

## Diverse and affordable housing

### Policy scope

This policy affirms the City of Fremantle's commitment to encouraging diverse and affordable housing development across the City.

It provides a set of principles to guide planning and development decisions and draws from the City's strategic vision (City of Fremantle, Strategic Community Plan 2015-25). It links to the local planning scheme.

The objective is to ensure that there is provision of housing which is diverse and affordable to meet the current and future needs of the City's residents.

### Policy statement

The City wishes to respond to the housing affordability issues impacting upon the City's residents in ways that effect future developments across the City, to increase the amount of affordable and diverse housing options. To achieve this, the City will implement actions that expand its role in facilitating and enabling diverse and affordable housing development that meets the needs of current and future residents. These include:

#### 1. Research and cooperation

Collect data and information on affordable housing needs within the City and periodically monitor performance on housing affordability and diversity across the City.

Liaise and cooperate with local housing providers to identify, develop and facilitate affordable housing projects across the City.

#### 2. Facilitation of affordable and diverse housing through the planning system

Maintain provisions in the planning framework to:

- 2.1 Facilitate the development of small secondary dwellings available for independent rental.
- 2.2 Encourage a percentage of large mixed use or residential developments being set aside for affordable housing through:
  - a. mandatory minimum affordable and diverse housing provisions,

- b. development incentives such as density bonuses to provide further diverse and affordable housing outcomes,
- c. direct provision by affordable housing agencies or participation in shared equity or national rental affordability schemes.

### 3. Direct use of public land and assets for affordable housing

Consider the provision of affordable housing, including opportunities for living and working spaces, in large development projects on City owned land including, but not limited to, the Knutsford Street Depot Site and Lefroy Road Quarry Site.

Consider supporting temporary use of surplus public land and reserves in suitable locations to accommodate low cost housing pending requirement for its longer term reserved purpose.

### Definitions and abbreviations

**Affordable housing** refers to housing where people on low or moderate incomes pay no more than 30% of gross household income on rental or mortgage payments.

This is distinct from **social housing** which is predominately defined as public housing provided for people who register with the Department of Communities for housing assistance. Affordable housing is generally for people who are working, may have applied for public housing but do not qualify yet suffer housing stress.

**Diverse housing** refers to dwelling and lot size, density, dwelling types (units, apartments, student housing, etc), design features, tenure, adaptability and affordability.

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