



Maroondah City Council Affordable and Social Housing Policy June 2018

Affordable and Social Housing Policy

Maroondah City Council has been working towards development of a new affordable and social housing policy.

Affordable and social housing is a complex issue that challenges communities and policy makers on a national basis. The issue of affordable and social housing has been identified as a key challenge affecting the accessibility, and diversity of housing in Maroondah.

After considerable stakeholder engagement and background research, Council has now released the draft Policy on public exhibition to seek feedback from members of the community.

Stakeholder Engagement

Over the last 5 months, Council has facilitated a range of engagement activities with key stakeholders and community leaders who work in the field of affordable and social housing.

The engagement activities included one-on-one interviews, focus groups, and a major housing forum. Members from a variety of influential organisations including the Eastern Affordable Housing Alliance (EAHA), the Salvation Army, EACH, and Wesley Homelessness and Support Services, were invited to join and contribute to the discussion.

The purpose of stakeholder engagement was to learn about the experiences and perspectives of people who have worked within the field of affordable and social housing. Stakeholder engagement provided Council with an increased understanding of the local issues of affordable and social housing, and how the issue can be addressed in Maroondah. The valuable information gained from the stakeholder engagement was then used by Council to inform a draft Affordable and Social Housing discussion paper and policy.

During engagement activities, stakeholders discussed the impact and cost of housing affordability, the cause of the issue, and their views on Council's role. Some of the common points discussed included:

Discussion Points

There is currently a deficiency of suitable single person's accommodation in Maroondah.

There is a negative stigma surrounding social housing that affects the delivery of new stock.

There is a long waiting list for long-term social housing accommodation, meaning people are continuously moving between short-term housing.

The Commonwealth Government's current tax system is making it difficult for people to enter the housing market, and adding additional pressure to disadvantaged households.

New innovative responses need to be developed for the delivery of housing stock.

There is a need for increased housing affordability and social housing investment.

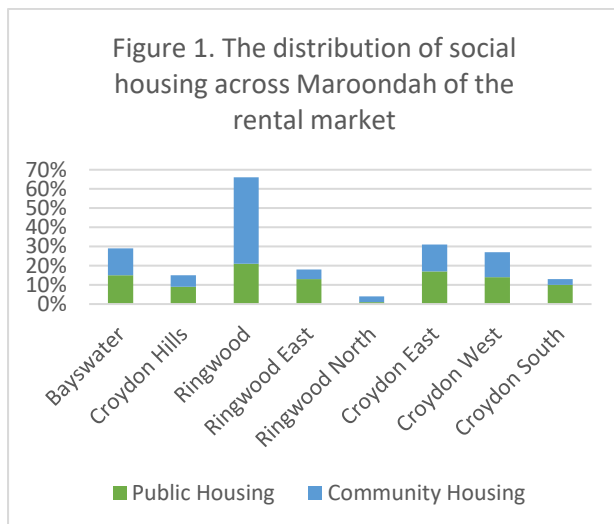
Maroondah Affordable and Social Housing Discussion Paper

In addition to stakeholder engagement, SGS Economics and Planning were engaged with by Council to undertake extensive background research into Maroondah's current environment relating to affordable and social housing. This Paper focused on the demand for additional housing infrastructure, and the challenges faced for the delivery of additional housing stock. The findings of this discussion paper illustrated the size, nature and drivers of these issues. The discussion paper identified that:

- 1 out of 10 households require assistance to meet their rent and mortgage repayments.
- Maroondah requires an additional 7.5% of total housing stock to be utilized as affordable and social housing to meet the current demand.
- Maroondah's population is ageing, meaning additional affordable housing suitable for older persons is required.
- 27% of rental households are identified as low income households experiencing rental stress.



- Affordable new rental stock has significantly declined since the early 2000's.



- Social housing stock is unevenly distributed throughout the municipality.
- A significant number of people requesting homelessness service support are parents escaping domestic or family violence.

The discussion paper highlighted the role of Council in addressing affordable and social housing issues, and proposed a range of policy responses for council to consider.

A Draft Affordable and Social Housing Policy

The Maroondah Housing Strategy (2016) acknowledged that Council has a role to play in the affordable and social housing space. This Policy is designed to help clarify Council's position and identify the key directions for Council to play a proactive role on these issues.

The policy is designed to use Council's resources effectively, and to facilitate and encourage the increase of affordable and social housing stock.

The four priority areas of Council's policy will be to:

- Facilitate effective planning direction and innovative support.
- Play a key facilitation and brokerage role to support the delivery of increased affordable and social housing in Maroondah
- Work in partnership to advocate for increased investment and support for affordable and social housing.

-Apply a proactive approach to encouraging greater investment and supply of social and affordable Housing through use of landuse planning provisions.

The draft Affordable and Social Housing Policy has now been placed on public exhibition for review. The community now have the opportunity to share their views on the policy and have their say. Members of the community can submit comments or take the online survey via the Maroondah City Council website at <insert link>. Written submissions can also be submitted via email at housing@maroondah.vic.gov.au

Feedback on the draft Affordable and Social Housing Policy will close <insert dates>.

Contact Us

If you have any questions regarding the Maroondah Affordable and Social Housing Policy please contact the Council and Community Planning Team on **1300 88 22 33**, or email housing@maroondah.vic.gov.au