



Hobsons Bay
**AFFORDABLE
HOUSING TRUST**

HOBSONS BAY AFFORDABLE HOUSING TRUST ANNUAL REPORT

**HOUSING CHOICES AUSTRALIA
AS TRUSTEE FOR HOBSONS BAY AFFORDABLE HOUSING
TRUST**



Housing Choices Australia Limited
ABN 23 385 731 870

National Office
Level 3, 350 Queen Street
Melbourne VIC 3000

P 1300 312 447

CONTENTS

Purpose	3
Background	3
Prepared by Housing Choices Australia as Trustee.....	3
Approved by	3
Executive Summary	3
Trust financial acquittal	4
Outcomes	5
Key Terms	9

Purpose

As Trustee of the Hobsons Bay Affordable Housing Trust (Trust), Housing Choices Australia (Housing Choices) manage the assets of the Trust and report to Hobsons Bay City Council (Council) annually on the activities of the Trust and its progress against defined objectives.

The Annual Report provides a fulsome update on progress against the deliverables, objectives, and performance indicators of the Trust's Year One Business Plan.

Background

Hobsons Bay City Council created the Hobsons Bay Affordable Housing Trust to enable the delivery of affordable housing within Hobsons Bay in a flexible and sustainable way.

The key objective of the Trust is to create and provide affordable housing that meets the needs of the Hobsons Bay community.

In 2016 Council adopted an Affordable Housing Policy Statement, and a key action of the policy was the establishment of the Trust. This document provides an overview of the process and mechanisms for implementing the Trust.

Prepared by Housing Choices Australia as Trustee.

Executive Summary

The first year of operations saw positive engagement and outcomes. Regular fortnightly meetings between Housing Choices and Council (Partnership Group) were held to discuss key actions and activities of the Trust, and collaborative workshops with Council, Housing Choices and external stakeholders were initiated when required.

Key achievements and highlights of the Trust activities for Year 1 include;

- Trust registered with Australian Charities and Not-for-profits Commission (ACNC)
- Proposed project funding application submitted
- Council resolved to sell the proposed land to Housing Choices Australia (HCA) as the Trustee of the Trust for non-monetary consideration in accordance with section 114(2)(b) of the *Local Government Act 2020* subject to certain conditions
- Encouraging interactions with developers regarding Affordable Housing Contributions
- Created Trust specific information, including testimonials and general communication material
- Community consultation involvement and presentation
- Establishment of Trust governance that includes an Advisory Committee
- Adaptation and strategic planning review to ensure best outcome for Trust and development.

HOBSONS BAY AFFORDABLE HOUSING TRUST ANNUAL REPORT YEAR 1

The Year Two Business Plan will be prepared in September 2023 and there will be a focus on strategic planning, growth opportunities, including identifying future pipeline development sites and financial growth of the Trust.

Opportunities for Year Two:

- Funding outcome announcement and progression of relevant documentation and agreements, development documentation and planning processes
- Further develop the Trust brand identity and collateral to promote developer and community awareness of Trust
- Increase funding opportunities
- Develop long-term operational strategies for the Trust and cashflow generation
- Investigating debt strategies to enable acquisition and fund developments
- Identifying future sites
- Establishing Trust policy for the consideration of affordable housing contributions, such as when the Trust will consider cash or dwellings, negotiations processes and partnership opportunities.

Trust financial acquittal

As the Trust has received no funds in the first-year activities there was no requirement for a financial audit. From Year Two a financial audit will be prepared and submitted as part of the Trust Annual Report.

HOBSONS BAY AFFORDABLE HOUSING TRUST ANNUAL REPORT YEAR 1

Outcomes

The Trust Year One Business Plan had thirteen Key Performance Measures and this Report provides outcomes an action on each one.

No.	Actions	Status	Achievements	Happening Next
1)	Prepare Annual Report Year 1	Complete		
2)	Business Plan Year 2	Developing Year 2		Will be delivered October 2023
3)	Housing Trust Partnership	Established	A core team of representatives from both Council and Housing Choices (the Partnership Group) was established at Trust inception and holds regular fortnightly workshop meetings to discuss key actions and activities of the Trust, and collaborative workshops with Council, Housing Choices and external stakeholders were initiated when required.	
4)	Development Sites	Ongoing	No additional development sites have been progressed during year one activities. At this early stage in the Trust development, new development opportunities are unlikely to be feasible, but the business plan provides a pathway for development activity at a later stage.	The ability to purchase land and explore developments opportunities has been restricted during year one, as there are no cash reserves in the Trust. Once cash reserves are available, they can then be used to undertake site due diligence investigations for sites available for purchase, and to contribute to land/development costs.
5)	Epsom Street Project Progress Update	Awaiting announcement	A project was submitted for State Government funding.	If the project is successful and receives funding, the project will

