

COMMITTEE FOR LORNE

Minutes of Special Housing meeting of Committee for Lorne. (DRAFT)
6 March 2024 at Stribling Reserve at 3.30pm

Present: John Higgins (chair), Peter Spring, Penny Hawe (minutes), Clive Goldsworthy Leon Walker, Alicia Hooper, Kate Sullivan, David Worth, Gary Allen

Apologies: Libby Stapleton, Ian Stewart, Mike Bodsworth

1. **Minutes** of the meeting 5 December 2024 were accepted. Moved PS. Seconded PH. Carried

2. **Action items.** We addressed the action items from the last meeting

<u>ACTION 1</u>	AH to provide information on the eligibility criteria to get on the social housing register in the SC and to advise how successful people on the waiting list are chosen for accommodation when it becomes available.	Done. See attached report
<u>ACTION 2</u>	AH to report further on what conditions are associated with what state government funding packages and which ones (if any) are being accessed by SCSC for which towns so far	Done. See attached report
<u>ACTION 3</u>	AH to provide information on the community preferences in Aireys regarding the proportion of units in Aireys to be set aside for social housing (as opposed to means-tested affordable housing). She will report on whether state government funding packages can adjust to these preferences, or not.	Done. See attached report. The community reference group agreed on a 50/50 split of social and affordable
<u>ACTION 4</u>	AH to provide an update on how Housing Choices will monitor and evaluate their projects. That is, will they keep tabs on who they attract, for how long, with what local impact eg, businesses and/or institutions (school/hospital) supported or sustained as a consequence of the presence of the worker/family.	Done. See attached report. It speaks generally to social return on investment. We might want more practical details like number of kids in the local school, number of people in local jobs etc
<u>ACTION 5</u>	PS to convey to SS our decision about wishing to discuss his proposal, our interest in a S173, and to keep us posted.	PS followed up with SS in December and said that SS was disinclined to bring the matter to the CfL housing meeting for discussion prior to the grant submission at the end of January. SS was not interested in a section 173.

<u>ACTION 6</u>	AH will share the link to the Regional Worker Accommodation Fund so that we can follow progress ourselves	Done. See attached report which includes the timelines.
<u>ACTION 7</u>	JH to invite GORCAPA to the table, regarding accommodation to workers.	Not done but may not be needed. LBTA liaise directly with GORCAPA with regards to workers accommodation each season. And if we are interested in GORCAPA land for housing, we can approach them on that occasion.
<u>ACTION 8</u>	AH will investigate whether spending data over time held by the SCSC (by the business development section) can be collated for Lorne and made available and useful to us.	Yes it can. For example, we can put in a request to see how much of the local spend can be estimated to be from part time homeowners (repeat spenders) and how much is from short term rentals or hotel stays (less frequent). See attached report. For example, older people/retirees account for 35.6% of the spend in Lorne - Anglesea. The proportion of the population >65 years is 17.2%.
<u>ACTION 9</u>	AH to supply further information and/or examples about communities investing their personal funds in local housing.	Done. See attached report. AH offered Mt Alexander Affordable Housing Trust as one example. DW has been researching this also and was less confident that Mt Alexander is viable.
<u>ACTION 10</u>	AH to investigate the possibility of church land being available in Deans Marsh	Deans Marsh land is not sewered, which limits its value for housing developments. Also the land cannot be developed due to its size.

AH's report also contains considerable detail about schemes to coax properties into long term rental, including capital gains tax incentives. JH thanked AH for the extensive work.

3. SCSC work to support Lorne Housing

We did not address the question as to whether the \$50k support from SCSC can only be spent on solutions seeking to build new on public land. But to help get a sense of what the community would/would not like to do in relation to SCSC funded work (which could bring in state funds, similar to the Aireys scenario) KS announced that her team would like to convene a special Lorne community meeting/s on this. She asked for names for invitations. A workable group size is about 15-20. The list was started and will be completed by email. KS would like to hold the first meeting in the next 4-6 weeks.

4. **Composition, process, structure and future of how we work as group.** This item has been held over in last two meetings and requires full discussion. JH proposed that the purpose of the working group was to guide the use of council funds/effort on housing and to monitor other developments/solutions as they arise.

The meeting ended at 4.45pm