

FACT SHEET: ZONE IN CAMPAIGN – INCLUSIONARY ZONING

Zone In is the Eastern Affordable Housing Alliance’s (EAHA) advocacy campaign in the lead up to the Victorian State Election in November 2018.

The EAHA is calling on all political parties to commit to policies that will allow our most disadvantaged community members to access safe, secure and affordable housing.

A key policy commitment the EAHA is seeking is for Victoria’s political parties to commit to:

- Amend the *Planning and Environment Act 1987* to introduce mandatory inclusionary zoning at a rate of at least 10% on surplus government land and other strategy development sites.

What is inclusionary zoning?

Inclusionary zoning is defined by the Australian Housing and Urban Research Institute as “a land use planning intervention by government that either mandates or creates incentives so that a proportion of residential development includes a number of affordable housing dwellings”.

The mandatory model of inclusionary zoning requires that a number of affordable homes are included in developments of a condition of planning approval.

Why is the EAHA seeking the introduction of inclusionary zoning in Victoria?

For too long, Victorian Governments of all persuasions have zoned out of the conversation on inclusionary zoning.

With the gap between social and affordable housing demand and supply increasing to unacceptable levels, it’s time to take real action.

Introducing mandatory inclusionary zoning at a rate of at least 10% on all surplus government land and strategic development sites would guarantee a steady supply of new social and affordable housing across the state.

It will give certainty to Government, Councils and developers about what’s expected, and provide more opportunities for our most disadvantaged community members to access the safe, secure and affordable housing that they need and deserve.

Does it work?

Inclusionary zoning has been used extensively in San Francisco, London, New York and Vancouver.

Closer to home, South Australia has a mandatory 15% affordable housing requirement in all significant development projects, which has resulted in 5,000 affordable housing commitments since the policy was first introduced in 2005.

We know that inclusionary zoning works, so there is no reason why it should not be introduced in Victoria.

Where can I find out more?

To learn more about the EAHA’s Zone in campaign, visit our website at www.zonein.net.au.