Housing Advisory Committee

WORK PLAN 2024

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Acknowledgement of Country

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.

Introduction

Welcome to the Frankston City Housing Advisory Committee's Work Plan.

The Committee was established in 2022 to monitor, advocate and provide advice on local housing needs within Frankston City. The Committee functions as a forum to discuss matters relating to local housing challenges and opportunities, consider evidence and emerging trends and provide advice to Council on local housing needs at a strategic and policy level to inform decision-making and the implementation of projects and activities.

The Committee was established in response to the need to identify opportunities and innovative solutions that facilitate sustainable housing supply to meet the current and future housing needs, and respond to the growing housing affordability challenges for the Frankston City community.

The Work Plan aligns with the priorities in our Council Plan 2021-2025, FMAC Structure Plan and Health and Wellbeing Plan 2021-2025, striving to advance Frankston City's identity as a liveable city and improve equitable access to suitable and secure affordable housing.

Housing system

At the last count in the 2021 Census there were nearly 60,000 dwellings in Frankston City, ranging from social housing managed by community housing providers through to private market housing. These dwellings, along with crisis accommodation and the homelessness services that help people to find housing and other supports, make up our local housing system. The housing system is influence by a range of complex factors, including population change, net migration, government policy and market forces. The range of housing options available to a community within the housing system is shown in the housing spectrum below.
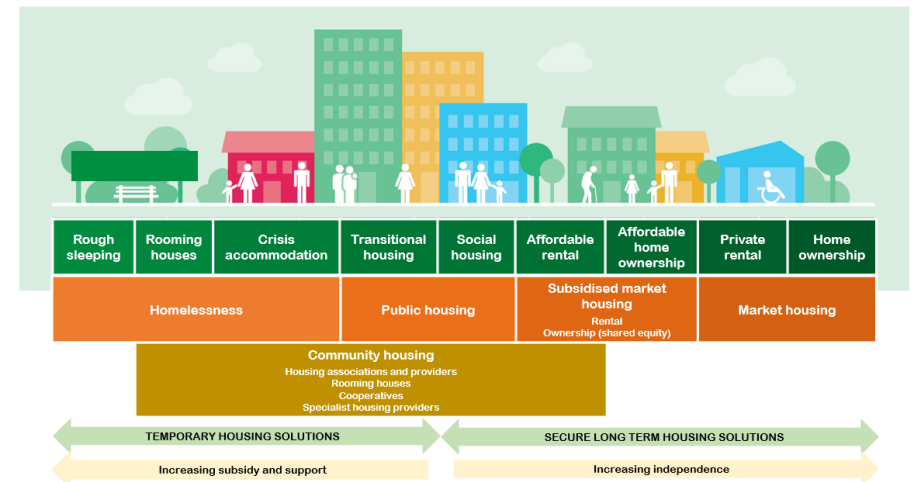

Image courtesy of Homes Victoria (image has been modified)

Council's role

Local councils provide their policy framework and direction to plan for housing to meets the current and future needs of residents through a Housing Strategy that is adopted into the Local Planning Scheme. Frankston City Council's Housing Strategy is currently in development.

In relation to social and affordable housing, while local councils generally do not provide or build affordable or social housing, the Community Housing Industry Association of Victoria (CHIA Vic) has identified several ways a council can facilitate good outcomes in this area through:

Collaboration with government and advocacy
State and federal governments to guide and facilitate investment into social and affordable housing; developers to identify ways to deliver affordable housing contributions; and community housing providers to form project partnerships to encourage social and affordable housing developments.

Planning mechanisms
Planning permits with voluntary s173 Agreements; planning scheme amendments; fast track planning applications; and developer contributions.

Encouragement
Identifying and creating small opportunities to foster social and affordable housing outcomes – i.e. height, density, reduction or waiving of rates

Investment
Gifting council land; discounted sale of council land; ground leases at nil return or discount; and joint ventures or partnership agreements.

Partnerships
Add value to social and affordable housing developments to ensure residents have the necessary local supports in place.

Roles and responsibilities of other stakeholders

The funding, delivery and management of housing is complex and involves multiple players within different operating contexts, along with a range of different regulatory frameworks, funding arrangements, structures, economic influences and competitive environments. However, there are many opportunities for these players to work together to achieve good housing outcomes and deliver housing that meets local needs.

