

AFFORDABLE HOUSING POLICY

POLICY ADMINISTRATION

Dates	Policy approved 24/05/2021 This policy is effective upon its approval. Policy is due for review May 2024
Approved by	Council Meeting 24/05/2021 Council Resolution CCL025-21
Exhibition Period	Wednesday 24 March 2021 – Friday 23 April 2021
Policy Owner	Manager Strategic Planning
Related Documents	Georges River Local Housing Strategy Georges River Inclusive Housing Strategy and Delivery Program Georges River Voluntary Planning Agreements Policy Georges River Local Strategic Planning Statement
References & Legislation	<i>Environmental Planning and Assessment Act 1979</i> <i>Local Government Act 1993</i> State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes) State Environmental Planning Policy (Affordable Rental Housing) 2009
Document Identifier	Policy #: Pol-077.01 Doc #: D21/122875
Breaches of Policy	Breaches of any policy will be dealt with and responded to in accordance with adopted codes and/or relevant legislation.
Record Keeping	All documents and information obtained in relation to the implementation of this policy will be kept in accordance with the NSW State Records Act 1998, Georges River Council's Corporate Records Policy and adopted internal procedures.

PURPOSE

The purpose of this policy is to outline Council’s position and approach to the provision of affordable housing in the Georges River Local Government Area (LGA). This policy will guide Council’s actions to support affordable housing.

SCOPE

This policy applies to the provision of affordable housing (as defined below) in the Georges River LGA.

This policy is supported by, and should be read in conjunction with Council’s:

- Local Housing Strategy
- Inclusive Housing Strategy and Delivery Program
- Planning Agreements Policy

DEFINITION OF TERMS

Term	Meaning
Affordable Housing	<p>“Affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument”.</p> <p><i>Source: Environmental Planning and Assessment Act 1979.</i></p>
Affordable rental housing	Affordable housing managed by a community housing provider and rented to very low, low, or moderate income level households.
Community housing provider	A not-for-profit organisation which provides affordable rental and social housing for very low, low, to moderate income and is registered under the National Regulatory System for Community Housing.
Housing affordability	Relates to the general affordability of both rental and purchase housing on the open market, and is not limited to those on low to moderate incomes. A common benchmark of affordability is housing that does not absorb more than 30% of the gross income of very low, low, or moderate income households.
Key workers	<p>The Bankwest Curtin Economic Centre defines key workers as “occupations which provide essential services to all Australians including teachers, nurses, police and ambulance officers and those in fire and emergency services”. The groups as defined by their Census categories are:</p> <ul style="list-style-type: none">• Defence Force Members, Fire Fighters and Police• School Teachers• Personal Carers and Assistants• Child Carers

Term	Meaning
	<ul style="list-style-type: none"> • Midwifery and Nursing Professionals • Health and Welfare Support Workers • Automobile, Bus and Rail Drivers • Cleaners and Laundry Workers • Sales Assistants and Salespersons • Hospitality Workers. <p style="text-align: right;"><i>Source: Georges River Inclusive Housing Strategy and Delivery Program</i></p>

POLICY STATEMENT

1. Council's Commitment

- 1.1. Council is committed to increasing the range and supply of affordable housing in the Georges River LGA. Council will achieve this by:
- a) Establishing clear targets for the provision of affordable housing in the Georges River.
 - b) Leading change by example.
 - c) Embedding affordable housing in Council's strategies, plans and policies.
 - d) Partnering with State and Commonwealth Government, other local councils, industry experts, the private sector, stakeholders and community housing providers to deliver affordable rental housing.
 - e) Advocating for change to support affordable housing in the Georges River.

2. Who is the housing for?

- 2.1. The affordable housing is to be provided for a range of households, including the very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers.
- 2.2. A percentage of the housing is to be allocated to households with special needs; such as families / persons escaping domestic violence.

3. Affordable Housing Targets

- 3.1. Council is committed to staggered affordable housing targets to allow the development industry and market to adjust to this new requirement. This includes:
- 2020 – 2025 – 14 affordable dwellings per year (70 dwellings to 2025, at 1.5%)
 - 2025 – 2030 – 24 affordable dwellings per year (120 dwellings to 2030, at 4%)

- 2030 – 2040 – 34 affordable dwellings per year (340 dwellings to 2040, at 6%)

3.2. These targets will achieve between 5% and 10% of new dwellings as affordable dwellings by 2040, consistent with the *Georges River Inclusive Housing Strategy and Delivery Program*.

4. Affordable Housing Contributions Scheme

- 4.1. Council will prepare an Affordable Housing Contributions Scheme (AHCS) which will be compliant with the Department of Planning, Industry and Environment's *Guideline for Developing an Affordable Housing Contribution Scheme*.
- 4.2. The provision of affordable housing within our centres and areas adjacent to our centres (within 400m radius) will be delivered through the AHCS, and also through controls within the Georges River Local Environmental Plan.
- 4.3. The AHCS for the centres will be staged over a period of 3 years commencing in 2021.

5. Partnerships

- 5.1. Council will work with other stakeholders to develop innovative housing solutions and to achieve affordable housing for the community.
- 5.2. Council may enter into community housing partnerships (i.e. build to rent, dwelling in kind or council owned housing projects).
- 5.3. Council may consider a demonstration project for a building to rent scheme.

6. Planning & Management

- 6.1. Council will establish appropriate practices for the dedication and management of affordable dwellings, including:
 - Establishing appropriate conditions of development consent to ensure the transfer of funds and affordable dwellings; and
 - Establishing, in consultation with affordable housing managers or community housing providers, the timeframe for affordable dwellings in perpetuity.

7. Review of Affordable Housing Program

- 7.1. Council's affordable housing program will be reviewed in 5 years (2026) to consider elements such as targets, delivery rate and the planning framework.

RESPONSIBILITIES

Position	Responsibility
Councillors	<ul style="list-style-type: none"> To endorse by resolution this policy To promote this policy
General Manager	<ul style="list-style-type: none"> Promote this policy. Implement Council resolutions relating to housing partnerships
Director Environment & Planning	<ul style="list-style-type: none"> Provide a contact for Councillor enquiries. Promote housing partnerships.
Manager Strategic Planning	<ul style="list-style-type: none"> Adhere to the policy. Provide a point of contact about the meaning and application of the policy. Update the policy as necessary Ensure compliance with the policy.
Staff	<ul style="list-style-type: none"> Adhere to this policy.

VERSION CONTROL AND CHANGE HISTORY

Version	Amendment Details	Policy Owner	Period Active
1.0	New Affordable Housing Policy adopted by Council.	Manager Strategic Planning	24/5/2021 - ongoing