Transforming Housing
Affordable Housing for All
Council for Homeless Persons
September 18, 2015
A partnership since March 2013, convened by researchers in planning, architecture, urban design and construction, using a *deliberative planning* approach to improve housing affordability and quality outcomes.
Partnership approach - funders & research partners

- **University of Melbourne**
  Carlton Connect (interdisciplinary research initiative), Melbourne School of Design, Melbourne Social Equity Institute

- **Private developers**
  Urban Development Institute, Property Council, Australand

- **Community Housing**
  Housing Choices Australia, National Affordable Housing Consortium

- **State govt**
  Places Victoria, Metropolitan Planning Authority, Office of the Victorian Government Architect

- **Local govt**
  Melbourne, Port Phillip, 14 others

- **Investors**
  Lord Mayor’s Charitable Foundation, ISTP Super, BankAustralia

- **Design / policy advice**
  MGS, SGS
Interdisciplinary Research Team

- **Carolyn Whitzman**, Professor of Planning
  Deliberative planning and social justice

- **Clare Newton**, A/Professor of Architecture
  Design competitions

- **Alan Pert**, Professor of Urban Design
  Housing expositions

- **Don Bates**, Professor of Architecture
  Complex public projects

- **Georgia Warren Myers**, Lecturer in Property
  Property valuation and financing of affordable housing

- **Andrew Martel**, Lecturer in Construction Management
  Disability inclusive housing design

- **Sarah Backhouse**, Architect, Founding CEO of PrefabAUS
  Design and Construction Innovation

- **Alexander Sheko**, Research Associate
  Policy and financing
The problem: housing affordability and quality

• **TWO CITIES** Rich, well-serviced inner city high rise apartments and sprawling, poorly serviced outer suburban sprawl (SGS Economics and Planning, Dodson and Sipe, 2008)

• 88% of private renters in the lowest income quintile pay over 30% of their income on housing, and 31% pay over 50%, placing them in severe housing stress (Hulse et al, 2015)

• In 16/31 municipalities, over 95% of appropriately sized dwellings on the private rental market are unaffordable to households reliant on Centrelink (welfare) payments (DHS, 2014).

• Melbourne’s population projected to double by 2060, meaning need for at least 2 million new dwellings (ABS, 2013)
• Interviews with housing decision-makers in Melbourne
  *What are the barriers? How to overcome them?*

• Study Tour / Interviews with ~60 key housing decision-makers in San Francisco, Portland, Vancouver, Toronto and New York
  *How do you innovate? How do you work in partnerships?*

• Developing and testing workable options
  
  *Through options papers, interdisciplinary studios, and capacity-building workshops*
1. **A 10 year state government housing strategy** that covers the entire affordable housing continuum, with local government targets

![Housing Targets 2012 - 2021](image)

**Source**: City of Vancouver, 2012
2. **Inclusionary Zoning**

All new development has a proportion of units (12-50%) for low and moderate income households.

*Source* Harvard Kennedy School, PolicyLink.info
3. **Density bonusing**

Providing a greater height or increase in units for community amenity such as affordable housing (or school in ground floor)

*Source* Reports New York City; City of Vancouver
4. **Eliminating regulatory barriers** to low cost housing, e.g. reducing parking provision, encouraging laneway housing

[Image Source](http://themacnabs.com/laneway-house-a-new-way-to-increase-your-property-value/)
5. Direct government funding and/or tax credit for social housing

6. **Incentivise philanthropic sector investment in social housing**

Atira Women’s Housing, Vancouver.

Summer Foundation Housing, Gipps St, Abbotsford.
7. **Using government land** to build social housing

Kyme Place, City of Port Phillip Image: The Age

Woodward’s Building, Vancouver. Image Source: wikicommons
8. Continuing to broker partnerships between key sectors (government, private sector, philanthropy) to develop affordable housing policy and projects
9. Scaling up design and construction innovation such as modular construction and other prefabricated systems
10. An international ‘Solutions Competition’
with 3-5 demonstration projects across Melbourne, to showcase innovations in policy, finance, design & construction

Bo01 Malmo, Sweden.  Image Source http://ecocitylab.org/field-trips.html
The next steps: Four Linked Activities

• **IDEAS COMPETITION** in 2016
  LEADING TO A **HOUSING EXPOSITION** in July 2018
  Tangible projects that will demonstrate innovation in finance, policy and design

• **GETTING THE PUBLIC ON BOARD**
  Community engagement in sites, public events, strong social media presence

• **PARTNERSHIPS AND COLLABORATION**
  Sectoral and cross-sectoral workshops and training

• **RESEARCH INTO ACTION**
  Documenting local and international precedents for innovation in affordable housing provision, and the project itself

LRT Extension project, Edmonton (4LRT.ca) . The Commons, City of Moreland (The Age)
• Question isn’t ‘**what to do**’
  Lots of evidence-based research

• **It is ‘how to get there from here’**
  Deliberative consensus building and partnership development

• **University as mediator**
  Creator of *safe spaces* to share ideas and build partnerships based on trust and mutual interest

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