

An affordable housing vision for Sydney

The Greater Sydney Commission asked for comments on six draft district plans that will shape our communities for years to come. Everyone in our city deserves a safe, affordable home, no matter how much they earn.

Here's what the Federation recommends...

✓ **A real housing plan:**

Sydney needs a comprehensive, clearly set out plan for how it will house all its residents and how government policies will help make it happen.

✓ **A housing needs assessment:**

As part of the housing strategy we need a full assessment of what housing is needed right across Greater Sydney to meet demand now and into the future - and there must be consistency in every LGA about how these needs are assessed.

✓ **Planning support for local councils:**

There needs to be a clear, consistent but locally responsive framework for local councils and communities, which covers all types of housing, including social and affordable housing in every LGA. All councils should have access to a range of planning tools, including SEPP 70, rate relief and density bonuses. Specific complying development standards should also be developed for 'affordable rental housing' projects.

✓ **Bolder, affordable housing targets:**

The Commission's proposed 5-10% affordable housing should be seen as a starting point only. To meet the need for 100,000 new affordable homes by 2036 the target must:

- ▶ be accompanied by a numerical target so it's clear to everyone how many social and affordable homes the Commission expects to see built,
- ▶ apply to all land being up-zoned or rezoned for more intensive use;
- ▶ apply to the full development, not just additional floorspace;
- ▶ make sure there's no minimum threshold;
- ▶ apply in perpetuity;
- ▶ increase to 30 per cent on government owned land; and
- ▶ be tracked and reported on every year



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✓ More support for moderate income households:



There should be an additional requirement on top of the proposed 5-10% affordable housing target for moderate income households, who are struggling in Sydney's overheated housing market.

✓ Government land and financing:



Support from government is vital in bridging the financing gap that exists between the cost of providing affordable housing and the available revenue stream especially for households at the lower end of the income spectrum.

✓ Clearer definitions:



There must be clear definitions for key terms to avoid confusion for both councils and developers:

- ▶ Housing diversity should be precisely defined and encompass housing size, type and tenure and price. It should include housing to meet special needs, including requirements for housing suitable for people with disability or impaired mobility.
- ▶ Affordable housing: We propose adoption of a more precise term 'affordable rental housing', which is linked to management by a registered Community Housing Provider.

✓ Optimising densities:

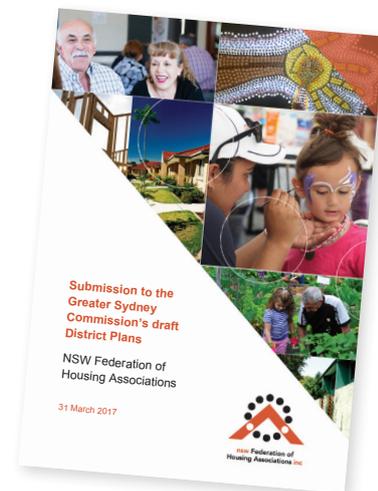


Densities should be higher in areas close to transport to make sure more people and families can afford to live close to public transport and jobs and can create vibrant, thriving local communities. Cities the world over have embraced higher density living – but apartments must be high quality, well designed and sustainable.

✓ Making it work:



The right information, guidance and resourcing are critical to making sure the Commission can make its housing policies work. For example, it could set up a central unit to support council staff negotiating with developers on viability assessments and affordable housing obligations; or a capacity-building fund to provide training for council planners negotiating site-specific agreements with developers.



- ▶ You can read the Federation's full submission and recommendations at http://www.communityhousing.org.au/Publications/GSC_Submission.pdf



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