

Policy Guidance Note: Affordable Housing Outcomes at Significant Redevelopments

1. Purpose

- 1.1. This policy guidance note is provided so that applicants and other interested parties can understand Yarra City Council's (Council) expectations relating to **affordable housing outcomes** at **significant redevelopment sites**.
- 1.2. As part of significant rezonings, provisions will be sought by Council for the new zone or overlay to require any development proponent to provide for 10% affordable housing at **significant redevelopment sites** once constructed and into the future.
- 1.3. This policy guidance note includes information on **Registered Housing Associations** and **Registered Housing Providers housing** in the state of Victoria.
- 1.4. This note may be updated from time-to-time by Council as and if required.

2. Background

- 2.1. Data shows a consistent and worsening shortfall of housing in the City of Yarra that can be afforded by **low incomes households**, with a negligible number of properties affordable to rent and no properties affordable to purchase.
- 2.2. The City of Yarra is a vibrant and diverse municipality. Through Council Plans and other strategic documents, Council expresses its commitment to maintain and support a socially, economically and culturally diverse community.
- 2.3. A diverse population requires a diversity of housing available at prices that can be afforded by households with modest or low incomes. Council has a long and proud tradition of advocating for the best housing outcomes for its residents and is committed to working to increase the supply of housing suitable for households on low incomes within its municipality.
- 2.4. Council wants to see effective partnerships between community housing providers and the property development industry to deliver affordable rental housing within the municipality.

3. Pre-application Advice

- 3.1. Negotiations with developers to deliver affordable housing will seek to ensure that affordable housing will:
 - 3.1.1. Meet identified local needs both initially and subsequently, once constructed and into the future.
 - 3.1.2. Be affordable both initially and subsequently, once constructed and into the future.
 - 3.1.3. Be integrated with the market housing

- 3.2. The Council encourages developers to meet their affordable housing obligations by forming partnerships with Registered Housing Associations or providers (see list below), particularly those who have an existing development role in the municipality.
- 3.3. It is appropriate that discussions with a housing association or provider should start at pre-application stage.
- 3.4. Council planning officers can offer the following service at pre-application stage:
 - 3.4.1. Interpretation and advice of planning policy and guidance, and what this means for an individual site.
 - 3.4.2. Assist in calculating the required amount and mix of affordable housing.
 - 3.4.3. Advise on the standard and quality of the proposed housing, design, layout and other development control matters.

4. Policy basis

- 4.1. The *Planning and Environment Act 1987* was amended effective 1 June 2018 to add a new objective the Act ‘to facilitate the provision of affordable housing in Victoria’.
- 4.2. According to the *Local Government Act 1989*, the ‘primary objective of a local council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions’.
- 4.3. This Yarra City Council Plan 2017-2021 states that Council will: “Actively Plan for Yarra’s projected growth and development and advocate for an increase in social and affordable housing”.
- 4.4. The State Policy Planning Framework requires local Councils to ‘encourage a significant proportion of new developments to be affordable for households on low to moderate incomes’ (‘State Planning Policy Framework’ 16.01-5) and for Councils to facilitate a mix of private, affordable and social housing in activity centres and strategic development sites (‘State Policy Planning Framework’ 11.04-2; 16.01-5). The State Policy Planning Framework also requires local Councils to create opportunities for a wide range of income groups to reside in well-served locations (‘State Planning Policy Framework’ 16.01-4).

5. Key Definitions

Significant redevelopment sites

The policy will apply to sites to be rezoned which will yield a development of a sufficient size to create on-site provision of affordable housing. These are defined as sites likely to yield at or around 50 or more dwellings.

Low-to-moderate income households

The Victorian Government Gazette has defined the following income ranges for households eligible for affordable housing, derived from ABS data for the Greater Capital City Statistical Area of Melbourne:

Household type	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to \$25,220	25,221 to \$40,340	\$40,341 to \$60,510
Couple, no dependent	Up to \$37,820	\$37,821 to \$60,520	\$60,521 to \$90,770
Family (with one or two parents) and dependent children	Up to \$52,940	\$52,941 to \$84,720	\$84,721 to \$127,080

Director of Housing (DoH)

DoH means the Director of Housing, the body corporate established under section 9(2) of the *Housing Act 1983 (Vic)*.

Department of Health and Human Services

The Department of Human Services (DHHS) is a Victorian Government department that deliver policies, programs and services to support and enhance the health and wellbeing of Victorians.

Affordable housing

For the purposes of this Policy Guidance Note, affordable housing is housing, including social housing, that is appropriate for the housing needs of any of the following—

- (a) very low income households;
- (b) low income households;
- (c) moderate income households.

Council's preference is for developers to provide fully serviced land on site, at no cost to the affordable housing provider or Council. Use of alternative mechanisms should be fully justified with evidence that this would not prejudice the level of delivery of affordable homes.

A developer must take affordable housing provision into account when negotiating the purchase of land. It is a principle of this guidance that affordable housing is not an abnormal development cost, even in situations where public subsidy is not available.

Registered Housing Association

Registered Housing Associations (RHAs) are experienced providers and/or managers of affordable rental housing registered under the Housing Act 1983 (Vic). They are regulated by the Victorian Registrar of Housing Agencies. There are a total of nine registered RHAs in Victoria who own and manage affordable rental housing to lower income households. They operate as not-for-profit companies. To maintain charitable tax status¹ the rent they charge must be no more than 75% of either actual market rent for the property or a benchmark set by the Australian Tax Office.

Registered agencies may also manage public or supported housing on behalf of the State Government.

Registered Housing Providers

These housing providers vary in size and primarily manage rental housing portfolios for other parties, such as the Director of Housing (DoH). Some housing providers own properties, however their growth is small scale compared with housing associations. Housing providers often specialise in particular client groups which may include disability housing, aged tenants and youth housing.

