



Action 1

Grow the proportion of community housing stock to 35% of all social housing stock by 2014

The Federal and State Governments have already recognised the benefits of community housing. The sector is more responsive and “light on its feet” and the growth engine of affordable housing will be delivered through community housing providers. Currently, community housing comprises just under 15% of total social housing stock. Through mechanisms such as capital funding of new homes, NRAS and private/community housing sector partnerships, CHFV believes this target is achievable and will go a long way to addressing the housing affordability crisis that currently exists in Victoria.

Action 2

Release an appropriate level of State Government land to support the growth of community housing stock across Victoria

There is potential across the State to unlock significant parcels of underutilised and often derelict land that could make a valuable contribution as sites for community housing development. Recent work suggests that Melbourne’s future growth requirements can be met within existing boundaries by smarter use of available land. The strategic release of Government land offers dual benefits of keeping low income households close to transport, services, and workplaces, as well as ensuring community housing development is not pushed to the urban fringe.

Action 3

Legislate fixed term planning approval periods for community housing applications

Extended planning delays are commonplace and represent a significant threat to the viability of community housing projects. The prospect of long delays on the basis of planning objections is a significant deterrent for any organisation growing community housing in the State. Fixed term planning approvals provide greater certainty to housing associations and local residents/businesses while also allowing for adequate community consultation on specific projects.

Action 4

Provide incentives at the Local Government level to create a development environment that supports the growth of community housing

Local Government are currently restricted in their capacity to influence the supply of affordable housing in their municipality. State Government have several potential mechanisms that can empower local governments to exert greater influence on development of affordable housing. One approach, for example, would be to place a levy on residential, commercial and industrial developments. The City of Port Phillip’s modelling indicates there would be no adverse market impact for such a scheme.

Action 5

Mandate the requirement for affordable housing tenancy management accreditation to enable quality-assurance standards for tenancy management.

The majority of rental properties in Victoria are managed by landlords and businesses that have no training or accreditation in tenancy management. As part of the reform process in helping better manage the private sector's engagement with low income tenants, CHFV proposes mandated accreditation for tenancy management. CHFV will undertake to deliver the accreditation program in partnership with government departments such as Consumer Affairs and DHS and relevant peak industry bodies.

Action 6

Fully support the *One Million Homes* campaign

An official partner of the *One Million Homes* campaign, CHFV supports the comprehensive retrofit of one million Victorian concession card holder's homes over five years. The program will achieve energy efficiency improvement and water savings leading to a lower carbon footprint for Victoria and improved household amenity and substantial cost savings for tenants.

Action 7

Fund Transitional Housing Managers to increase their capacity to contribute to homelessness prevention and early intervention as part of "A Better Place: Victorian Homelessness 2020 Strategy"

CHFV believes that we can't solve homelessness without a home and is committed, along with CHP, to halving homelessness by 2020. CHFV welcomes the thrust of the Government's vision for solving homelessness and supports the aim of finding the most effective ways of doing this. The Transitional Housing Management Program and provision of HEF are primary vehicles for homelessness prevention and early intervention. Effective capacity gains could be achieved by strengthening the Opening Doors program through additional funding and resources for Initial Assessment and Planning (IAP). State Government has an opportunity to strengthen these services by allocating a portion of \$42million made available through the H2020 Strategy.

Action 8

Transfer tenancy management of 150 public housing properties and to small and medium registered community housing providers

Small to medium-sized registered housing providers are seeking to strengthen their governance and operations through achieving the management of a critical number of properties. This number is relative to the nature of their business. If properly applied, this will enable CHFV to pursue its objective of strengthening the long term viability and diversity of these organisations within its membership.