

# **Attachment A**

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

# City of Sydney Affordable Housing Contributions Distribution Plan



## 1. Purpose

This City of Sydney Affordable Housing Contributions Distribution Plan (Distribution Plan) sets out how monetary affordable housing contributions (monetary contributions) and dedicated built affordable housing (in-kind contributions) received under the City of Sydney Affordable Housing Program (Program) are to be distributed to community housing providers (CHPs).

This Distribution Plan was adopted by Council on **XX XX XXX** and commences 1 July 2024.

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## 2. What are Recommended CHPs and Eligible CHPs?

**Recommended Community Housing Providers (CHPs)** are:

- City West Housing;
- St George Community Housing; and
- Bridge Housing.

Recommended CHPs are the only recipients of monetary contributions under the Program. Monetary contributions must be used to provide affordable housing in accordance with the Program.

**Eligible CHPs** are CHPs classified as a Tier 1 or Tier 2 provider under the National Regulatory Code.

Eligible CHPs may receive in-kind contributions, being contributions of affordable housing built by a developer and dedicated to a CHP, where Recommended CHPs opt not to receive them. In-kind contributions must be used to provide affordable housing in accordance with the Program.

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## 3. Allocation of monetary contributions

<b>Year 1 (2024/2025) to Year 5 (2029/2030)</b>	<ol style="list-style-type: none"><li>1. First \$20m remitted to City West Housing</li><li>2. Second \$20m is remitted in equal portions to St George Community Housing and Bridge Housing, unless the amount is less than \$2m in which case it will be remitted to City West Housing</li><li>3. Residual funds are remitted in equal portions to City West Housing, St George Community Housing and Bridge Housing, unless the amount is less than \$3m in which case it will be remitted to City West Housing.</li></ol>
<b>Ongoing - indicative only - pending review</b>	Residual funds are remitted in equal portions to City West Housing, St George Community Housing and Bridge Housing, unless the amount is less than \$3m in which case it will be remitted to City West Housing.

## 4. Allocation of in-kind contributions

Where a developer makes an in-kind contribution, dwellings are to be dedicated to:

- Bridge Housing; or
- St George Community Housing.

Where Bridge Housing or St George Community Housing elects to not receive the in-kind contribution, the in-kind contribution may be dedicated to another Eligible CHP.

The monetary contributions allocated to any Recommended CHP in Section 3 of this Distribution Plan will be reduced commensurately by any in-kind contribution received by that CHP.

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## 5. Review of Distribution Plan

This Distribution Plan will be reviewed every 5 years.

The Distribution Plan may be reviewed earlier where:

- reporting and monitoring processes reveal concerns about the outcomes of the Distribution Plan;
- a change in the Distribution Plan is required to respond to or to take advantage of significant changes in the affordable housing policy landscape; and
- there is evidence a Recommended CHP has misused funds or funds have been poorly administered.

Distribution of funds may be paused where a review of the Distribution Plan is announced.

The review of the Distribution Plan is to be informed by an invited Expression of Interest notified to all Tier 1 CHPs who operate in the City of Sydney area.

The following will be considered when the Distribution Plan is reviewed:

- the current affordable housing development pipeline (including whether land has been acquired and the estimated dates for the completion of construction);
- the development experience of the CHP;
- capacity to bring co-contributions to development projects;
- innovation in increasing the supply of affordable housing;
- the capacity of the CHP to leverage contributions given existing debt or financial liabilities;
- the CHPs capacity for growth;
- success of the CHP in partnering with and growing the Aboriginal Community Housing Provider sector;
- any advice provided by the NSW Registrar of Community Housing; and
- where the CHP is already identified on the Distribution Plan, their performance in using contributions.

