

Inquiry into Homelessness in Victoria

Ms Jessica Wood

Organisation Name: Nightingale Housing

Your position or role: Communications and Community

SURVEY QUESTIONS

Drag the statements below to reorder them. In order of priority, please rank the themes you believe are most important for this inquiry into homelessness to consider::

Housing affordability, Public housing, Services, Employment, Indigenous people, Family violence, Mental health, Rough sleeping

What best describes your interest in our Inquiry? (select all that apply) :

Other (please describe)

Working in the provision of Affordable Housing and private development

Are there any additional themes we should consider?

Inclusionary zoning for new development

YOUR SUBMISSION

Submission:

At Nightingale Housing we recognise that homelessness is a social and structural problem of massive proportions. Where many of the submissions to this enquiry so far have focussed on issues at the coalface of the problem, such as emergency housing and family violence, we work on a very different part of the spectrum of homelessness. We fully recognise the importance of all services, charities and initiatives represented already, and this submission should be read in concert with those rather than as alternative.

Nightingale are a housing provider and social enterprise dedicated to the facilitation of multi-residential buildings that are environmentally, financially and socially sustainable. We also strive to make our homes more accessible to key services workers, Indigenous Australians and people with a disability via a priority system, as we recognise the increasing difficulty for these groups to gain access to adequate housing. The uptake of these mechanisms is made possible by the fact that Nightingale buildings are delivered without profit, at cost. Any saving made in the process of delivering a Nightingale building is handed back to the purchaser, making them more affordable for CHPs, key services workers and ordinary families looking for somewhere sustainable to live.

Rather than provide emergency housing, Nightingale's focus is to remove people from the (growing) waiting list for housing before they find themselves on it.

Nightingale is unique in Australia in that we now apply a voluntary "inclusionary zoning" of 20% Affordable Housing to all our projects. In partnership with a number of Community Housing Providers, the completion of the Nightingale Village, Nightingale Anstey and Nightingale Ballarat collectively will see 48 new Affordable Housing units delivered to various municipalities. Those who eventually inhabit these homes will be as much a part of the Nightingale Community as all those lucky enough to have money to purchase their home. Our experience has shown us that including 20% affordable housing is not a deterrent in the market place, but rather fosters diversity, and a responsible, resilient community.

While many Nightingale principles have been adopted by profit-driven residential developers (such as high thermal ratings and carbon neutrality), including affordable housing is not one of them. Housing in Australian cities remains the domain of speculative investment, with disastrous consequences for our urban

fabric, housing affordability and families seeking safe and healthy environments to live in. It is our experience that those who want to take advantage of these conditions should be incentivised to address the growing homelessness crisis.

As such, we recommend a legislated Inclusionary Zoning scheme that would mandate 20% Affordable Housing in all new multi-residential development, in both capital and regional cities. Those who are disinclined should be obliged to contribute to the cost of building more Affordable Housing through a mechanism similar to City of Melbourne's Public Open Space Contribution scheme.

Nightingale Housing also wishes to question whether land owned by the State of Victoria is being adequately put to use in its fight against homelessness. Given the opportunity, CHPs and those submitting to Inclusionary Zoning could deliver Affordable Housing in key locations, if they were given subsidised access to space currently held by the State and its affiliated service providers. A good example is that land held by VicTrack which, in the right hands could be leveraged to create housing that is close to public transport for those most reliant upon it.

We thank you for taking the time to read this submission.

Jessica Wood
Nightingale Housing

Do you have any additional comments or suggestions?:

FILE ATTACHMENTS

File1:

File2:

File3:

Signature:

Jessica Wood