

# AFFORDABLE HOUSING STRATEGY



Casey City Council has a long-term vision of making Casey Australia's most liveable city. Affordable housing is a key element of a liveable community.

THE PURPOSE OF THE STRATEGY IS TO:



Establish and detail Council's roles in increasing the supply of affordable housing



Guide the planning of future affordable housing



Inform an action plan that guides and monitors Council's implementation of the Strategy

**ADVOCATE**  
OBJECTIVES

**PARTNER**  
OBJECTIVES

**FACILITATE**  
OBJECTIVES

**12%**



of all new dwellings built in Casey would need to be affordable housing to meet the total estimated future affordable housing need by 2041

**10,200 AFFORDABLE HOUSING DWELLINGS REQUIRED BY 2041**

**1,285  
PEOPLE**

were homeless in 2016 in Casey, a 37% increase from 2011



**5,655  
HOUSEHOLDS**



in Casey were estimated to have an unmet need for affordable housing in 2019

## ADVOCATE

### OBJECTIVES



**Advocate for improved  
policy on affordable  
housing**

**Advocate for increased  
investment in affordable  
housing**

**Advocate for increased  
provision of homelessness  
services and associated  
accommodation**

### ACTIONS

- ✓ Advocate to the State and Federal Governments as well as to the private market to increase the investment in affordable housing within Casey including:
  - a. Additional affordable housing stock.
  - b. Implementation of innovative delivery mechanism across all levers.
  - c. Ensuring all surplus Government land being redeveloped for residential or mixed land uses includes the delivery of affordable housing.
- ✓ Advocate to State and Federal Governments to address homelessness within Casey, providing homelessness services, emergency accommodation and housing transition pathways for all the community.
- ✓ Advocate for policy and legislative change to enable local governments to require affordable housing contributions in the Casey Planning Scheme. This includes investigating mandatory measures such as:
  - a. Inclusionary zoning.
  - b. Development contributions.

## PARTNER

### OBJECTIVES



**To support the formation of partnerships to ensure Casey residents have access to housing and homelessness services and information.**



**To inform and educate the community about the importance of affordable housing and foster support within Casey for this essential infrastructure.**



**To enhance the planning system operating in Casey to facilitate affordable housing outcomes.**

### ACTIONS

- ✓ Council to work with the State and Federal Government to identify public land that could be used to facilitate affordable housing outcomes through scoping partnerships.
- ✓ Implementation of the Regional Local Government Homelessness and Social Housing Charter.
- ✓ Council to work with the community to raise awareness of housing stress and the importance of affordable housing within Casey.
- ✓ Council to work with private proponents to negotiate affordable housing outcomes appropriate for each site.
- ✓ Council to publish information on affordable housing on Council's website.
- ✓ Council to establish a clear understanding of affordable housing needs within Casey to support affordable housing negotiations, service delivery needs and advocacy.
- ✓ Council to work with housing and homelessness service providers to ensure Casey residents have access to services through:
  - a. Identifying service gaps to support vulnerable residents.
  - b. Promoting services to the community.
  - c. Assisting with grant applications.
- ✓ Council to work with other Councils to share resources and knowledge to support affordable housing outcomes.
- ✓ Council to undertake a review of planning schemes and previous successful affordable housing negotiations to identify how affordable housing is best facilitated.

## FACILITATE

### OBJECTIVES



To enhance Council's capability to support the delivery of affordable housing

To investigate opportunities to provide affordable housing on Council-owned land

To monitor and report on affordable housing need and supply in Casey

### ACTIONS

- ✓ Council to determine how to manage affordable housing contributions.
- ✓ Council to investigate opportunities for the inclusion of affordable housing in the Strategic Utilisation of Council Owned Land (SUCOL) program.
- ✓ Council to build staff knowledge of affordable housing and implementation mechanisms.
- ✓ Council to establish a Project Action Group consisting of Council officers whose responsibility is to develop an evaluation plan, monitor and execute the actions contained within this Strategy.