



Housing and Affordability Advisory Committee (HAAC)

Monday, 3 February 2020 meeting

Level 5, Meeting Room 1, Ashfield Civic Centre, 260 Liverpool Road, Ashfield 2131

Minutes

Meeting commenced at 6.30pm and concluded 8.15pm.

1. Present

Community members	Staff	Councillors
David Collins-White (DC-W - Chair)	Jon Atkins (JA - Convenor)	Cllr Tom Kiat
Hazel Blunden (HB – Deputy Chair)		
Paul Adabie (PA)		
Rachael Hagggett (RH).		
Julia Murray (JM)		
Ashvin Parameswaran (AP)		
Michael Zanardo (MZ)		

2. Chairperson

HB

3. Acknowledgment of Country

HB welcomed members to the meeting and provided an Acknowledgment of Country.

4. Apologies

There were no apologies

5. Disclosures of Interest

No conflicts of interest were disclosed.

6. Quorum (minimum 4 members)

A quorum was achieved.

7. Confirmation of Minutes and Actions

- Minutes for the 23 October 2019 meeting were endorsed.
- All actions had been completed except for (d).
- Following inquires, endorsing Shelter NSW's Discussion Paper was not considered necessary as its objective was primarily to facilitate consultation with stakeholders within the social and affordable housing sectors.

Discussion items

Item	Summary	Recommendations / actions	Council's response
Item 8 Meeting with CEO	<ul style="list-style-type: none"> • Notes on the meeting with the CEO on 7 Nov. 2019 were tabled. • JM and DC-W reported that they received a positive response from the CEO to issues raised in previous correspondence. • The CEO invited feedback on a number of issues from HAAC, including the proposal to establish an Affordable Housing Fund. Refer to items 9, 10, 11 and 12 below. 		
Item 9 Affordable Housing Fund	<ul style="list-style-type: none"> • HAAC invited to provide advice on setting up an Affordable Housing Fund. • A paper outlining the accounts established by a range of councils to reserve funds exclusively for affordable housing and (ii) a draft proposal for setting up an Affordable Housing Fund were tabled. • Matters discussed included: <ul style="list-style-type: none"> ○ The Local Government Act and the GST status of charitable Trusts ○ The possibility of holding a briefing for Councillors on affordable housing reserve accounts and their management by councils ○ Whether any council makes contributions from general revenue to their affordable housing reserve funds of 1% or 2%. 	<ul style="list-style-type: none"> • That HAAC recommend an audit be carried out by Council identifying all contributions received, including by the three constituent councils, for affordable housing purposes over the last 10 years. • JA to investigate the GST status of charitable Trusts. (Completed). • A proposal for setting up an Affordable Housing Fund be finalised and sent to the CEO. 	TBD
Item 10 Models of Inclusionary Zoning	<ul style="list-style-type: none"> • HAAC invited to provide advice on models to achieve 15% affordable housing contribution rate for new developments and 30% contribution rate on Council and State government land that the NSW government could not override. • It was noted that the Affordable Housing Policy provides for 15% of total gross floor area to be transferred to Council as affordable rental housing units or cash equivalent for developments entailing 20 or more units or a 	<ul style="list-style-type: none"> • That HAAC prepare a submission for phase 2 of the consolidated LEP project (possibly starting in April 2020) and that this submission recommend that affordable housing provisions 	N/A

	<p>gross floor area greater than 1,700m².</p> <ul style="list-style-type: none"> VPAs were the main mechanism for producing affordable rental housing to date. State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes) (SEPP 70) was another mechanism for providing mandatory affordable rental housing supply within approved precincts. Council is currently preparing an Affordable Housing Contribution Scheme under SEPP 70. Council’s application dated 20 April 2017 to have SEPP 70 apply across the LGA was rejected by both the Minister’s office and DPIE. The Eastern District Plan provides for a form of inclusionary zoning via an Affordable Rental Housing Target (ARHT). The ARHT only applies to (i) defined precincts subject to rezoning and (ii) to uplift from rezoning and (iii) entails a target ranging from 5-10% of new residential floor space (although councils may negotiate additional affordable housing). Future initiatives could involve (i) incorporating appropriate affordable housing provisions initially in Council’s existing local environmental planning instruments and (ii) including such provisions in Council’s consolidated LEP and (iii) advocating to have an Affordable Housing Clause included in the Standard Instrument Local Environment Plan (SILEP). 	<p>in keeping with the Affordable Housing Policy be incorporated in the draft consolidated LEP.</p>	
Item 11 Council Land	<ul style="list-style-type: none"> It was noted that the Land & Property Strategy (LAPS) includes an initiative with Link Housing to develop the Hay Street carpark in Leichardt for affordable housing. This initiative was endorsed by Council on 8 October 2019. It was noted that LAPS also includes initiatives to sell Council land including the Chester Street Car Park. Members reaffirmed their view that Council needs to extend current LAPS initiatives to include Council owned land that is potentially suitable for affordable rental housing development. The CEO responded positively to HAAC’s proposal for Council owned car parks and other land identified to be redeveloped for affordable rental housing. 	<ul style="list-style-type: none"> That HAAC advise CEO about a number of car parks and depots potentially available for affordable rental housing development. 	N/A
Item 12 Progressive Design Ideas for Affordable Housing	<ul style="list-style-type: none"> At the meeting with HAAC representatives, the CEO expressed an interest in more progressive design ideas for affordable housing. Members had a preliminary discussion about a number progressive design features for affordable housing. 	<ul style="list-style-type: none"> That MZ and HB prepare advice on progressive design ideas for affordable housing. 	N/A
Item 12 Other Business	<ul style="list-style-type: none"> A number of issues were discussed including the State government’s Social and Affordable Housing Fund (SAHF), development contribution concessions, the potential for social and affordable housing in White 	<ul style="list-style-type: none"> DC-W to prepare a submission relating to DAs and VPAs that contain no 	N/A

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	<p>Bay, and large DAs containing no provision for affordable housing.</p> <ul style="list-style-type: none"> JM informed the meeting that she was relocating and therefore would be resigning from HAAC. JM was thanked for the many years she served on current and previous affordable housing advisory committees beginning with Marrickville Council's Affordable Housing Committee in 2013. 	<p>provision for affordable housing.</p>	
<p>Item 13 Next meeting</p>	<ul style="list-style-type: none"> To be determined. 	<ul style="list-style-type: none"> JA to recommend a 2020 HAAC meeting schedule to members via email. (Completed) 	<p>N/A</p>