



Mayor Liz Pattison
Surf Coast Shire Council
PO Box 350, Torquay, 3228

COPY: Robyn Seymour, CEO

8 August 2024

Dear Mayor Pattison,

Broadening the scope of Council-supported affordable housing problem-solving in Lorne

As you are aware, Friends of Lorne has been active in steering a series of public webinars in 2023 about housing affordability in Lorne, in collaboration with the Committee for Lorne. Since then, we have been investigating a number of housing options, with our preference being for options which use existing housing stock, given that 69% of our homes are not lived in permanently and using existing housing is **easier on the environment**.

We are looking forward to Alicia Hooper's work with Lorne from September onwards. We are also aware that \$40,000 has been earmarked to assist housing work in Lorne.

May we ask that the options for spending these funds remain open to support the broad range of choices we expect the housing working group to be considering?

Below is a quotation from the SCSC Affordable Housing Action Plan for Lorne. You can see that the specified work is quite narrow, which is why we are worried.

Explore options for an affordable housing project for key workers in Lorne.

Preliminary analysis completed to determine land suitability for the development of key worker housing in Lorne including options for the inclusion of housing within an integrated community precinct.

The SCSC Affordable Housing Action Plan for Lorne seems perfect for housing planning based on the time-honoured strategy of making more land available. But it does not include housing strategies that might seek to create rental incentives/disincentives (to get short term accommodation into the long term market) or options to create shared equity schemes by working with finance and investment planners. But that is the type of **new creativity** that housing solutions for the Surf Coast demand. And these options will require feasibility or pilot work.

Also please note that options which use existing housing stock (for rental or co-ownership) will be able to cater for a **bigger family size** than, say simply multi-unit dwellings on (for example)

the Lorne Community Connect site, an idea that we understand has been mooted but not yet presented to, discussed with or agreed by the community. Such a proposal needs must be for smaller apartments/units and singles or couples, whereas we are keen to develop options that suit larger families, such as a teacher, nurse, or police officer with a partner and 2-3 kids and 2 cars.

We therefore seek reassurance from you that there is no foregone conclusion about how the \$40k will be spent in Lorne and that the SCSC is willing to support creative new options that might not just be best for Lorne but could be replicated across the Surf Coast.

Thank you.

Yours sincerely,

Penny Hawe

Penny Hawe, President

www.friendsoflorne.org.au

PO Box 68, Lorne VIC 3232