental accommodation would be severely unaffordable.

One/two person households

- There is a mismatch between dwelling size and household size on the peninsula shown by small households (2 or less persons) outnumbering small dwellings (2 or less bedrooms) by about two thirds compared to one half in Greater Melbourne.

People with health issues

- Sickness may cause a drop in income that makes existing housing unaffordable.
- People with health issues, particularly untreated mental health issues, may find it difficult to access or maintain housing.

People who are homeless

- People who are homeless (ABS estimate 298 in 2016) may live with no/insecure tenure, overcrowding, an inadequate dwelling or rough sleep.
- The ABS 2016 census counted 48 households living in improvised homes, tents or sleeping out.
- Health and life may be at risk.

Aboriginal and Torres Strait Islanders

- Higher proportion of the population than for Greater Melbourne.
- Just as likely to be buying a home.
- About twice as likely to be in private rental.

Council Plan - Housing outcomes and objectives

Council Plan	Triple A Housing Outcomes	Triple A Housing Objectives
<p>Our Place</p> <p>Community outcome</p> <p>Protection and enhancement of the unique natural and built characteristics of the Mornington Peninsula.</p> <p>Inclusive, functional and accessible places.</p> <p>Strong resilience and adaption to climate change.</p> <p>Strategies</p> <p>Advocate for and facilitate sustainable housing options for our community.</p> <p>Advocate for social welfare and social justice issues and initiatives.</p> <p>Major initiatives</p> <p>Prepare the Housing and Settlement Strategy and establish associated planning scheme amendments.</p> <p>Implement the Triple A Housing Committee strategic actions and outcomes.</p>	<p>Planning</p> <p>There is an appropriate supply of well-designed, housing to meet the diverse needs of the growing local community, including the need for affordable housing, whilst protecting the green wedge and the special role and character of the Mornington Peninsula.</p> <p>Social housing supply</p> <p>The supply of social housing is increased to satisfy the needs of local persons on the Victorian Housing Register waiting list or, is at least, equivalent to the State average.</p> <p>Location of new social housing</p> <p>New social housing is generally located in Rosebud, Mornington and Hastings or within walkable distance of public transport but not rejected in other locations.</p> <p>Universal design and energy efficiency</p> <p>Old housing is altered and new housing is built with more adherence to universal design and energy efficient principles.</p>	<p>Plan for developer contributions to social housing</p> <ol style="list-style-type: none"> Use the land use planning system to obtain developer contributions for social housing purposes especially whenever the planning scheme is amended to facilitate additional residential development. <p>Support housing diversity and well-designed housing</p> <ol style="list-style-type: none"> Support a diverse range of housing options to respond to the needs of the community, including: <ul style="list-style-type: none"> Social and affordable housing. Smaller housing for private rental. Energy efficient design. Shared housing to better utilise large dwellings. Adaptable housing that complies with Universal Design principles. Housing with on-site personal or nursing care services. Housing of last resort (e.g. emergency housing, temporary housing). Step-up and step-down accommodation options for Hospital admissions. <p>Incentivise social and affordable housing</p> <ol style="list-style-type: none"> Incentivise additional social and affordable housing with flexibility for diverse, timely initiatives responding to new opportunities that may arise. Incentives should preferably perpetually secure contributions. They may include: <ul style="list-style-type: none"> Discounted lease or sale of Council property at least once every three years for, primarily, social housing but with an option for mixed affordable housing projects. (There should be a net increase in stock.) Entering into partnerships etc. with housing providers to: <ul style="list-style-type: none"> Obtain State funding for renewal of Council's social housing; or, Acquire surplus public land, or other land, for housing projects. Other support of affordable housing schemes (e.g. Equity Land Trust). Other housing assistance mechanisms (e.g. rate rebates, grants, or in-kind support) for funding through Council's normal budgeting process.

