



**OFFICER SUBMISSION - CITY OF PORT PHILLIP**  
**INQUIRY INTO THE PUBLIC HOUSING RENEWAL**  
**PROGRAM**

**October 2017**

## 1. Council policy on affordable housing

The City of Port Phillip welcomes the opportunity to make a submission to the Inquiry into the Public Housing Renewal Program.

Given the scale of the housing affordability problem facing many parts of Australia, the combined actions of all levels of government and other sectors will be required. In this regard, the redevelopment of public housing estates to increase the yield, diversity and quality of social housing is considered to be a key opportunity to increase the supply of affordable housing.

This opportunity aligns with a key policy in Council's affordable housing strategy, *In Our Backyard- Growing Affordable Housing in Port Phillip 2015 - 2025*, which is summarised below and the relevant section discussed in Section Two.

The City of Port Phillip is a national local government leader in supporting affordable housing. This role, undertaken over the last 32 years, is widely acknowledged to be an exemplar in the way local government supports affordable housing. Key achievements of this role have been:

- Development of Australia's largest local government community housing program between 1985 and 2006, with 310 units. This includes Council's pioneering role in developing community housing in air space over Council car parks and community facilities.
- A 31 year partnership with Port Phillip Housing Association Ltd, initially to manage Council housing, and since 2005 to develop and own community housing under the Port Phillip Housing Trust (PPHT), which PPHA has grown to 408 managed units.

In April 2016 Council adopted a 10 year affordable housing strategy, *In Our Backyard- Growing Affordable Housing in Port Phillip 2015 - 2025*.

This strategy contains the following policy initiatives:

- Policy 1** - Enabling community housing projects developed by local community housing organisations on a pipeline of up to 5,000 m<sup>2</sup> of donated Council land (packaged with supporting cash contributions).
- Policy 2** - Inclusion of community housing as a component of private development on other Council property that is divested.
- Policy 3** - Facilitation of opportunities to increase affordable housing yield and diversity on existing social housing sites through transfer, redevelopment, or sale and reinvestment.
- Policy 4** - Facilitating Port Phillip Housing Association to leverage existing, underutilised Port Phillip Housing Trust assets to deliver an increased supply of community housing.
- Policy 5** - Advocating for planning mechanisms that lead to private sector delivery of new affordable housing units.
- Policy 6** - Facilitating the delivery of affordable housing projects by other organisations.
- Policy 7** - Fostering the development of innovative models to achieve a broader spectrum of affordable housing products.

The full strategy can be found at:

[http://www.portphillip.vic.gov.au/m/In\\_Our\\_Backyard\\_-\\_draft\\_for\\_adoption\\_April\\_2016\\_V2\\_-\\_7\\_April\\_2015\(1\).pdf](http://www.portphillip.vic.gov.au/m/In_Our_Backyard_-_draft_for_adoption_April_2016_V2_-_7_April_2015(1).pdf)

## 2. Council policy on public housing estate redevelopment

There are a number of public housing estates in the City of Port Phillip, and their redevelopment provides the opportunity to achieve an increase in the yield, diversity and quality of social housing on these estates.

The importance of this opportunity is reflected in the following policy from the *In Our Backyard* strategy, which seeks to facilitate redevelopment of suitable public housing estates to achieve a clear social benefit:

*Policy 3, Action 3.1 -*

*Work with the Victorian Government to identify and facilitate opportunities to pilot and identify new delivery models and increase the yield, diversity and / or quality of housing in existing public housing estates where there is a clear social benefit through:*

- *the sale of underutilised properties with proceeds directed to the development of higher yielding properties elsewhere in the City of Port Phillip*
- *redevelopment that establishes new social housing, with transfers to registered Housing Associations and Housing Providers*
- *redevelopment that establishes mixed housing outcomes, including public housing, community housing, Community Land Trusts and private housing.*

The outcomes Council will seek through these redevelopment models are as follows:

1. The number of social (public and community) housing units provided on existing public housing sites is increased.
2. Mixed housing outcomes are achieved that includes public housing, and in addition can contain other housing types including community housing, private housing and Community Land Trust (CLT) housing (ie. perpetually affordable home ownership managed by a CLT).
3. Public housing units are redeveloped and / or refurbished, ensuring they remain suitable for accommodation and provide an improvement in their quality and standard.
4. Ownership of some social housing units becomes vested with local community housing organisations to increase their portfolios, not just transferring management responsibility. This will enable these organisations to potentially use ownership to leverage further growth in the supply of social housing on these or other sites. One way this could be facilitated is through allowing the option for redevelopment projects to be led by registered Housing Associations or Housing Providers.

The *In Our Backyard* strategy highlights the intention of Council to work in partnership with DHHS on proposals under the Public Housing Renewal Program. This will:

- Identify suitable public housing estates in Port Phillip for redevelopment proposals.
- Propose development models for each estate that will achieve socially beneficial outcomes.

## Conclusion

The redevelopment of public housing estates provides an important opportunity to achieve an increase in the yield, diversity and quality of social housing.

Under the framework of the *In Our Backyard* strategy, the City will work in partnership with the State Government under the Public Housing Renewal Program to identify estates that are suitable for redevelopment, and model project proposals for each estate that demonstrate how these social benefits can be achieved.

**For further information on this submission, contact:**

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