

# Alpine Shire Affordable Housing Action Plan

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November 2022

This report has been prepared with the assistance of UrbanXchange who have provided bulk of the research and analysis on affordable housing issues in Alpine Shire. Atop of the research data, UrbanXchange have outlined options available to Council to consider and further explore to provide affordable housing in Alpine Shire.

# URBANXCHANGE

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June 2022	0.1	Draft
November 2022	0.2	Revised Draft
December 2022	1.0	Final copy for noting

# 1. Action Plan

Housing affordability and availability is a significant issue that is expected to continue to impact the economy and housing security in Alpine Shire.

The prepared Affordable Housing Analysis and Research Report highlights findings and opportunities that could be progressed to overcome some of the affordable housing issues currently experienced in Alpine Shire. Opportunities are identified in this document as Actions that could be progressed to assist to address current issues.

Actions have been grouped into three themes:

- Coordination and facilitation
- Planning
- Advocacy

The tables on the following pages summarise the Actions as recommended in the Affordable Housing Analysis and Research Report by theme. The Actions highlighted in **bold** have been identified as potentially providing the greatest impact and should be progressed and delivered in the short-term (during the current term of Council to 2024). It is recommended that Council directs resources toward completing these discrete Actions.

<b>Action Plan Action #</b>	<b>Theme: Coordination and Facilitation</b>
1	Continue working with Community Housing Providers such as Beyond Housing to identify where opportunities exist for the development of social housing on Council land and progress identified projects through the various stages
2	Extend upon the land identification completed to date to identify locations (such as Council owned carparks and/or above existing buildings such as the Senior Citizens Centre in Bright) where air rights or surplus land around buildings may be able to be provided to enable development of affordable housing
3	Liaise with the State Government and Community organisations where surplus land has been identified as potentially suitable for affordable housing. Identify state government land with existing public housing and work with state government to encourage redevelopment of those sites to medium density housing
4	Investigate opportunities of consolidating ageing community assets at alternative locations to where they currently exist and where land is made available, explore the potential for development of affordable housing, particularly in locations close to activity centres
5	Develop a policy around Council's approach to selling, gifting or vesting Council owned land to affordable housing providers
6	Council could commence planning the future use of the Bright and Myrtleford Caravan Parks once the leases expire. This may be retaining them as caravan parks. Council could also consider utilising some or all of the sites for the development of affordable and key worker housing
<b>13</b>	<b>Council could facilitate the provision of temporary accommodation for key workers on suitable sites (such as Council caravan parks)</b>

<b>Action Plan Action #</b>	<b>Theme: Planning</b>
7	Include the development of planning scheme policies that supports key worker and affordable housing in the scope of the Housing Strategy or Structure Planning briefs.
8	Include the identification of medium density opportunities in residentially zoned areas in Alpine Shire in the scope of the Structure Planning or Housing Strategy briefs.
9	Identify potential rezoning sites that could make an affordable housing contribution through the Land Development Strategy and ensure that appropriate planning controls are developed to collect the contribution
10	Include identifying preferred lot sizes for subdivisions within walking distance of Bright, Myrtleford and Mount Beauty to encourage a greater diversity of lot sizes in the scope of the Housing Strategy brief.
11	Council officers should consider the advice received and application of a Section 173 agreement when development applications are received.
16	Council should continue to engage with the State Government to provide feedback about the difficulties with resourcing strategic planning and the delays to planning processes to release and develop land for housing, and what financial support and expertise is needed to overcome this.
19	Invest in and prepare a range of guidance material for developers and run information sessions to encourage the development of alternative and affordable that are more affordable

<b>Action Plan Action #</b>	<b>Theme: Advocacy</b>
12	<b>Council should advocate to the State Government to explore and introduce controls to manage the use of dwellings for short-term accommodation through a permitting system</b>
14	<b>Council could work with regional partners to establish an affordable housing specific advocacy program</b>
15	<b>Council could advocate to other councils in the North East, statutory service agencies and State Government to collaborate and develop a detailed regional settlement and infrastructure plan</b>
17	Advocate to State and Federal Government for a build to rent program
18	Advocate to government to address current financial penalties applied to visa holders purchasing property to live in whilst working in rural areas