Stakeholder	Roles and responsibilities
Australian Government	- Shared policy and funding role with state government. - Limited regulatory role (NRAS only). - Not involved in the delivery of housing and homelessness services.
State Government	- Shared policy and funding role with federal government. - Lead role in the regulation of housing (community housing, Aboriginal housing, tenancy management, planning, land release and zoning). - Lead role in the delivery of housing and homelessness services (provided by NGOs). - Builds, owns and manages public housing. - Transfers management of social housing to community housing organisations. - Funds community housing organisations. - Manages the Victorian Housing Register for social housing. - Policy responsibility for private rental and home purchase assistance programs.
Council	- Planning authority, approving and overseeing the development of the built form within its municipality - Facilitator and advocacy - Land owner
Property developers and investors	- Purchase land, finances land acquisition and projects and/or build new properties on expectation of financial return - Includes institutional investors, such as superannuation funds
Community Housing Organisations	- Build and manage social and affordable housing (long-term rental) - Some will act as developers in their own right - Funds development of projects - May require investment from private developers

Committee Objectives

1.1   To assist with the monitoring of data on local housing needs, housing market trends and housing affordability, and Federal and State Government policy and planning reforms that have implications for housing in Frankston City (including the Victorian Government Housing Statement).

1.2   To assist in the identification of opportunities and innovative solutions that facilitate sustainable housing supply to meet the housing needs of the current and future community within the Frankston City municipality.

1.3   To influence change through advocacy on local housing needs within Frankston City, including for a diverse housing mix, very low and low income earners and people with specific housing needs.

1.4   To develop and proactively support partnerships with the Strategic Housing & Homelessness Alliance, federal and state government, government funded agencies, community housing sector, developers and the community to facilitate investment and action that achieves housing outcomes within Frankston City.

1.5   To assist in the education of stakeholders on local housing needs within Frankston City.

1.6   To advocate for housing options that support local job growth and a skilled workforce to stimulate local economic activity, through the prioritisation of affordable housing for key workers close to where people work.

1.7   To provide advice to Council on the use of its property portfolio to meet local housing needs.

1.8   To make recommendations to Council on local housing needs of the current and future community within the Frankston City municipality.

1.9   To assist in the development of a Work Plan that supports actions to meet the housing needs of the Frankston City municipality; and to define priorities and responsibilities for actions.

Committee Work Plan

Level of importance	Timing
High	To be actioned within the short to medium term (current Council term)*
Medium	To be actioned within the medium to long term (2 to 4 years)
Low	To be actioned within the long-term (up to 10 years)

Note, while high importance actions are to be given priority focus, some of these actions may require longer term delivery due to the size of the project.

	ACTION	INPUTS	LEAD	CONTRIBUTORS	PRIORITY
1	**Assist with the monitoring of data on local housing needs and housing market trends, and Federal and State Government policy and planning reforms**				
1.1	Monitor data on local housing needs and provide an annual housing monitor report for presentation to Council in December 2024.	Pathway (statutory planning data) ABS Census .id Housing Monitor Frankston Zero data Homes Victoria data Victorian Housing Register Rooming House Register AIHW data Community Support Frankston data	Social Policy & Planning	Strategic Planning and Procurement, Property and Risk	H
1.2	Develop key messages that can be used to engage with key stakeholders to provide a narrative on why Frankston City needs a diverse mix of housing, which includes social and affordable housing, and the outcomes it will achieve. To be completed in early 2024.	Data (Action 1.1) Housing Strategy FMAC Structure Plan Economic Development & Skilled Community Strategy Property Strategy	Social Policy & Planning	Strategic Planning and Procurement, Property & Risk	H

2	Identify opportunities and innovative solutions that facilitate sustainable housing supply to meet the housing needs of the current and future community within Frankston City				
	ACTION	**INPUTS**	**LEAD**	**CONTRIBUTORS**	**PRIORITY**
2.1	Support the development of a Draft Affordable Housing Policy for community engagement in 2024, to provide a clear Council position to guide and facilitate good social and affordable housing outcomes that align with Council's strategic priorities, meet local housing needs and fit with the neighbourhood character of the area.	Housing Strategy FMAC Structure Plan Economic Development and Skilled Community Strategy Property Strategy Federal and State Government policies	Social Policy & Planning	Strategic Planning, Procurement, Property & Risk, Economy, Investment & Activation and Statutory Planning	H
2.2	Use the audit of vacant government-owned land to identify opportunities for partnership projects to encourage developments in suitable locations that can accommodate social and affordable housing development. To be explored with Federal and State Governments, developers, Community Housing Organisations and other land owners throughout 2024.	Draft Affordable Housing Policy (Action 2.1) Pathway GIS mapping	Social Policy & Planning	Strategic Planning and Statutory Planning	H
3	**Provide advice to Council on the use of its property portfolio and to meet local housing needs**				
3.1	Assist with the identification of council-owned sites that could be utilised for social and affordable housing developments or contributions, including key worker housing (for both large projects and small targeted projects).	Property Strategy FMAC Structure Plan Audit of vacant land (Action 2.2)	Social Policy & Planning	Strategic Planning, Statutory Planning and Procurement, Property & Risk	M
3.2	Contribute to the Developer Prospectus' to support the attraction of partnerships with developers, land owners and community housing organisations to facilitate developments with affordable housing contributions for key workers.	Key messages (Action 1.2) Audit of vacant land (Action 2.2) Identification of council-owned sites (Action 3.1) FMAC Structure Plan Property Strategy	Procurement, Property & Risk	Social Policy & Planning, Strategic Planning and Economy, Investment & Attraction	M

