

Attachment B

<h2>Options Analysis Matrix</h2>

Attachment B - Options analysis matrix

Principle / Distribution scenario	Option 1	Option 2	Option 3	Option 4	Option 5
<p>Distribution implications</p>	<p>This analysis assumes two scenarios for how much contribution funding may be received over the next 5 years.</p> <p><u>50% conversion of lodged and approved DAs results in a five-year income of \$200 million.</u> Assuming an even spread of funds paid annually, this option would result in:</p> <ul style="list-style-type: none"> Year 1 to Year 5 - City West Housing receives \$100 million of funds; and Year 1 to Year 5 – Bridge Housing and St George Housing receive about \$50 million each. <p><u>70% conversion of lodged and approved DAs results in a five-year income of \$285 million.</u> Assuming an even spread of funds paid annually, this option would result in:</p> <ul style="list-style-type: none"> Year 1 to Year 5 - City West Housing receives \$100 million of funds; Year 1 to Year 5 - City West Housing receives about \$27.5 million (in addition to the \$100 million above); and Year 1 to Year 5 – Bridge Housing and St George Housing receive about \$77.5 million each. 	<p>This analysis assumes two scenarios for how much contribution funding may be received over the next 5 years.</p> <p><u>50% conversion of lodged and approved DAs results in a five-year income of \$200 million.</u> Assuming an even spread of funds paid annually, this option would result in:</p> <ul style="list-style-type: none"> Year 1 to Year 3 - City West Housing receives \$100 million; Year 3 to Year 5 - City West Housing receives about \$33 million (in addition to the \$100 million above); and Year 3 to Year 5 - Bridge Housing and St George Housing receiving about \$33 million each in total. <p><u>70% conversion of lodged and approved DAs results in a five-year income of \$285 million.</u> Assuming an even spread of funds paid annually, this option would result in:</p> <ul style="list-style-type: none"> Year 1 to Year 2 - City West Housing receives \$100 million; Year 2 to Year 5 - City West Housing receives about \$61 million (in addition to the \$100 million above); and Year 2 to Year 5 - Bridge Housing and St George Housing receiving about \$61 million each in total. 	<p>This analysis assumes two scenarios for how much contribution funding may be received over the next 5 years.</p> <p><u>50% conversion of lodged and approved DAs results in a five-year income of \$200 million.</u> Assuming an even spread of funds paid annually, this option would result in:</p> <ul style="list-style-type: none"> Year 1 to Year 4 - City West Housing receives \$160 million; Year 5 - City West Housing receives about \$13 million (in addition to the \$160 million above); and Year 5 - Bridge Housing and St George Housing receive about \$13 million each. <p><u>70% conversion of lodged and approved DAs results in a five-year income of \$285 million.</u> Assuming an even spread of funds paid annually, this option would result in:</p> <ul style="list-style-type: none"> Year 1 to Year 4 - City West Housing receives \$228 million; Year 5 - City West Housing receives about \$19 million (in addition to the \$228 million above); and Year 5 - Bridge Housing and St George Housing receive about \$19 million each. 	<p>This analysis assumes two scenarios for how much contribution funding may be received over the next 5 years.</p> <p><u>50% conversion of lodged and approved DAs results in a five-year income of \$200 million.</u> Assuming an even spread of funds paid annually, this option would result in City West Housing, Bridge Housing and St George Housing receiving a total of about \$66 million each.</p> <p><u>70% conversion of lodged and approved DAs results in a five-year income of \$285 million.</u> Assuming an even spread of funds paid annually, this option would result in City West Housing, Bridge Housing and St George Housing receiving a total of about \$95 million each.</p>	<p>This analysis assumes two scenarios for how much contribution funding may be received over the next 5 years.</p> <p><u>50% conversion of lodged and approved DAs results in a five-year income of \$200 million.</u> Assuming an even spread of funds paid annually, this option would result in City West Housing and the other CHP receiving a total of about \$100 million each.</p> <p><u>70% conversion of lodged and approved DAs results in a five-year income of \$285 million.</u> Assuming an even spread of funds paid annually, this option would result in City West Housing and the other CHP receiving a total of about \$142.5 million each.</p>