Council Plan - Housing outcomes and objectives

<p>Our Wellbeing</p> <p>Community outcome</p> <p>A healthy, happy, inclusive and active community.</p> <p>Strategies</p> <p>Implement community planning, advocacy and support services that build an accessible, inclusive and engaged community.</p> <p>In partnership with community stakeholders, improve community services across the peninsula.</p> <p>Major initiatives</p> <p>Implement the Municipal Public Health and Wellbeing Plan.</p> <p>Implement the Positive Ageing Strategy.</p> <p>Support and implement strategies and outcomes in the Disability Action Plan.</p>	<p>Council role</p> <p>Council responsibly carries out its regulatory functions, advocates to and works with others for a better housing system including integrated support for people in housing stress, keeps and optimises use of its own social housing properties and seeks to incentivise additional social and affordable housing.</p> <p>Homelessness services</p> <p>People without homes are treated with respect and have access to shelter, food and basic utilities in a context that prioritises safety, pathways into appropriate accommodation and community inclusion.</p> <p>Integrated housing assistance</p> <p>All housing assistance services, governments, registered housing providers and community organisations will work in a collaborative manner to both prevent homelessness and provide homelessness support services.</p> <p>Active community</p> <p>The community works to accept, include and assist people who are homeless or in housing stress.</p>	<p>Advocate for housing system funding and reform</p> <p>4. Supported by evidence, advocate for equitable reforms and resourcing of the public and community housing, welfare, financial, taxation, residential tenancy, foreign investment, government surplus land, land use planning and building systems to bring affordable, appropriate and available housing to the nation, Victoria and the Mornington Peninsula.</p> <p>Encourage community-led social and affordable housing projects</p> <p>5. Encourage community-led social and affordable housing initiatives including shared housing and developer contributions.</p> <p>Support people who are homeless or in housing stress</p> <p>6. Encourage the voice of, and otherwise support people who are homeless or in housing stress, including the following at-risk communities:</p> <ul style="list-style-type: none"> • Young people, particularly those living out of home on a youth allowance. • Aged people, particularly renters on the aged pension • People with a disability • People with complex needs such as mental health and substance abuse issues • Victims of family violence. • People of low income who are in financial stress. • People living with insecure tenure (e.g. vulnerable to loss of a private rental, or site in a residential village or caravan park) <p>Facilitate housing research, information sharing and networking</p> <p>7. Facilitate research, information sharing and engage with key stakeholders for effective coordination and improvements in the housing system and related services.</p>
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General housing project targets

Developing more social housing on Council land including on new land releases and on existing social housing sites (e.g. property leased to Fusion at Mount Martha)

Releasing of surplus government land (Federal or State government or agency owned) for social and affordable housing.

Renewing existing social housing properties with an increased amount of social housing and without disposal of land.

Increasing diversity in the range of social and affordable housing types (e.g. addressing gaps in housing for people with disabilities; for people in crisis and people in need of “last resort” housing).

Increasing philanthropic contributions, including developer contributions, to social housing projects via diverse channels. These may include donations of land, dwellings or money through once off contributions or ongoing contributions (e.g. offering rentals at affordable rates, Cert. of Title restrictions requiring monetary contributions whenever land is sold).

Increasing the amount of affordable housing including shared housing, rooming houses, small housing and social housing. (A ten year target of between 300 and 800 dwellings has been identified for the maintenance of the Shire's existing share of social housing stock and work towards a fair geographic proportion of the social housing target suggested by Infrastructure Victoria.)

A continual flow of at least one social housing project/year amongst the State, registered housing agencies, charities, community groups and other organisations.

Increasing support and access to services for people who are homeless or at risk of homelessness including shelter, outreach services, material aid networks and service engagement hubs at Hastings, Rosebud and Mornington.

Housing targets for people at risk

Victims of family violence

- Implement the recommendations of the Royal Commission into Family Violence.

Older people

- Promote home modification for ageing in place.
- For renters with some assets, advocate for shared equity schemes (e.g. a new Equity Land Trust to offer sale of long term leases).
- Promote homesharing.

Low income, single persons

- A better welfare safety net.
- Rooming house social housing projects in Mornington and Hastings.
- Other rooming house projects.
- More social housing of one or two bedrooms.
- More shared housing and other small housing.

Renters

- Build to rent projects.
- For renters with some assets, advocate for a new Equity Land Trust to offer sale of long term leases.
- Shared housing.

Potential home buyers

- Plan for a 15 year supply of land within the Urban Growth Boundary for housing.
- For any large release of surplus State government land, advocate for part allocation to first home buyers.
- Habitat for Humanity projects.
- Co-housing projects.

People with disabilities

- Advocate for developers to build above Building Regulation standards for Universal Design.
- New Specialist Disability Accommodation (SDA) NDIS beds (estimate 50 beds).
- Projects for group homes for people with intellectual disabilities that do not qualify for NDIS SDA.

