

# Draft Affordable Housing Strategy



Prepared by: Streets Alive Yarra

[www.streets-alive-yarra.org](http://www.streets-alive-yarra.org)

[facebook.com/streetsaliveyarra/](https://facebook.com/streetsaliveyarra/)

## Foreward

Streets Alive Yarra is a non-profit, volunteer, community group who advocate for:

- shopping streets that build wealth for traders by attracting regular business from local residents;
- a network of safe streets that enable those who wish to use active transport to do so, thus freeing up space on the streets for those who prefer to drive;
- economically rational and evidence-based re-allocation of street space toward transport modes that can carry more people per unit area of street space; and
- evidence-based re-allocation of street space toward safe travel infrastructure that provides equity of access for people who are young, old or with disabilities.

Our vision is for **vibrant and profitable local businesses**, owing to increased patronage, and **traffic that still flows freely**. Residents and shoppers are able to move safely, comfortably, and conveniently around Yarra. We see our streets being used by people from **8 to 80** years old, irrespective if they choose to walk, cycle, use public transport or drive.



*Image credit: OCULUS Landscape Architecture and Urban Design*

Streets Alive Yarra was founded in 2017 and now has over 1,900 likes on Facebook, increasing by 10-20 per week. A network of local champions develop concepts and proposals for how to improve their local street or precinct. Streets Alive Yarra is also Yarra's Walkability Action Group (WAG) representative for Victoria Walks.

Streets Alive Yarra has made multiple submissions to the City of Yarra:

- [www.streets-alive-yarra.org/submissions](http://www.streets-alive-yarra.org/submissions)

Further information is available at:

- [www.streets-alive-yarra.org](http://www.streets-alive-yarra.org)
- [facebook.com/streetsaliveyarra/](https://facebook.com/streetsaliveyarra/)

## Overview

Streets Alive Yarra supports the draft vision: *Yarra City Council commits to protecting our vibrant and diverse municipality by supporting initiatives that lead to an inclusive and welcoming city for all.*

Our feedback is that Council should interpret this vision in a holistic manner, considering a variety of ways that supports housing in an inclusive and welcoming city.

Specifically, actions to improve housing affordability (in general) make it easier to deliver more affordable housing, because they reduce the price difference between affordable housing and profit-led housing.

Streets Alive Yarra recommends that the strategy include:

- Improve housing affordability by changing from parking minimums to parking maximums.
- Improve housing affordability by decreasing the cost burden of transport in Yarra (thus enabling more of a household budget to be spent on housing) by allocating street space (and more of the council budget) for active transport supported by car sharing.

Justifications are provided in the following pages.

## Parking Maximums

Building off-street car parking adds significantly to the cost of housing, decreasing housing affordability. This is a bad outcome for people on low incomes. Instead of imposing parking minimums, Yarra should impose parking maximums:

FROM  
PARKING MINIMUMS  
TO  
PARKING MAXIMUMS  
IN  
LONDON

*Image credit: [Access Magazine](#)*

Further information is available at: <https://www.streets-alive-yarra.org/parking-maximums/>



## Housing Affordability

Housing affordability isn't just about housing, it's about all costs, including transport, that a person needs to bear, and thus influences the available budget for housing. Decreasing the cost of transport enables people to spend more on housing. Yarra should support low-cost modes of transport; such as walking, cycling, public transport and car sharing; by allocating \$10m per year to investment in active transport and local area place making, and by allocating more street space to those modes.

<https://www.streets-alive-yarra.org/better-for-people-on-low-incomes/>

<https://www.streets-alive-yarra.org/actions/>

<https://www.streets-alive-yarra.org/expenditure/>



## Car-based transportation disproportionately harms low-income people

By Ethan Goffman - August 22, 2018

Source: [Mobility Lab](#)