<p>The distribution of funds maximises affordable housing outcomes and facilitates their quick delivery</p>	<p>Excellent</p> <ul style="list-style-type: none"> Provides good certainty of funding for City West Housing pipeline. The \$100 million required to deliver the pipeline is only assured where contributions are consistently in excess of \$20 million per year. This is achieved under both the 50% scenario and the 70% scenario. Provides early opportunities for other CHPs to contribute to their respective pipelines. 	<p>Excellent</p> <ul style="list-style-type: none"> Provides the highest level of certainty of funding for City West Housing pipeline. The pipeline is assured where there is over \$100 million in contributions over the next 5 years. This is achieved under both the 50% scenario and the 70% scenario. Provides opportunities for other CHPs to contribute to their respective pipelines, although later in the 5 year period. 	<p>Good</p> <ul style="list-style-type: none"> Provides good certainty of funding for City West Housing pipeline. The pipeline is assured where there is over \$100 million in contributions over the next 4 years. This is achieved under both the 50% scenario and the 70% scenario. Opportunities for other CHPs to contribute to their respective pipelines are delayed to Year 5. 	<p>Poor</p> <ul style="list-style-type: none"> Provide low certainty of funding for City West Housing pipeline. The pipeline is not assured under both the 50% scenario and the 70% scenario (though marginally under the 70% scenario). Provides early opportunities for other CHPs to contribute to their respective pipelines. 	<p>Very good</p> <ul style="list-style-type: none"> Provides good certainty of funding for City West Housing pipeline. The \$100 million required to deliver the pipeline is assured under both the 50% scenario and the 70% scenario. This Option provides significantly more funding to a second CHP, providing an opportunity to significantly scale up the operations and pipeline of a second provider in the local area.
<p>The distribution of funds is subject to good governance arrangements, including periodic review</p>	<p>Excellent</p> <ul style="list-style-type: none"> Allocated to Tier 1 CHP. Distribution Plan to be applied consistently over the life of the plan. It is proposed to set out the high-level review criteria in the distribution plan. All CHPs subject to annual reporting requirements set out in a funding agreement between the City and the CHP. Funds are distributed to Tier 1 CHPs with an existing presence in the City of Sydney with proven capability in delivering affordable housing outcomes. 	<p>Excellent</p> <ul style="list-style-type: none"> Allocated to Tier 1 CHP. Distribution Plan to be applied consistently over the life of the plan. It is proposed to set out the high-level review criteria in the distribution plan. All CHPs subject to annual reporting requirements set out in a funding agreement between the City and the CHP. Funds are distributed to Tier 1 CHPs with an existing presence in the City of Sydney with proven capability in delivering affordable housing outcomes. 	<p>Excellent</p> <ul style="list-style-type: none"> Allocated to Tier 1 CHP. Distribution Plan to be applied consistently over the life of the plan. It is proposed to set out the high-level review criteria in the distribution plan. All CHPs subject to annual reporting requirements set out in a funding agreement between the City and the CHP. Funds are distributed to Tier 1 CHPs with an existing presence in the City of Sydney with proven capability in delivering affordable housing outcomes. 	<p>Excellent</p> <ul style="list-style-type: none"> Allocated to Tier 1 CHP. Distribution Plan to be applied consistently over the life of the plan. It is proposed to set out the high-level review criteria in the distribution plan. All CHPs subject to annual reporting requirements set out in a funding agreement between the City and the CHP. Funds are distributed to Tier 1 CHPs with an existing presence in the City of Sydney with proven capability in delivering affordable housing outcomes. 	<p>Excellent</p> <ul style="list-style-type: none"> Allocated to Tier 1 CHP. Distribution Plan to be applied consistently over the life of the plan. It is proposed to set out the high-level review criteria in the distribution plan. All CHPs subject to annual reporting requirements set out in a funding agreement between the City and the CHP. Funds are distributed to Tier 1 CHPs with an existing presence in the City of Sydney with proven capability in delivering affordable housing outcomes.
<p>The distribution of funds grows the CHP sector in the local area and enables ongoing investment in more affordable housing</p>	<p>Excellent</p> <ul style="list-style-type: none"> This Option provides certainty of funding to City West Housing, recognising it has the greatest development experience, knowledge of operating within the City's affordable housing scheme, and familiarity with operating and delivering housing in the City out of the three providers. Notwithstanding the above, this Option allocates funds to other CHP's early in the life of the Distribution Plan. This is true under both the 50% scenario and the 70% scenario. Other CHPs bring other opportunities. Support for two additional CHPs enables the City to take advantage of the different areas of specialisation, the diversity in approaches and the mix of strengths that each of the CHPs offer. It also minimises the exposure of the City to the risks associated with having only one funding recipient. 	<p>Very good</p> <ul style="list-style-type: none"> This Option provides certainty of funding to City West Housing, recognising it has the greatest development experience, knowledge of operating within the City's affordable housing scheme, and familiarity with operating and delivering housing in the City out of the three providers. Notwithstanding the above, this Option allocates funds to other CHP's in about Year 2 under the 70% scenario and Year 3 of the 50% scenario. Other CHPs bring other opportunities. Support for two additional CHPs enables the City to take advantage of the different areas of specialisation, the diversity in approaches and the mix of strengths that each of the CHPs offer. It also minimises the exposure of the City to the risks associated with having only one funding recipient. 	<p>Poor</p> <ul style="list-style-type: none"> This Option provides certainty of funding to City West Housing, recognising it has the greatest development experience, knowledge of operating within the City's affordable housing scheme, and familiarity with operating and delivering housing in the City out of the three providers. This is true under both the 50% scenario and the 70% scenario. However, this Option provides limited opportunity for other CHPs who will only receive funding in Year 5. 	<p>Excellent</p> <ul style="list-style-type: none"> This Option shares the funds equally from Year 1. While the Option creates risk to the pipeline, it shares opportunities amongst all CHPs. 	<p>Excellent</p> <ul style="list-style-type: none"> This Option shares the funds equally from Year 1. This Option focuses on growing two CHPs at scale in the local area. The existing pipeline can be delivered under this Option.

