

Resolution of Council

31 October 2022

Item 13.9

Supporting the Affordable and Diverse Housing Fund

The original motion was moved by Councillor Scott, seconded by Councillor Ellsmore.

It is resolved that:

- (A) Council note:
- (i) the Government's National Housing Infrastructure Facility (NHIF) is a \$1 billion facility that provides finance for eligible infrastructure projects that will unlock new housing supply, particularly affordable housing;
 - (ii) the Government announcement that \$575 million of the National Housing Infrastructure Facility will be available for funding one million affordable homes;
 - (iii) the National Housing Infrastructure Facility is a \$1 billion facility that provides finance (concessional interest rates, and/or longer loan tenure) for eligible infrastructure projects that will unlock new housing supply, particularly affordable housing;
 - (iv) the City takes a multi-pronged approach to supporting the delivery of affordable housing in the local area, as well as in the wider metropolitan area, including:
 - (a) using its planning controls, including affordable housing levies, for the delivery of affordable housing;
 - (b) selling its land to community housing providers;
 - (c) providing grants for the delivery of affordable and diverse housing; and
 - (d) collaborating with other councils and the state government to encourage more affordable housing across metropolitan Sydney;

- (v) the City currently has an Affordable and Diverse Housing Fund aimed at promoting a wide range of affordable and diverse rental housing development in our area;
 - (vi) as at July 2021, there were 1,328 built affordable housing units in the local area, 386 dwellings in the development pipeline and a further 532 that are expected to be built in the future (but not yet in the development pipeline). Noting the dwellings quoted below may be counted under more than one category, there are:
 - (a) 994 dwellings (built, pipeline and expected) that come from the City's affordable housing contribution schemes;
 - (b) 454 dwellings (built, pipeline and expected) that have been assisted by subsidised land sales from the City to community housing providers;
 - (c) 439 dwellings (built, pipeline and expected) that have been assisted by the City's Affordable and Diverse Housing Fund; and
 - (d) a further 359 dwellings (built, pipeline and expected) that have not been assisted by any of the above;
 - (vii) City staff performed an audit and sale of vacant land for community housing providers, the last sale being 2016;
 - (viii) in March 2020, Council resolved to add an additional \$10 million to the Affordable and Diverse Housing Fund, with financial support to be provided via cash grants or the discounted sale or lease of surplus City land;
 - (ix) in September 2022, the Lord Mayor and Chief Executive Officer travelled to Canberra with the capital city Lord Mayors to advocate to the Commonwealth Government for more affordable and social housing in inner-city areas; and
 - (x) last week, the Lord Mayor hosted the Southern Sydney Regional Organisation of Councils (SSROC) and Resilient Sydney Affordable Housing Mayoral Summit, where mayors from across Sydney came together with community housing providers to discuss partnership opportunities that will enable them to increase social and affordable housing in their communities; and
- (B) the Chief Executive Officer be requested to update Council via CEO Update on:
- (i) the outcomes of the Southern Sydney Regional Organisation of Councils (SSROC) and Resilient Sydney Affordable Housing Mayoral Summit; and
 - (ii) future opportunities for the City of Sydney to invest in social and affordable housing via the Affordable and Diverse Housing Fund in consultation with the Housing For All Working Group.

The amended motion was carried unanimously.

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