4	Influence change through advocacy on local housing needs within Frankston City, including for very low and low income earners and people with specific housing needs				
	ACTION	INPUTS	LEAD	CONTRIBUTORS	PRIORITY
4.1	Use the key messages to develop advocacy materials on housing and homelessness for recommendation to Council for adoption into Council's formal Advocacy Strategy.	Affordable Housing Policy (Action 2.1) Housing Strategy Audit of vacant land (Action 2.2) Victorian Government Housing Statement	Social Policy & Planning	Advocacy & Strategic Partnerships, Strategic Planning	H
4.2	Support the Youth2 Alliance advocacy campaign and develop a preferred position on: • Youth crisis accommodation • Youth Foyer	Youth 2 campaign materials Affordable Housing Policy (2.1) Audit of vacant land (Action 2.2)	Youth Services	Social Policy & Planning, Strategic Planning and Advocacy & Strategic Partnerships	M
4.3	Advocate for surplus federal and state government and private land to be assessed for its suitability for social and affordable housing developments and be allocated to meeting housing needs.	Audit of vacant land (Action 2.2) Advocacy position (Action 4.1)	Social Policy & Planning	Strategic Planning, Advocacy & Strategic Partnerships	M
4.4	Partner with the Strategic Housing & Homelessness Alliance to advocate to state and federal government on shared advocacy priorities, as appropriate.	Strategic Alliance materials	Social Policy & Planning	Strategic Alliance, Strategic Planning and Advocacy & Strategic Partnerships	M

5	Develop and proactively support partnerships with the Strategic Housing & Homelessness Alliance, government agencies, community housing sector, developers and the community to facilitate investment and action that achieves housing outcomes				
	ACTION	**INPUTS**	**LEAD**	**CONTRIBUTORS**	**PRIORITY**
5.1	Invest in relationship building and collaboration to guide and facilitate good social and affordable housing outcomes that align with Council's strategic priorities – engaging with MPs, state and federal governments, developers and institutional investors, community housing providers, service providers and the community.	Key messages (Action 1.2) Affordable Housing Policy (Action 2.1) Audit of vacant land (Action 2.2) Advocacy position (Action 4.1)	Social Policy & Planning	Strategic Planning, Statutory Planning and Procurement, Property & Risk	H
5.2	Support the implementation of the Strategic Housing & Homelessness Alliance 5-Year Work Plan and Frankston Zero, where it aligns with the Committee's objectives.	Strategic Alliance materials	Social Policy & Planning	Community Strengthening, Strategic Planning	H
5.3	Support community involvement to promote engagement in local housing issues and encourage community-led solutions.	Connections with community networks, local businesses and developers	Social Policy & Planning	Community strengthening	M
5.4	Continue to support Winter Shelter to deliver an expanded and sustainable program in 2024, enabling the provision of safe and secure overnight accommodation for people experiencing homelessness and prevention of rough sleeping	Winter Shelter project	Social Policy & Planning	Development Services, Community strengthening	H
5.5	Build partnerships with neighbouring Councils to facilitate opportunities for increases in housing supply.		Social Policy & Planning	Strategic Planning Economy, Investment & Attraction	H

