Playing to our Strengths
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A collaborative view

Shared mission:
To provide good quality, affordable housing to those who need it.
Victorian Housing Associations are:

- Regulated by the Victorian Housing Registrar
- Must meet rigorous standards to maintain their registration
- Are expected to leverage their assets to support growth
Affordable Housing in Victoria

- Lowest proportion of social housing in Australia - 3.4%
- Increasing demand from a wider range of households
- Housing Associations do not receive:
  - Operational funding for long term housing
  - Preferential treatment in development approvals
Housing Associations can. . .

- Provide better ‘bang’ for ‘buck’
- Stretch supply affordable & diverse
- Hold & ‘recycle’ subsidy in perpetuity
- Ensure low running & maintenance costs
- Regenerate communities & build capacity
- Provide a stable long term rental tenure
- ‘Honest broker’ between commercial developers & State/Local Government
# 3 key strategic risks

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<tr>
<th>Risk</th>
<th>Ideal</th>
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<tbody>
<tr>
<td>Inability to keep pace with growing and broadening demand</td>
<td>Pipeline of development opportunities</td>
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<td>Easily replicable partnership arrangements.</td>
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<td>Unrealistic expectations of HA delivery and lack of subsidy to address viability shortfall</td>
<td>Opportunities to create value which HAs reinvest into affordable housing outcomes</td>
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<td>Regular &amp; predictable subsidy sources (housing bonds, grants).</td>
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<td>Ad hoc arrangements</td>
<td>Consistent regulatory framework across Australia.</td>
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“Excellent model of how private and social housing can work well together,........The outcomes of this site - financial, social and physical - set a benchmark for other affordable developments”
Herbert St, Dandenong, Victoria
The Mariner, Docklands

• The eight storey development comprises 113 apartments. Housing Choices retained 85 of the apartments and sold the remaining 28 apartments to the private market.

• This modern, well-designed apartment block offers people on fixed, low and moderate incomes affordable housing in a prime inner city location alongside other Docklands residents and workers.

• It provides key workers with quality housing within easy access of transport and jobs and has seven disability units with customised bathrooms and kitchens.

PROJECT DETAILS

Client group: Key workers and tenants on fixed or low incomes
Location: 453-463 Docklands Drive, Docklands, Melbourne
Type: 85 apartments (42 x one bed and 43 x two bed)
Cost: $43 million
Bendigo, Victoria

SIDNEY MYER HAVEN

East Elevation 1:100

South Elevation 1:100
Carrum Downs, Victoria

WATTLEWOOD
Neighbourhood renewal & mixed tenure developments

- 6 public housing sites in Ashwood & Chadstone
- Private housing & social housing
- 282 dwellings: 210-social housing 72-private
- PPHA office on site
- Integration of communal, community and commercial spaces
- Establishment of social enterprise
Air Rights Development

- City of Port Phillip provided air rights
- 27 1-bedroom units in air space above 25 space council owned car park
- No car spaces or amenity loss to community

- Balaclava
- 31 unit rooming house above 22 space council owned car park
- No car spaces or amenity loss to community