

31 March, 2017

## MEDIA RELEASE

### **Greater Sydney Commission urged to adopt and extend affordable housing targets as Sydney's population tops 5 million.**

With Sydney expected to house another one million people within 16 years, homelessness and housing peaks are urging the Greater Sydney Commission to push through with more ambitious plans to mandate affordable housing targets across the city.

In submissions to the Commission's six draft District Plans, the NSW Federation of Housing Associations and Homelessness NSW welcomed the Commission's recognition that addressing acute housing unaffordability is critical to planning for Sydney's future growth.

The peaks are calling for the Commission to set clear numerical affordable housing targets; for housing targets to apply all a site's floor space, not just the "uplift" created by rezoning for higher densities as currently proposed; and for the needs of families on moderate incomes to be recognised through an additional quota above the 5-10% outlined in the draft plans.

Federation CEO Wendy Hayhurst said community housing providers supported the Commission's co-ordination of housing supply, jobs, transport and other infrastructure.

"A target of 10% affordable housing for very low / low income households must be seen as a starting point only - because on its own it won't go anywhere near to meeting the additional 100,000 affordable homes we need in Sydney by 2036," she said.

"The quotas must be pushed out to 30% on any land the government owns such as the Bays Precinct and Central Eveleigh

"We also need to be sure that the plans set out a definitive number for how many affordable homes the Commission is aiming to see built and that there is linkage to other measures the government needs to put in place to make this happen."

Homelessness NSW CEO Katherine McKernan said she would support higher targets on sites close to transport, jobs and education in areas such as Sydney CBD, and Parramatta.

Ms McKernan said demand for homelessness services in Sydney had jumped by 35% between 2013/14 and 2015/16 – largely due to a lack of affordable and social housing.

"Talk of key workers is usually limited to police and nurses, but rents in Sydney have increased by more than 70% over a decade and many other workers are struggling to rent. It's impossible for people on income support," she said.

"Community workers, aged care workers, hospitality workers and retail workers are all struggling to find affordable accommodation anywhere near where they work – making



commuting long and expensive, and a recruitment shortfall for many sectors, including ours.

“While the plans will go some way to alleviating housing stress in Sydney they need to be more ambitious and supported by other government actions such investment in social housing through a much larger and longer term Social and Affordable Housing Fund.”

Submissions to the Greater Sydney Commission’s draft District Plans close today.  
<https://www.greater.sydney/district-plans>

**Media enquiries: Jenny Stokes 0478 504 280**