<p>The distribution of funds ensures the City's investment to date in the affordable housing pipeline is secured for future affordable housing outcomes</p>	<p>Very good</p> <ul style="list-style-type: none"> The City's past investment in affordable housing has resulted in a significant pipeline with City West Housing. City West Housing has identified a further \$100 million is required to deliver the City's pipeline. The \$100 million required is only assured where contributions are consistently in excess of \$20 million per year. This is achieved under both the 50% scenario and the 70% scenario. The \$100 million is secured in Year 5. 	<p>Excellent</p> <ul style="list-style-type: none"> The City's past investment in affordable housing has resulted in a significant pipeline with City West Housing. City West Housing has identified a further \$100 million is required to deliver the City's pipeline. Assuming more than \$100 million is achieved over the life of the Distribution Plan, the \$100 million required is assured under both the 50% scenario and the 70% scenario. The \$100 million is secured in Year 2 (70% scenario) or Year 3 (50% scenario). 	<p>Excellent</p> <ul style="list-style-type: none"> The City's past investment in affordable housing has resulted in a significant pipeline with City West Housing. City West Housing has identified a further \$100 million is required to deliver the City's pipeline. The \$100 million required is only assured where contributions are consistently in excess of \$20 million per year. The \$100 million is secured in Year 2 (70% scenario) or Year 3 (50% scenario). 	<p>Poor</p> <ul style="list-style-type: none"> The City's past investment in affordable housing has resulted in a significant pipeline with City West Housing. City West Housing has identified a further \$100 million is required to deliver the City's pipeline. The pipeline is not assured under both the 50% scenario and the 70% scenario (though marginally under the 70% scenario). 	<p>Very good</p> <ul style="list-style-type: none"> The City's past investment in affordable housing has resulted in a significant pipeline with City West Housing. City West Housing has identified a further \$100 million is required to deliver the City's pipeline. The \$100 million would be achieved by both CHPs in Year 5 under the 50% scenario and Year 4 under the 70% scenario.
<p>The distribution of funds is consistent with the requirements of state government legislation and regulation and the principles set out in the City's Affordable Housing Program.</p> <p><i>Note: Council cannot adopt a plan for the distribution of contributions that is inconsistent with the requirements set out under an Environmental Planning Instrument. Nor can it adopt a plan that is inconsistent with the Program unless it first makes changes to those provisions.</i></p>	<p>Excellent</p> <ul style="list-style-type: none"> Consistent with current legislation. The funding agreement can include requirements that ensure resulting housing is managed in accordance with the City of Sydney Affordable Housing Program (June 2023). 	<p>Excellent</p> <ul style="list-style-type: none"> Consistent with current legislation. The funding agreement can include requirements that ensure resulting housing is managed in accordance with the City of Sydney Affordable Housing Program (June 2023). 	<p>Excellent</p> <ul style="list-style-type: none"> Consistent with current legislation. The funding agreement can include requirements that ensure resulting housing is City of Sydney Affordable Housing Program (June 2023). 	<p>Excellent</p> <ul style="list-style-type: none"> Consistent with current legislation. The funding agreement can include requirements that ensure resulting housing is City of Sydney Affordable Housing Program (June 2023). 	<p>Excellent</p> <ul style="list-style-type: none"> Consistent with current legislation. The funding agreement can include requirements that ensure resulting housing is City of Sydney Affordable Housing Program (June 2023).