
From: on behalf of Maurie Heaney
Sent: <MaurieH@melton.vic.gov.au>
Monday, 22 January 2018 4:08 PM
To: Housing Consultation
Subject: Re: FW: Release of the National Housing Finance and Investment Corporation Bill 2018 for public consultation
Attachments: FW Release of the National Housing Finance and Investment Corporation Bill 2018 for public consultation

Good afternoon

Some thoughts and comments in regards to the draft Bill and associated material:

- The NHIF and Bond Aggregator are positive steps forward in addressing the demand for increased supply of affordable housing. The City of Melton supports the Bill to establish the NHFIC and its functions. However, there will need to be considerations given about how the provision of funding will be regulated and made specific to each local government area based on their community's needs (e.g. housing diversity, accessibility).
- Considerations should also be given to the definition of financing critical infrastructure (as proposed in the NHIF), as social and community infrastructures such as schools, public transport, energy efficiency housing designs form a key part of liveability and sustainability of affordable housing.
- 'Developer agreements/inclusionary zoning' should be explored as part of the design of the NHIF and the role of NHFIC in this when administering the finance provision. At present, there are no regulatory mechanism in Victoria that requires proportion of new housing developments to be set aside for affordable housing.

Regards,

Maurie Heaney

General Manager Community Services | **Melton City Council**



