



AFFORDABLE HOUSING FORUM

An initiative of SSROC, Planning Institute of Australia & Community Housing Providers

Joint Communique | 24 July 2017, held at University of Technology Sydney

Following the Forum held at University of Technology Sydney on 24 July 2017, attended by the government, development industry, community housing and non-governmental sectors, research, housing and urban development experts, a Communique was issued. Key issues are:

Quantum response and change of approach necessary

- As of 2017, 373,000 households in NSW cannot get into housing at market rates or are under rental stress. More than 5,000 per year of social and affordable housing is required in Sydney and only 10,000 is planned for the next 20 years. Trend turn around is required.
- Affordable housing targets of 5-15% in new large developments and precincts and higher targets for state owned lands (up to 20%) is needed.
- Recognise and approach affordable housing as essential infrastructure for a sustainable, inclusive and productive city.

Sydenham to Bankstown Urban Renewal Corridor

- Recognise Sydenham-Bankstown Corridor as priority target for affordable housing in the Central and South Districts and should be subject to Growth Infrastructure Compact agreement.

Planning mechanisms

- Expand SEPP70 to enable more councils to embed inclusionary zoning schemes within local planning frameworks, particularly in growth areas or areas undergoing renewal.
- Enable councils to include a mandatory requirement for affordable housing in their LEPs where there is land value uplift to support its application, including in government land.
- Establish a single statutory planning policy framework (Model Code) for the application of inclusionary zoning measures, density bonuses and compensatory measures for affordable housing, including consolidating relevant SEPP70 and ARHSEPP provisions.

Role for the Community Housing Providers sector

- Ensure that housing created through affordable housing targets are dedicated as affordable rental housing in perpetuity, and managed by a registered Community Housing Provider.
- Develop shared equity programs with the NSW Federation of Housing Associations to provide affordable housing products accessible to target income groups and key workers.

Value capture

- Adopt consistent value capture policy and consensus position capturing 50% of value uplift as 'development' licence fee' disbursed according to a growth area 'compact' agreement.
- Feasibility testing for value capture should be completed upfront at the strategic study stage to determine an appropriate value capture rate.

Bond aggregator

- Bond aggregator is supported to enable access to lower cost finance at scale.

The Missing Middle

New approach needed for the "missing middle" to promote the idea of small dwellings, intergenerational, manor and affordable housing rental options.

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