The following are the contact details of Registered Housing Providers currently registered in Victoria.

Victorian Housing Register

The Victorian Housing Register is the way applications for long term social housing are managed in Victoria. It brings together public and community housing applications for housing so that people only need to apply once and can be considered for both types of housing. For more information about the eligibility requirements for social housing and for inclusion on the Victorian Housing Register, please visit the following links:

<http://www.housingregistrar.vic.gov.au/Homepage>

¹ Victorian Government, Housing Register, 'Rent setting by registered housing agencies – a detailed guide for all stakeholders', Information Sheet 7, October 2015.

6. Registered Providers in Victoria

Registered Housing Agencies

The following are the contact details of Registered Housing Agencies currently registered in Victoria:

[Aboriginal Housing Victoria Limited](#)

Telephone: 03 9403 2100

Website: <http://www.ahvic.org.au>

[Common Equity Housing Limited](#)

Telephone: 03 9208 0800

Website: <http://www.cehl.com.au>

[Community Housing \(Vic\) Ltd](#)

Telephone: 03 9856 0050

Website: <http://www.chl.org.au>

[Housing Choices Australia Limited](#)

Telephone: 1300 312 447

Website: <http://www.housingchoices.org.au>

[Loddon Mallee Housing Services Ltd](#)

Telephone: 03 5444 9099

Website: <http://www.haven.org.au>

[Port Phillip Housing Association Limited](#)

Telephone: 03 9534 5837

Website: <http://www.ppha.org.au>

[Rural Housing Network Limited](#)

Telephone: 02 6055 9015

Website: <http://www.beyondhousing.org.au/>

[Unison Housing Limited](#)

Telephone: 03 9349 0250

Website: <http://unison.org.au>

[Wintringham Housing Ltd](#)

Telephone: 03 9376 1122

Website: <http://www.wintringham.org.au>

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The following are the contact details of Registered Housing Providers currently registered in Victoria:

[Active Community Housing Ltd](#)

Telephone: 03 9314 8555

Website: <http://www.activecommunityhousing.com.au>

[Baptcare Affordable Housing Ltd](#)

Telephone: 03 9831 7200

Website: <https://www.baptcare.org.au/services/housing/affordable-housing>

[BAYSA Ltd](#)

Telephone: 03 5221 4466

Website: <https://www.bcyf.org.au/>

[Centacare Housing Service Inc](#)

Telephone: 03 5337 8999

Website: <https://www.centacareballarat.org.au>

[EACH Housing Ltd](#)

Telephone: 03 8720 2753

Website: <http://www.each.com.au/service/each-housing/>

[Eastcoast Housing](#)

Telephone: 03 5127 7160

Eastern Suburbs Rental Housing Co-operative Limited

Telephone: 03 9802 8144

Inner East Social Housing Group Limited

Telephone: 03 9853 7501

Launch Housing Ltd

Telephone: 03 92889600

Website: <https://www.launchhousing.org.au>

Mallee Accommodation & Support Program Ltd

Telephone: 03 5021 6500

Website: <http://masp.org.au/>

Mission Australia Housing (Victoria)

Telephone: 03 8615 2218

Website: <http://www.mahousing.com.au>

Northcote Rental Housing Co-operative Ltd.

Telephone: 03 9482 5998

Website: <http://www.nrhc.coop/>

Northern Geelong Rental Housing Co-operative Ltd

Telephone: 03 5277 9993

Website: <http://www.ngrhc.org.au>

Prahran/Malvern Community Housing Inc.

Telephone: 03 9826 5194

Salvation Army Housing (Victoria)

Telephone: 03 8878 2320

Website: <http://www.salvationarmy.org.au/sah>

Servants Community Housing

Telephone: 03 9819 6073

Website: <http://www.servants.org.au/>

South Port Community Housing Group Inc

Telephone: 03 9696 1128

Website: <http://www.spchg.org.au/>

SouthEast Housing Cooperative Ltd

Telephone: 03 9706 8005

Website: <http://www.sehc.org.au>

St Kilda Community Housing Ltd

Telephone: 03 9534 1809

Website: <http://www.stkch.org.au>

Sunshine/St Albans Rental Housing Co-operative Ltd

Telephone: 03 9312 6904

The Haven Foundation Ltd

Telephone: 03 9867 1992

Website: <http://www.havenfoundation.org.au/>

United Housing Co-operative Ltd

Telephone: 03 9689 8157

Website: <http://www.unitedhousing.org.au>

UnitingCare Housing Victoria Limited

Telephone: 03 9251 5960

Website: <http://unitinghousing.org.au/>

Urban Communities Limited

Telephone: 03 9371 2000

Website: <http://www.urbancommunities.com.au>

Victorian Women's Housing Association Limited

Telephone: 03 9664 7800

Website: <http://www.wpi.org.au>

VincentCare Community Housing

Telephone: 03 9611 9200

Website: <http://www.vincentcare.org.au>

WAYSS Limited

Telephone: 03 9791 6111

Website: <http://www.wayssltd.org.au>

West Turk Housing and Elderly Services Co-operative Ltd

Telephone: 03 9366 3856

Williamstown Rental Housing Co-operative Ltd

Telephone: 03 9391 9267

Women's Housing Ltd

Telephone: 03 9412 6868

Website: [http://www.womenshousing.com.a](http://www.womenshousing.com.au)
[u](#)

YWCA Housing

Telephone: 03 8341 8700

Website: [http://www.ywca.net/pages/ywca-](http://www.ywca.net/pages/ywca-housing)
[housing](#)

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7. Further information

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Email: info@yarracity.vic.gov.au

In Person: Richmond Town Hall
333 Bridge Road, Richmond
Hours: 8.30am - 5pm, Monday - Friday