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MEDIA RELEASE

Affordable housing targets a life-line for Sydney families

The state's peak body for not for profit housing today welcomed the Greater Sydney Commission's plans to nominate affordable housing on rezoned land across Sydney as part of its vision for the city's future.

NSW Federation of Housing Associations CEO, Wendy Hayhurst said the Commission's six draft district plans released today propose 5-10% of extra new properties built when land is rezoned for higher densities is set aside for affordable housing to be rented at below market rates by households earning less than \$67,000 a year.

Ms Hayhurst congratulated the Commission for recognising affordable housing, alongside jobs, schools, roads, green space and the other vital infrastructure needed to create thriving, liveable communities in every part of Sydney.

She said affordable housing targets would mean the whole community would share in the benefits from windfalls created when land is rezoned through public investment and government policies, not just the development sector.

"This is good news for the thousands of low income workers and families who are being forced further and further out of our city by the cost of rents and house prices," Ms Hayhurst said.

"We know we can expect another 2.1 million people in Sydney by 2036. These draft district plans are the first clear strategy for how we're going to house these new residents.

"An analysis by Sydney University shows that NSW alone needs 100,000 new social and affordable houses over the next 20 years just to keep pace with demand – without taking into account population growth. Four in five people believe governments need to step in to make housing more affordable."

Ms Hayhurst said she was confident the NSW Government would respond to calls for action and change planning laws to enable the housing targets and inclusionary zoning.

She urged the government to increase the targets higher than 10%, particularly on government owned land.

And she urged them to support affordable housing options such as shared homeownership and low cost rent-to-buy schemes that would provide more affordable options for ordinary working families earning up to \$120,000 a year.

"These new targets show that the Commission recognises building more new housing supply is not the only answer. Sydney needs a range of options that will provide safe, affordable homes for everyone close to work in all parts of our city no matter how much you earn or what stage of life you are at," she said.

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