

Minutes of the Housing For All Committee - 4 March 2024

Members Lord Mayor - Councillor Clover Moore AO (Chair), Deputy Lord Mayor - Councillor Robert Kok, Councillor HY William Chan, Councillor (Waskam) Emelda Davis, Councillor Sylvie Ellsmore (Deputy Chair), Councillor Lyndon Gannon, Councillor Shauna Jarrett, Councillor Linda Scott, Councillor Yvonne Weldon AM and Councillor Adam Worling.

At the commencement of business at 2.53pm, those present were –

The Lord Mayor, Councillors Chan, Davis, Ellsmore, Gannon, Jarrett, Kok, Scott, Weldon and Worling.

The meeting of the Housing For All Committee concluded at 3.50pm.

Item 1

Confirmation of Minutes

Moved by Councillor Ellsmore, seconded by the Chair (the Lord Mayor) –

That the Minutes of the meeting of the Housing For All Committee of Monday 6 November 2023, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 2

Statement of Ethical Obligations and Disclosures of Interest

No Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Housing For All Committee.

The Housing For All Committee recommended the following:

Item 8.3

Grants and Sponsorship - Affordable and Diverse Housing Fund - William Booth House Redevelopment, Surry Hills

It is resolved that:

- (A) Council approve a \$3,000,000 (excluding GST) cash grant to The Trustee for the Salvation Army (NSW) Social Work to support the redevelopment of William Booth House located at 56-60 Albion Street, Surry Hills for the purposes of residential rehabilitation services as outlined in Attachment A to the subject report, and subject to the following conditions:
 - (i) Council reserves the right to withdraw the grant offer:
 - (a) if the project changes from the current proposal for residential rehabilitation services so that, in the City's view, it is no longer consistent with the project outlined in Attachment A or otherwise no longer complies with the City's Grants and Sponsorship Guidelines; or

- (b) if The Trustee for the Salvation Army (NSW) Social Work is not able to demonstrate that funding is available to the agreed value of the project within 18 months of Council approval of this grant;
 - (ii) the grant funds are only to be paid when all of the following are satisfied:
 - (a) no sooner than 1 July 2024; and
 - (a) when a Construction Certificate for the project has been issued;
 - (iii) the City reserves the right to require the grant to be repaid in full indexed annually by CPI if:
 - (a) The Trustee for the Salvation Army (NSW) Social Work does not achieve practical completion of the development by 27 June 2028; or
 - (a) the project changes from the current proposal for residential rehabilitation services so that, in the City's view, it is no longer consistent with the project as outlined in Attachment A or otherwise no longer complies with the City's Grants and Sponsorship Guidelines;
 - (iv) the property supported though this grant will remain as residential rehabilitation services as outlined in Attachment A to the subject report into the future to fulfil the aims of the Affordable and Diverse Housing Fund, unless Council exercises a right under paragraph (i) or (iii) above; and
 - (v) the City will require a covenant to be registered on the land title to protect the land use referred to in paragraph (iv) unless the grant funds are repaid in accordance with paragraph (iii); and
- (B) authority be delegated to the Chief Executive Officer to finalise negotiations, execute and administer a grant agreement with The Trustee for the Salvation Army (NSW) Social Work relating to the project described and on the terms described in A).

(Note – at the meeting of the Housing For All Committee, this recommendation was moved by Councillor Ellsmore, seconded by the Chair (the Lord Mayor), and carried unanimously.)

S117676

Speakers

Andrew Hill (Salvation Army) and Matt Fisher (Salvation Army) addressed the meeting of the Housing For All Committee on Item 3.

Item 4**City of Sydney Affordable Housing Contributions Distribution Plan**

The Housing For All Committee decided that consideration of this matter shall be deferred to the meeting of Council on 11 March 2024.

Officer's Recommendation

The officer's recommendation to the Housing For All Committee was as follows -

It is resolved that:

- (A) Council approve the City of Sydney Affordable Housing Contributions Distribution Plan, shown at Attachment A to the subject report, noting it will come into effect on 1 July 2024;
- (B) Council repeal the City of Sydney Affordable Housing Contributions Interim Distribution Plan, that was adopted by Council in June 2023, but that has not yet come into effect; and
- (C) authority be delegated to the Chief Executive Officer to make minor variations to the City of Sydney Affordable Housing Contributions Distribution Plan to correct any minor errors prior to finalisation.

Officer's Report

The officer's report on this matter can be found at Item 4 on the agenda of the meeting of the Housing For All Committee on 4 March 2024.

X100083

Speakers

Leonie King (City West Housing), Robin Fletcher (St George Community Housing), Andrew Brooks (St George Community Housing), and Simone Parsons (Bridge Housing) addressed the meeting of the Housing For All Committee on Item 4.