

Attachment A

**City of Sydney's Contribution to the Supply
of Affordable and Social Housing**

Total City of Sydney contribution

The City supports the provision of affordable housing through its affordable housing contributions schemes, by directly contributing funds through grants and by selling land below market rate for affordable and social housing to be built. More than \$344 million has been made available to date through these mechanisms. The City also facilitates affordable housing through its planning controls.

Mechanisms to facilitate supply

The City of Sydney currently employs the following mechanisms to contribute to the supply of social and affordable housing in our local area:

1. Three affordable rental housing contributions schemes currently operate in the city, including at Green Square, Ultimo/Pymont and the Southern Enterprise Area (known as the Southern Employment Lands). Contributions schemes have been approved to commence in Central Sydney from June 2020 and on 'residual land', also from June 2020. The funds raised from these schemes are passed through the NSW government to community housing providers for the development and management of affordable housing.
2. The City of Sydney has sold land at below market rates to community housing providers in order to facilitate the supply of affordable and social housing. The value of land sold (not adjusted for current market value) totals approximately \$17.81 million. Note the transfer of land and properties to NSW Housing in 1988 and 2012 are excluded from these figures.
3. The City established a \$10.35 million affordable and diverse housing fund in June 2015 to promote the development of affordable and diverse rental housing in our area by community housing providers, not-for-profit and for-profit organisations. To date, five grants have been approved from the fund totalling \$5.65m, as well as an additional \$0.35m for the Affordable Housing Ideas Challenge. A further two requests for funding are currently before Council totalling \$1.01m.
4. The City uses its planning controls to encourage affordable housing in particular locations across the local area.
5. The City has transferred properties and parcels of land to the NSW Government to facilitate the supply of social housing.
6. In 2019, the City called for submissions as part of an Alternative Housing Ideas Challenge, the purpose of which was to explore new opportunities to increase alternative and affordable housing supply across our city. Recommendations from the Ideas Challenge will be tested for viability and scalability.

Overview of supply

The City of Sydney has contributed to the supply of 896 affordable rental houses that are managed by community housing providers and rented to very low to moderate income households.

City West Housing owns and manages 685 of these properties, all of which have been built as a result of the City's affordable housing contribution schemes. In Ultimo Pyrmont, City West Housing has 428 affordable rental properties. A further 257 affordable housing units have been built in Green Square.

A further 169 affordable rental properties are owned and/or managed by other community housing providers. These include:

- St George Community Housing who has 58 affordable housing units in two locations in Ultimo;
- Mission Australia who has developed the Common Ground project with 52 affordable housing units (and 52 social housing units) in Camperdown;
- Bridge Housing who has developed 27 affordable housing units in Eveleigh; and
- several private and other organisations who have developed the remaining 32 affordable housing units in Glebe and Redfern.

The balance, 42 affordable diverse dwellings, have been realised from the City's Affordable and Diverse Housing Fund. A grant of \$1.5 million assisted Hammond Care to develop affordable aged care for people who are homeless or at risk of homelessness.

The City has also contributed to the supply of 801 social housing dwellings.

The following table indicates some of the properties that are currently owned and managed by community housing providers, all of which have been built since 2010 and which have received a contribution from the City of Sydney.

Property	Suburb	Owner	Afford- able Housing Units	Diverse Afford- able Housing Units	Social Housing Units	City of Sydney Contribution
7 Carriageworks Way - Platform Apartments	Eveleigh	City West Housing	89			Affordable housing contributions scheme
35 O'Dea Ave	Zetland	City West Housing	19		38	Affordable housing contributions scheme
Portman Ave (Former South Sydney Hospital Site)	Zetland	City West Housing	104			Land sale subsidy and affordable housing contributions scheme
31 Pyrmont Bridge Road (Common Ground)	Camperdown	Mission Australia	52		52	Amended planning controls to allow the development
Elger Street, Glebe (social housing)	Glebe	Land and Housing Corp.			99	Land transfer
Hammond Care (aged care for women)	Darlinghurst	Hammond Care		42		Financial grant

Development Pipeline – Prospective Supply

In addition to those properties that have been built, a further 940 affordable, diverse or social rental dwellings are in the development pipeline. That is, a development application has been lodged and/or approved, the development is under construction or a commitment to the project has been made by the City.

Property	Suburb	Owner	Affordable Housing Units	Diverse Affordable Housing Units	Social Housing Units	City of Sydney Contribution
1-5 Wentworth Street	Glebe	City West Housing	99			Affordable housing contributions scheme
91 Eveleigh Street (Pemulwuy)	Redfern	Aboriginal Housing Company	62			Land transfers
Wigram Road (Harold Park)	Forest Lodge	City West Housing	78			Land sale subsidy of property dedicated under VPA and affordable housing contributions scheme
74 - 88 Botany Road	Alexandria	City West Housing	63			Affordable housing contributions scheme
26-30 City Road, Chippendale (youth foyer)	Chippendale	St George Housing	19	53		Financial grant
895-901 Bourke Street (Dank Street Precinct)	Waterloo	City West Housing	72			Affordable housing contributions scheme

Property	Suburb	Owner	Affordable Housing Units	Diverse Affordable Housing Units	Social Housing Units	City of Sydney Contribution
11 Gibbons Street (affordable and social housing)	Redfern	St George (SGCH)	108		46	Land sale subsidy
338 Botany Road (affordable and social housing)	Alexandria	St George (SGCH)	70		30	Land sale subsidy
330 Botany Road (note this project has not yet entered the development process)	Alexandria	City West Housing	200			Land sale subsidy and affordable housing contributions scheme
Edward Edgar Centre (crisis accommodation)	Surry Hills	Wesley Mission		40		Financial grant