

Item 13.9

Notices of Motion

Supporting the Affordable and Diverse Housing Fund

By Councillor Scott

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 fund has been underutilised as there were expectations that local governments would access it;
 - (v) 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;
 - (vi) 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;
 - (vii) 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; and
- (viii) City staff performed an audit and sale of vacant land for community housing providers, the last sale being 2016; and
- (B) the Chief Executive Officer be requested to bring forward \$10 million to the Affordable Housing Fund in order to attract housing providers to the City of Sydney and maximise the amount of affordable housing.

X086655