Young people

- Crisis accommodation for young people, including those with children, near youth service hubs with priority to Frankston and Rosebud.
- A youth foyer linked to education.
- Advocate for more small housing (eg backyard dwellings, Kids under Cover).

Families with young children

- New social housing distributed between Hastings and Rosebud.
- Feasibility case for new transitional housing support for young parents at Council property leased to Fusion at Mount Martha.

One/two person households

- Seek a matching proportion of small dwellings (2 or less bedrooms) with Greater Melbourne, with a focus on first achieving this in Mornington, Hastings and Rosebud and then lower order activity centres.
- Advocate for more shared housing and small housing including apartments, units and backyard dwellings.

People with health issues

- More support services to assist people with complex issues to maintain their housing.
- More outreach services to rooming house residents and other people who may not be able to reasonably access health support services.
- Step down mental health unit from Frankston Hospital.

People who are homeless

- Integrated outreach service events in Rosebud, Hastings and Mornington.
- Foreshore season from 6 to 8 months
- Major towns equipped with shelter, showers, storage lockers, power etc.
- Better access to services and local accommodation in extreme weather.
- Better homelessness support in hospitals, particularly at discharge.

Aboriginal and Torres Strait Islanders

- Advocate for additional Aboriginal Housing Victoria projects in proportion to Mornington Peninsula's share of need.

As of 2018, Council has a social housing property portfolio worth approximately \$3.32 million plus an ability to nominate Mornington Peninsula residents to 159 public housing homes for an annual contribution equivalent to half of the general rate and garden maintenance. This should be kept. It also supports foreshore camping, the Shire's three community support and information centres and the operation of the Shire's Triple A Housing Committee and the Peninsula Housing Network. This should continue.

From a financial perspective, this Housing Plan has an approach that:

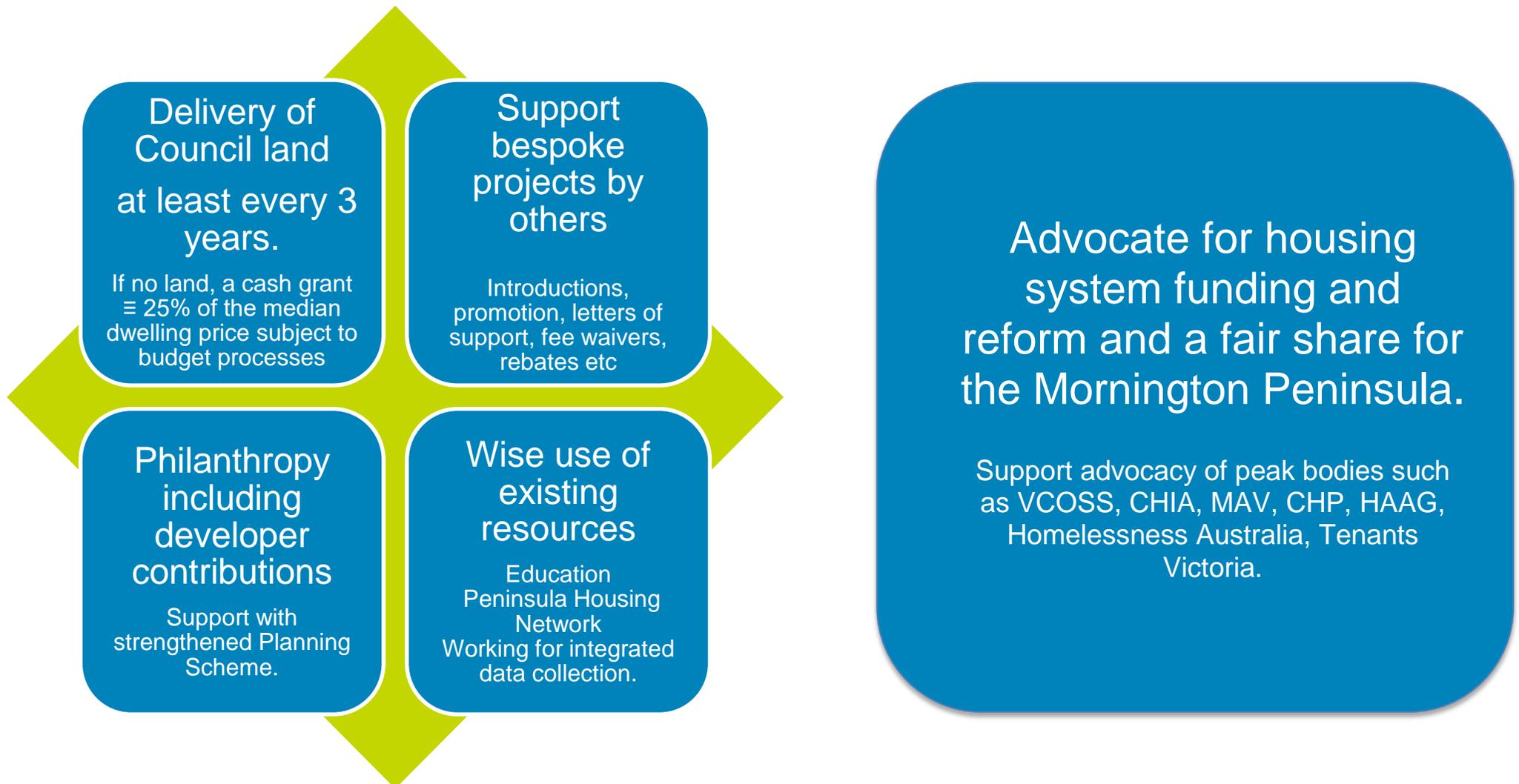
- Recognises that many aspects of the Plan can be implemented within the constraints of the normal operating budget of Council. However direct investment in increasing the amount of social or affordable housing, better equipping towns for rough sleeping including extending the foreshore camping season and joining peak bodies would incur additional costs that would be subject to bids through normal Council budgeting processes.
- Concentrates on advocating for Federal, State, not-for-profit and private sector solutions and funding for the provision of, at scale, affordable housing and other social housing.
- Negotiates developer contributions to social housing for all planning scheme amendments and significant planning permit proposals that would increase residential density.
- Targets the attraction of private capital impact investment, social impact investment, social impact bonds, philanthropic grants or other innovative funding streams for bespoke solutions for particular housing needs.
- Seeks to secure any direct Council investment in social housing for perpetuity and so that the benefit cannot be transferred out of the municipality over time (e.g. leasing or joint ownership is preferred over disposal).
- Supports Council funding of housing initiatives so that there are either short term gains or long-term involvement of third parties so that resourcing for housing is better secured from political change.
- Supports investing in a "shovel ready" approach to new projects to take advantage of any new funding opportunities.

