

# Lord Mayor's Charitable Foundation Affordable Housing Challenge

## **Site Selection Criteria**

In order to make the Challenge project real and viable, the Lord Mayor's Charitable Foundation sought land partners such as local governments, statutory authorities and not for profits (e.g., religious groups, land trusts, community organisations) who could make suitable land available at no cost (by way of transfer of freehold title or the grant of a ground lease with a term of in excess of 50 years). The selected site was required to be close to public transportation, shops, cafes, schools, medical services, library and other services.

### **A. Threshold Requirements**

Threshold requirements must be met to be considered eligible for participation in the Pre-Challenge Site Selection phase. There are three options available to organisations submitting a proposal. Threshold requirements for sites to be considered under this Call for Sites include the following:

1. The landowner must hold title to the site. It needs to be free from any encumbrance or mortgage and the landowner must have agreed to enter into an unconditional agreement to allow construction of the winning proposal.
2. All necessary infrastructure (water, sewer, electricity) must be in place and provided to the site boundary.
3. The site must be suitable for residential use and development. The landowner must confirm the environmental condition of the Site as part of its response to the Call for Sites.
4. The site must have Council pre-approval/endorsement of a Development Application permitting a minimum of around 50 rental housing units, with necessary parking and amenities OR the site must be eligible for approval within an existing affordable housing policy of the relevant local government. As a minimum, the site should have sufficient capacity within preferred maximum heights and strong strategic planning support within the local planning scheme for a minimum of around 50 affordable housing units together with associated parking and amenities. Alternatively, a pre-existing permit for development capable of accommodating around 50 affordable housing units and/or the ability by the proposer to demonstrate in their submission the capacity to facilitate within the necessary time frames approval for a development incorporating around 50 affordable housing units to enable delivery of the project within 24 months.
5. The landowner must be prepared to transfer freehold title to the site for nominal consideration or grant a long-term lease (of not less than 50 years) for nominal rental to the successful consortium. The site will be used for affordable rental housing for the economic life of the building, and will be encumbered with a restriction on title, protecting the site's use for affordable housing.

Each proposal MUST meet every threshold requirement noted above, along with providing the appropriate supporting documentation. If you cannot achieve this, please do not continue with this application as you are ineligible to apply.

## **B. Site Scoring**

In order to ensure that the selected site offers the most appropriate amenities for the proposed resident population, development sites meeting the above threshold requirements will be scored using the criteria described below. The highest-scoring site that meets all other requirements will be selected for the Affordable Housing Challenge.

To be scored highly, the proposed site will need to demonstrate the site selection amenities set out below. The proposal must include documentation required by the Foundation as listed in the attached Response to Request for Proposal.

The distance from the site to each amenity for the purposes of scoring will be the driving distance (kilometers), as calculated by locally available GPS mapping software, and must be a drivable route at the time of the application deadline; that is, there are no physical barriers between the site and the amenity. The measurement will be made from: the point closest to the site entrance to or from, and the point closest to the amenity entrance.

Driveways, access easements, and other distances in excess of 155 metres between the nearest residential building of the proposed site, and the nearest road shown on local mapping software will be included in the driving distance. The driving distance along a drivable route from the site to each amenity must be documented in map format in the application (written directions optional). For each amenity, an address, color photographs, a contact person, and a contact telephone number must be included in the application.

## **C. Selection Criteria**

### **1. Site Requirements (potential total 20 points):**

#### **1.1 Access to public transport (4 points)**

The site is located where there is a smart bus stop (within 400m), tram (within 600m) or a rail station (within 800m) from the site with a high frequency service operating seven (7) days a week.

#### **1.2 Access to fresh food (3 points)**

The site is within 800m of a shopping strip or supermarket where staples, fresh produce and fresh meat are sold. Grocery items are defined as the portion of the store that sells fresh meat, produce, dairy, baked goods, packaged food

products, delicatessen, canned goods, baby foods, frozen foods, sundries, and beverages.

### **1.3 Access to open space (3 points)**

The site is within 400m (or 800m) of a high quality public park of at least 1.5 hectares and/or foreshore reserve that allows for leisure walking and cycling

### **1.4 Access to work opportunities (3 points)**

The site is located within, or adjacent of, high intensity employment opportunities. Preference will be given to sites located within 800 m walking distance, 4km cycling distance or 20 minutes by public transport, of work opportunities.

### **1.5 Access to medical services (3 points)**

The site is within 800m of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner, onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office), and the site is within 800m of a pharmacy.

### **1.6 Access to schools and children's services (4 points)**

Where the focus of development is on housing for families, the site is within 800 m of a public primary school and a kindergarten and 2 kms of a public high school, and the site is within the attendance area of that school or kindergarten.

## **2. Preferred Site Requirements (Potential 5 points):**

### **2.1 Access to leisure and recreation (1 points)**

The site is within 1.6 km of a public pool/recreation centre.

### **2.2 Access to public library (1 points)**

The site is within 1.6 km of a public library open at least six (6) days per week.

### **2.3 Access to community services (3 points)**

The site is within 800 metres from relevant community services organisations or facilities.

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