



Housing and Affordability Advisory Committee (HAAC)

Monday, 9 August 2021

Zoom meeting

Minutes

Online meeting commenced at 6.30pm and concluded 7.50pm.

1. Present

Community members	Staff	Councillors
David Collins-White (DC-W - Chair)	Jon Atkins (JA - Convenor)	
Hazel Blunden (HB)	Denise Bengler (DB - Acting Team Leader Planning Policy)	
Michael Zanardo (MZ)		
Rachael Haggett (RH)		

2. Chairperson - DC-W

3. **Acknowledgment of Country** - DC-W welcomed members to the meeting and provided an Acknowledgment of Country.

4. **Apologies** – Paul Adabie

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

- The Minutes were confirmed. All actions arising had been addressed.

Discussion of other agenda items

Item	Summary	Recommendations / Actions	Council's Response
Item 5 Recruitment	<ul style="list-style-type: none">• Members were informed about the recruitment drive for extra HAAC members.• The recruitment drive is being publicised on Your Say Inner West. The application period opened on 1 July and has been extended to 13 August 2021. To date eight applications have been received.		

<p>Item 6 Review of Affordable Housing Policy</p>	<ul style="list-style-type: none"> • A presentation on the review of the Affordable Housing Policy (AHP) was given to the HAAC meeting on 10 May 2021. All HAAC members have received copies of the presentation. • The revised AHP is expected to go before Council early in 2022. 		
<p>Item 7 Affordable Housing Contribution Scheme (AHCS)</p>	<ul style="list-style-type: none"> • Affordable housing viability testing undertaken by a consultant has shown that affordable housing contributions of 2% are feasible in the Leichhardt precinct associated with the Phase 2A LEP. • Affordable Housing Contribution Schemes (AHCS) will be linked to amendments to be made to the LEP where they can be shown to be feasible. • The possibility of including an AHCS for Marrickville and Dulwich Hill station areas in conjunction with LEP Phase 2B is being explored with DPIE. • The Planning proposal for LEP Phase 2A is likely to go to a Council meeting early next year while LEP Phase 2B will go towards the end of 2022. • Members sought clarification on the governance of Council’s Affordable Housing Fund and whether HAAC could have a consultative role with respect to future expenditure from the fund. 	<ul style="list-style-type: none"> • Clarification sought regarding governance of Affordable Housing Fund. 	
<p>Item 8 Resilient Sydney Diverse & Affordable Housing Project</p>	<ul style="list-style-type: none"> • Members were informed about Resilient Sydney’s workshop on implementing Affordable Housing Contribution Schemes held on 16 July 2021. • One presentation to the workshop focussed on the preparation of City of Sydney’s recently approved Affordable Housing Contribution Scheme and Planning Proposal to levy affordable housing contributions in ‘Central Sydney’ and on ‘residual land’. • Copies of this presentation will be circulated to members. 	<ul style="list-style-type: none"> • Copies of presentation on City of Sydney’s latest AHCS to be circulated to members. 	Completed
<p>Item 9 Draft Healthy Aging Strategy & Action Plan</p>	<ul style="list-style-type: none"> • The Draft Healthy Aging Strategy & Action Plan was discussed and generally welcomed. • Council resolution C0621(1) Item 3, part 5(b) relating to the Affordable Housing Policy being revised “to deliver housing support for older people, and particularly older women” was discussed. The capacity of Council’s ‘key worker’ rental housing program to specifically accommodate older women was queried. Alternate options of delivering housing support to older people, particularly older women, were discussed. • Draft Healthy Aging Strategy & Action Plan is currently on public exhibition to 19 September 2021. • Members agreed to lodge a submission. 	<ul style="list-style-type: none"> • Members to lodge a submission by 19 September 2021. 	
<p>Item 10 Postponement of Council Elections</p>	<ul style="list-style-type: none"> • Due to COVID-19, local government elections have been postponed until 4 December 2021. • Council will hold a Mayoral election in September and another one after the election results are determined in December 2021/January 2022. • It was noted that Council will be holding a demerger poll in conjunction with the election. • The new Council to be inducted in early 2022. The term of the new Council will still end in September 2024. 		

Item 11(a) Other business – NSW Parliamentary Inquiry	<ul style="list-style-type: none"> Members were informed about NSW Parliamentary Inquiry into the social housing shortage. The Terms of Reference were tabled, and the causes of the social housing shortage discussed. Submissions close 13 August 2021. Members agreed to lodge a submission. It was noted that Council’s Community & Cultural Services team would be lodging a submission. 	<ul style="list-style-type: none"> Members to lodge a submission by 13 August 2021. 	
Item 11(b) Other Business – Carpark Redevelopment Project	<ul style="list-style-type: none"> MZ produced a map showing Council owned carparks (not in strata title). Based upon the mapping, MZ agreed to draft a report identifying the most suitable carparks that could be redeveloped for affordable housing. Members agreed to give consideration to holding a separate HAAC meeting to discuss the next steps in progressing this project. 	<ul style="list-style-type: none"> Members to consider holding a separate HAAC meeting to progress the carpark redevelopment project. 	
Item 11(c) Other business – Housing SEPP	<ul style="list-style-type: none"> Members were informed that DPIE is inviting feedback on the new Housing SEPP consultation draft and supporting documents. Feedback can be submitted via the NSW Planning Portal by 29 August 2021. Members to consider lodging a submission. 	<ul style="list-style-type: none"> Members to consider lodging a submission by 29 August 2021. 	
Item 12 Next meeting	<ul style="list-style-type: none"> The date of the next online meeting is to be determined by end of August 2021. 		