

Housing **O**ur **P**eople in our **E**nvironment

Hope Strategy Update – October 2007



Update

28 September 2007

Released for public consultation 24 October 2007

Housing our People in Our Environment (HOPE) Strategy- Update, September 2007

Adopted by Council in June 2005, the HOPE Strategy is the blueprint for a wide range of Council and community actions related to increasing the supply of affordable and community housing. The June 2005 report is now referred to as **Volume 1**.

Progress on Plan Change 24: Affordable and Community Housing meant that the Strategy needed amended to incorporate a set of Guidelines (which now form **Volume 2** of the HOPE Strategy):

Part A: Applicant Eligibility Criteria

Part B: Guidelines for Development

Part C: Retention Mechanisms

Part D: Affordable and Community Housing- Demand, Allocation and Implementation Report

Part E: Methodology for Affordable Housing Impact and Mitigation Statement

Part F: Definitions

Through the above additions, the HOPE Strategy (September 2007) continues to function as the primary guidance for the public, those developing housing, and planners reviewing developments with regard to Affordable and Community Housing. Unless specifically modified, all provisions of the original HOPE Strategy (June 2005) remain valid.

Changes to existing wording in the HOPE Strategy

Volume 1

DRAFT

The following are changes to the wording of the existing HOPE Strategy that are proposed as part of this update. Additions are shown as underline.

3. GOALS OF THE AFFORDABLE HOUSING STRATEGY

3.1 The Overall Goal

1. *To increase access to quality, affordable housing that is integrated into the community so as to support the community's outcomes related to the sustainable economic, social and environmental development of the QLDC area.*

“to increase access” means to enact measures that

- *prevent the demand for Affordable and Community Housing from increasing beyond the levels measured in 2006; and*
- *enable 70% of the District workforce which is in need of and eligible for Affordable and Community Housing to live within the QLDC area by 2016.*

This goal reflects three main ‘pillars’ of a long-term sustainable affordable housing strategy. At a high level, the Strategy needs to signal that it is not just a matter of increasing the supply of affordable housing. Affordable housing also needs to be of good quality and integrated into the community.

Quality therefore refers to:

- the suitability of the dwelling to meet the specific needs of the household, in terms of size and layout; and;
- the quality of the design and construction of the dwelling and its facilities and services, including reasonable physical condition, energy efficiency and privacy.

Integration therefore refers to:

- the suitability of the location enabling the household to access employment, shops, schools and community facilities without long trips by car; and

- all suburbs and settlements having some affordable housing, avoiding an over-concentration of affordable housing in some areas.

3.2 Three Additional Specific Goals

2. To facilitate initiatives to increase the supply of affordable quality housing for rent to seasonal workers, as an end in itself, as well as the flow- on benefits it will bring to the long term rental market.
3. To significantly increase the supply of quality, affordable, and secure rental property to meet the needs of committed local residents, employed in key industries that are important to the economic and social wellbeing of the community.
4. To support development of the owner occupier housing market for committed local residents employed in key industries that are important to the economic and social wellbeing of the community, and to ensure the retention of this housing as affordable housing.

(continues as previous)