6	**Assist in the education of stakeholders on local housing needs**				
6.1	Develop a local community engagement campaign for delivery in 2024 to raise awareness of the anticipated residential growth required to keep pace with population growth and Victorian Government planning reforms, and promote the benefits of social and affordable housing.	Key messages (Action 1.2) Common Cause Australia local government toolkit (Charter Group resource) CHIA Vic resources Housing Strategy community engagement Affordable Housing Policy (Action 2.1) Advocacy materials (Action 4.1)	Social Policy & Planning	Statutory Planning, Community Relations, Economy, Investment & Attraction	M
6.2	Develop case studies on social and affordable housing developments, and who lives there, to provide context to the data and support community engagement activities.	Key messages (Action 2.1) Community engagement campaign (Action 6.1) Information from homelessness agencies, CHIA Vic and community housing organisations Community engagement	Social Policy & Planning	Strategic Alliance and Frankston Zero members, CHIA Vic	M
7	**Advocate for housing options that support local job growth and a skilled workforce to stimulate local economic activity, through the priortisation of affordable housing for key workers close to where people work**				
7.1	Develop an evidence base to demonstrate the housing needs required to attract key workers.	Housing Strategy Needs Assessment Community engagement	Economy, Investment & Attraction	Social Policy & Planning, Strategic Planning	H
7.2	Strengthen relationships with Chisholm, Monash University, Peninsula Health and local businesses to better understand student and key worker accommodation needs.	Housing Strategy Sustainable Economy and Skilled Community Strategy	Social Policy & Planning	Economy, Investment & Activation, Strategic Planning	M

Monitoring and review

The Work Plan will operate on the Council Plan four-yearly review cycle. However, an annual review will be conducted every 12 months to provide the Committee with the opportunity to reflect on the way the actions are being implemented and draw upon evidence in order to make improvements and achieve better results. The annual review will also accommodate any key policy changes occurring at all levels of government, key service system changes, as well as any changing needs of the community and local housing market.

Report being made on the Work Plan will be reported annually.

Definitions

Affordable housing: A broad term describing housing suitable for the needs of a range of very low, low and moderate income households and priced (whether bought or rented) so those households can meet their other essential living costs.

Community Housing: Housing owned and/or managed by a registered housing agency.

Community Housing Organisations (CHOs): Not-for-profit, mission driven organisations that own, develop and maintain rental housing for people on low incomes.

Registered CHOs: Registered under the Housing Act as an association or housing provider, highly regulated and eligible for most capital funding opportunities.

Non-registered CHOs: Charitable housing providers that are not registered under the Housing Act, generally small, specialist providers and not eligible for most capital funding opportunities.

Crisis and emergency accommodation: Includes very short-term accommodation and a range of specialist services for people who are homeless or at risk of homelessness or after an emergency. Includes women's refuges, youth refuges and major crisis supported accommodation services.

Homelessness: The Australian Bureau of Statistics defines homelessness as when a person does not have suitable accommodation alternatives if their current living arrangement is: a) in a dwelling that is inadequate; b) has no tenure, or if their initial tenure is short and not extendable; or c) does not allow them to have control of, and access to space for social relations. There are considered to be three categories of homelessness:

Primary homelessness: People without conventional accommodation such as people living on the streets, sleeping in derelict buildings or using cars for temporary shelter.

Secondary homelessness: People who move frequently from one form of temporary shelter to another. This category covers people accommodated in homeless services, people residing temporarily with family and friends and those using rooming houses on an occasional basis.

Tertiary homelessness: People who live in rooming houses on a medium to long-term basis. This type of accommodation typically does not have self-contained rooms and residents share bathroom and kitchen facilities. Rooming house residents do not have the security of tenure provided by a lease

Home ownership: Market housing that is privately purchased.

Housing Stress: Defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

Key workers: A term that broadly implies occupations necessary to the efficient functioning of a city and communities, particularly service industry workers. May include emergency workers, teachers, police, hospitality workers and cleaners.

Public Housing: Housing owned and managed by Homes Victoria. The government provides public housing to eligible Victorians including people who are unemployed, on low incomes, living with a disability or mental illness or who are at risk of homelessness.

Rooming houses: A property where four or more people can occupy the rented rooms and each has their own residential agreement. Rooming house operators must comply with minimum standards relating to privacy, security, safety and amenity.

Shared equity schemes: Schemes whereby the home buyer shares the capital cost of purchasing a home with an equity partner to allow lower income homebuyers to enter the private housing market.

Social housing: Social housing is an umbrella term that includes both public housing (government owned) and community housing (housing association owned). It generally indicates housing that involves some degree of subsidy. Social housing rents are typically a percentage of household income.

Specialist homelessness services: Funded by Federal and State governments and delivered by non-government organisations to people who are homeless or at risk of homelessness, including crisis accommodation and assistance.

Supported accommodation: A type of housing that provides higher level care and support for people with particular needs, including people with a disability and older people.

Supported Residential Services (SRS): Privately operated businesses that provide accommodation and support for Victorians who need help with everyday activities. Each SRS determines the services it offers and its fee structure.

Transitional housing: Short-term accommodation funded by the Victorian Government as a temporary option before a person moves to permanent housing in social housing or private rental market.

Victorian Housing Register: A single online platform that consolidates applications for social housing across Victoria for both community and public housing. Eligibility is based on income, and specific categories of higher need which elevate the priority of an application.