- Keeps and seeks better utilisation of Council's existing investment in social housing (e.g. renewal of existing social housing properties).
- Seeks non-profit partners, such as registered housing providers and associations, for the funding of the construction and management of social housing on Council land.
- Supports a diverse approach to the funding of social housing initiatives that is fitting for the circumstances of the time, that may encompass:
 - Cost recovery, where feasible, (e.g. a partner may have funds to acquire but cannot access land without Council's assistance.)
 - Discounted, including peppercorn, leases (e.g. Fusion's youth accommodation at Mount Martha).
 - Discounted disposal of land of up to 25% of market value having regard to the percentage of social housing yield for the site.
 - Joint ownership.
 - Grants.
- Has Council resourcing a delivery of land for social or affordable housing projects, at least once every three years, such as through:
 - Facilitating new social housing on Council-owned properties.
 - For any suitable surplus land that is subject to disposal for a large town centre development, imposing a condition for a component of permanent social housing.
 - Acquiring private land or surplus public land from the State and its agencies and making it available for social or affordable housing.

It is anticipated that there will be scope for the delivery of land to meet the target without budgeted land acquisition costs, in each three-year cycle until 2030. Social housing should be prioritised over affordable housing.

If the preferred option, the delivery of land at least once every three years, fails to occur, then a bid should be made through normal budget processes to at least enable a single grant (equivalent to 25% of the median house price – in 2017 this would have equated to \$162,500) to incentivise the provision of social housing by others.

Targeted assistance should have regard to expressed needs, best value in increasing social housing and potential savings to Council from related costs (e.g. the foreshore being used as a place of last resort).



Have Your Say

The closing date for submissions on this Draft Triple A Housing Plan is Monday 17 December 2018.

Make your submission by email, mail or deliver in person as follows:



customerservice@mornpen.vic.gov.au



Manager Family Services and Community Planning,
Mornington Peninsula Shire, Private Bag 1000, Rosebud Vic 3939



Shire Service Centre

- 90 Besgrove Street, Rosebud
- 2 Queen Street, Mornington
- 21 Marine Parade, Hastings

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