



# REALISING AFFORDABLE HOUSING OUTCOMES THROUGH THE PLANNING SYSTEM

NATIONAL HOUSING CONFERENCE  
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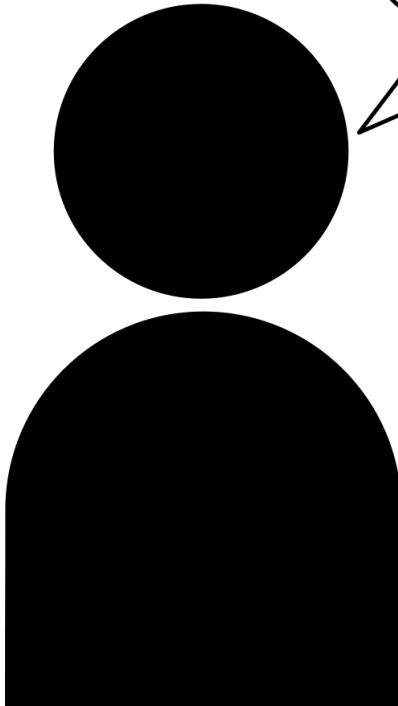
Director

Affordable Development Outcomes

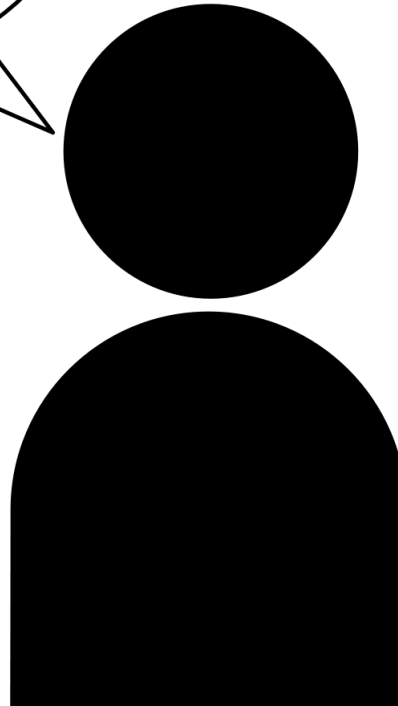


AFFORDABLE DEVELOPMENT OUTCOMES

# “INCLUSIONARY ZONING”



Just mandate it.  
Make the developer  
pay!



It's a tax!  
House prices will  
go up.



# AUSTRALIAN SITUATION

“In contrast to international practice, to date there has been only sporadic and localised implementation of planning approaches for affordable housing in Australia”

Gurran et al (2008)

Gurran, N., Milligan, V., Baker, D., Beth Bugg, L., Christensen, S. (2008) *New directions in planning for affordable housing: Australian and international evidence and implications*, AHURI Final Report No. 120, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/120>.



# EXAMPLES OF 'INCLUSIONARY ZONING' APPROACHES APPLYING TO PRIVATE LAND

## Mandatory requirement, no planning incentive

- Parts of Sydney
- ACT\*

## Mandatory requirement, offset by planning incentive

- SA

## Voluntary system, planning incentive

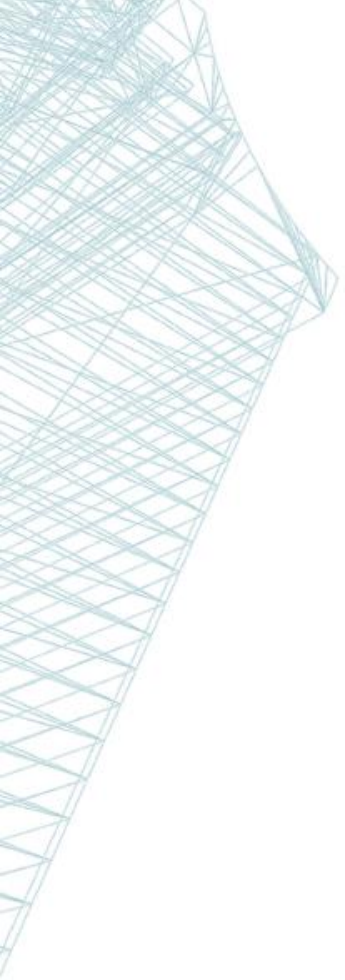
- SA
- Parts of Melbourne
- Parts of Sydney
- Parts of WA

## 'Voluntary system', no clear planning incentive

- Increasing in Melbourne
- Other?

\* Note the land tenure system in ACT – not technically requirement on privately owned land





**“Obstacles don’t have to stop you. If you run in to a wall, don’t turn around and give up. Figure out how to climb it, go through it, or work around it”**

Michael Jordan



# SUGGESTED BARRIERS

1. Common starting point
2. Knowledge
3. Adversarial planning system and perceptions of affordable housing
4. Fragmented and underfunded affordable housing 'system'
5. 'Other' including slow and difficult system change; disconnect between government and industry, theory and practice; 'Political will'



# BARRIER 1: COMMON STARTING POINT

- Does the planning system have a role to play? What role?
  - Ideological differences
  - Opposed as considered a means of cost shifting on to the private sector
  - Affordable housing traditionally seen as a problem for the public housing agency to address
  - Argument that land use planning focus on spatial distribution, not housing tenures





# BARRIER 2: KNOWLEDGE

- Limited cross-Government and community knowledge about:
  - Structure of planning system approaches in operation
  - Development economics
  - What is affordable housing
  - Not-for-profit community housing sector
- Gaps in for-profit development industry and NFP sectors understanding of each other
- Agreed economic base





# BARRIER 3: ADVERSARIAL SYSTEM

- Planning systems tend to be characterised by conflict
- Reactive community 'engagement'
- Negative community perceptions about affordable housing and density



# BARRIER 4: FRAGMENTED & UNDERFUNDED SYSTEM

- Historic lack of other Government investment in affordable housing
- No clear incentives that relate to planning approval
- Not a true system – difficult for community to relate and understand



# BARRIER 5: THE OTHER REASONS

- System change is never easy
- Divide between governments and the for-profit development industry and not-for-profit housing sector
- ‘Political will’?:
  - Priority of affordable housing
  - Planning already highly contentious – NIMBYism as a political force
  - Perceptions about inclusionary zoning
  - Fear of developer backlash, impact on supply.



# WAYS FORWARD

1. Keep up the fight!
2. Build and share knowledge, increase capacity
3. Engage
4. Communication
5. Collective action



# ADVOCACY, EDUCATION,

- HousingAIM: Affordable, Inclusive Maribyrnong
  - Community group
  - Part knowledge building, part advocacy
  - Participate and challenge current system of planning debate





# INDUSTRY COLLABORATION

**AFFORDABLE  
HOUSING  
INDUSTRY  
ADVISORY  
GROUP**



# QUESTIONS

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