



# AFFORDABLE HOUSING FORUM

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

## FACT SHEET ON AFFORDABLE HOUSING

The Affordable Housing Forum organised by the Southern Sydney Regional Organisation of Councils (SSROC) and the Planning Institute Australia in collaboration with the NSW Federation of Housing Associations was held on Monday, 24 July, 2017.

This fact sheet has been developed to provide some basic definitions and explanations of the key concepts.

**Affordable housing** means housing for very low income households, low income households or moderate income households charged at no more than **30 per cent of gross household income in rent**. These are households that have a gross income that is less than 120 per cent of the median household income for Greater Sydney (*less than \$2,100 per week as at 2017: source ABS*). (Source: EP&A Act)

**Inclusionary zoning (IZ)**, refers to planning schemes that require a share of new development to include provision of affordable housing or to pay a cash-in-lieu contribution. (Source: PIA)

**Value Capture** is a process where land value is increased by significant infrastructure around it or due to rezoning, and a proportion of the increase in value or 'uplift' is captured by local or state governments for community infrastructure or affordable housing provision. (source: [the Conversation](#))

### Fast Facts

- Sydney is the second most unaffordable city in the world (source: Demographia)
- **36% of renters** in the Central District of Sydney are in rental stress and it is even more severe in the South District at **46% of renters** (source: Judith Stubbs & Associates)
- As of 2017, 373,000 households in NSW cannot get into housing at market rates or are under rental stress. This could increase to 670,000 by 2025 (source AHURI)
- Affordably priced housing is crucial social infrastructure that supports Sydney's community wellbeing and economic sustainability. This improves and leads to a strong and diverse labour market and economy, and to vibrant inclusive communities. (source: SSROC)

About Affordable Housing Introductory VIDEO: <https://youtu.be/vYZc500h3g>

SSROC Affordable Housing Submission: <http://ssroc.nsw.gov.au/?p=1631>

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## Common acronyms and definitions:

ACRONYM	DEFINITION
AHURI	<b>Australian Housing and Urban Research Institute (AHURI)</b> – a national independent research network
ARHSEPP	<b><u><a href="#">State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP)</a></u></b> One of the EP&A Act policies which encourage the development of new affordable housing and the maintenance of existing affordable housing.
CFS	<b><u><a href="#">Committee for Sydney</a></u></b> – an independent think tank and champion for the whole of Sydney, providing thought leadership beyond the electoral cycle.
CHP	<b>Community Housing Provider</b> – not-for-profit providers that provide housing assistance to eligible people on low incomes or who are unable to access appropriate housing in the private market. This includes social housing, affordable housing and supported housing.
DA	<b>Development Application</b> - non-exempt and non-complying building works or renovations are required to submit a development application through their local Council.
DCP	<b>Development Control Plan (DCP)</b> supports the LEP in providing detailed development controls such as landscaped area, car spaces and building scale.
EP&A ACT	<b><u><a href="#">Environmental Planning &amp; Assessment Act (1979)</a></u></b> The EP&A Act sets out the laws under which planning in NSW takes place.
GSC	<b><u><a href="#">Greater Sydney Commission</a></u></b> – their role is to coordinate and align planning for Greater Sydney. The Commission takes a collaborative "one government" approach, so they can lead and guide the planning for development, transport and housing.
IZ	<b><u><a href="#">Inclusionary zoning</a></u></b> (defined overleaf).
FSR	<b>Floor space ratio (FSR)</b> is the ratio of the floor area of a building to its site area.
LEP	<b>Local Environmental Plan (LEP)</b> provides the legislative context for development controls within the Local Government Area and is supported by the DCP.
LGA	<b>Local Government Area</b> – third tier of government in Australia, also referred to as councils, LGA refers to the designated geographical boundaries governed by the local government authority.
PIA	<b><u><a href="#">Planning Institute of Australia</a></u></b> (PIA) is the national body representing planning and the planning profession.
NRAS	<b><u><a href="#">National Rental Affordability Scheme</a></u></b> NRAS aims to encourage medium to large-scale investment in affordable housing (usually 100 or more houses), there have been five rounds and there are no current rounds open.
R2	<b>R2 Low Density Residential:</b> is a zone for land comprised mainly of low density housing with a planning objective to protect the locality's single dwelling character and landscape.
S94	<b>Section 94 of the EP&amp;A Act</b> is a monetary contribution levied on developers at the development application stage to help pay for community facilities and/or infrastructure
SEPP 70	<b><u><a href="#">State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes)</a></u></b> is a policy which offers a mechanism allowing specified councils to assign an affordable housing contribution to certain developments within its local government area.
SSROC	<b><u><a href="#">Southern Sydney Regional Organisation of Councils</a></u></b> SSROC is an association of 11 councils, south of Sydney harbour covering a third of Sydney's population.
VPA	A <b><u><a href="#">voluntary planning agreement (VPA)</a></u></b> is an agreement entered into by a planning authority (such as the Department of Planning and Environment) and a developer.

For more information or to discuss the Fact Sheet in further detail, please contact:

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