HOBSONS BAY AFFORDABLE HOUSING TRUST ANNUAL REPORT YEAR 1

No.	Actions	Status	Achievements	Happening Next
6)	Epsom Street Project Funding Opportunities	Awaiting announcement	To support the submission the Partnership Group has developed conceptual designs and preliminary planning advice regarding the proposal and adverse possession.	<p>be progressed. The process will be led by Housing Choices' Development Team in accordance with funding obligations. Agreements and required documentation will be reviewed and executed to secure project funding and debt, and the land transfer to the Trust</p> <p>If unsuccessful, other funding opportunities will be explored. This may include future funding rounds of the Social Housing Growth Fund or the Federal Government's Housing Australia Future Fund (HAFF) and Housing Accord.</p> <p>Specifics of how HAFF and Accord will operate are not yet known but the Federal Government has committed to funding 50,000 social and affordable dwellings in conjunction with the States and institutional investors.</p>
7)	Other Funding Opportunities	Ongoing	No additional funding opportunities were secured in year one activities; however, the Partnership Group did engage in numerous discussions regarding Section 173 agreements and negotiations to	<p>The Trust will continue to explore available funding opportunities with State and Federal Government and also investigate Philanthropic grant</p>

HOBSONS BAY AFFORDABLE HOUSING TRUST ANNUAL REPORT YEAR 1

No.	Actions	Status	Achievements	Happening Next
8)	Trust Brand Identity	Complete	enable developer contributions to the Trust. Logo developed	funding, donations and gifts as options to generate cash reserves, along with continued engagement with developers regarding contributions to the Trust Develop supporting communication material
9)	Stakeholder Engagement	Ongoing	During the year one activities, the Partnership Group engaged with various stakeholders: <ul style="list-style-type: none"> • CEO and Executive Leaders from Council and Housing Choices • State Government • State Revenue Office and Department of Treasury and Finance • Councillor Engagement 	
10)	Community Engagement	Complete	Housing Choices lead a community consultation session about the organisation and a video about our residents and the way Housing Choices creates inclusive communities, presented in person by General Manager, Melissa Palframan. Housing Choices produced a resource booklet <i>What is Community Housing</i> for the Trust and provided local resident	Develop targeted community engagement ending Epsom Street announcement Draft Community Engagement Strategy for Housing Trust residents and communities to be finalised

HOBSONS BAY AFFORDABLE HOUSING TRUST ANNUAL REPORT YEAR 1

No.	Actions	Status	Achievements	Happening Next
11)	Industry Engagement	Ongoing	testimonials to support the purpose of the Trust. This included a video resident story	The Trust will continue to develop engagement strategies to ensure the Trust is an attractive option for developers and other groups to contribute or grant funds to the Trust.
12)	Local Allocation Policy	Complete	Local Allocations Policy Drafted	Engagement with Federal government regarding the pledged HAFF, and discussions with State and Local Government regarding other potential future funding opportunities to grow the Trusts capabilities To be approved
13)	Government Owned Land	Investigating opportunities	Government-owned sites are being reviewed for suitability of future development opportunities.	Continue to review and identify suitable sites

Key Terms

Affordable Housing	Affordable housing refers to a range of subsidised housing types, including social housing provided by a not-for-profit and registered community housing providers, such as Housing Choices Australia.
Affordable Housing Contributions	The <i>Planning and Environment Act 1987</i> was also amended to enable a Responsible Authority to enter into a Section 173 Agreement with a landowner for the development or provision of Affordable Housing. Agreements/ Contributions providing for the provision of Affordable Housing are intended to be voluntary and at the discretion of a landowner.
Hobsons Bay Affordable Housing Trust	To deliver one of the key objectives of the Affordable Housing Statement at its June 2020 Ordinary Council Meeting, Council endorsed Housing Choices Australia Limited as Trustee of the Hobsons Bay Affordable Housing Trust. The Trust supports negotiations, planning mechanisms and controls for the delivery of affordable housing and supports the Council’s Housing Policy Statement commitment to ensure all households in Hobsons Bay can live in affordable, secure and appropriate housing that meets their needs, particularly those with low and moderate incomes.
Housing Choices Australia	Housing Choices Australia (HCA) was appointed as the Trustee in June 2020. HCA manages the Trust’s assets and reports to Council on its activities and its progress against defined objectives. Housing Choices is a leading national not-for-profit community housing provider, operating since 2008 and headquartered in Melbourne. It owns and/or manages affordable and social homes for people living on low to moderate incomes, who are older, or who live with disabilities. In Victoria, Housing Choices is registered and overseen by the Victorian Housing Registrar and conducts its property and tenancy management services in accordance with the Victorian Residential Tenancies Act. In addition to developing, managing and maintaining residential properties, Housing Choices also supports successful and sustained tenancies and employs integrated community development and engagement strategies to help create connected communities and neighbourhoods.
Hobsons Bay City Council	Trust Appointor
Registered Agency	A registered agency is a Housing Association or Housing Provider that is registered under the <i>Housing Act 1983</i> . These agencies are part of a regulated sector with access to government funding.