



Housing and Affordability Advisory Committee

27th October 2022

Ashfield Customer Service Centre

Minutes

Meeting commenced at 6:35pm and concluded 8:00pm

1. Present

Community members	Staff	Councillors
Hazel Blunden (HB) David Collins-White (DC) Louise Crabtree-Hayes (LC-H) Laurel Draffen (LD) Yolanda Gil (YG)	Megan Grealy (MG) Kirsten Gridley (KG) Debjani Sarkar (DS) Queenie Tran (QT) Gisella Velasco GV	Clr Dylan Griffiths (DG)

2. Acknowledgement of Country

- JA provided an Acknowledgement of Country

3. Introductions

- All present briefly introduced themselves to the meeting.

4. Election of Chairperson and Deputy Chairperson

- JA provided an outline of duties relating to the positions of Chairperson and Deputy Chairperson
- LD was elected Chairperson and DC-W was elected Deputy Chairperson.
- LD assumed the Chair.

5. Apology: Ben McGowan

5. Quorum (minimum 6 members): A quorum was achieved.

6. Disclosures of Interest

- Information relating to Council's Code of Conduct and disclosures of interest was tabled.
- No conflicts of interest were disclosed.

Discussion of items

No.	Item	Summary	Recommendations / actions	Council's response
7.	Terms of Reference	Updated Terms of Reference were discussed. These are to include new Policy Challenges specific to HAAC and will be finalised in due course. Refer to item 10 below.		
8.	Community Strategic Plan 2022-2036, Delivery Program 2022-26 & Operational Plan 2022-23	<p>JA provided a summary of the affordable housing elements contained in the Community Strategic Plan, Delivery Program & Operational Plan including timeframes and teams responsible for principal activities and actions.</p> <p>Topics discussed by members included:</p> <ul style="list-style-type: none"> • Definition of affordable housing • Proposed Hay Street car park development • Audit of Council Land project • Proposed sale of Chester Street car park • Review of Affordable Housing Policy • Fresh Hope/Nightingale's affordable housing development at 387 Illawarra Road, Marrickville • Review of Delivery Program and Operational Plan and possible input by LDGs to these reviews. 	<ul style="list-style-type: none"> • JA to provide members with additional information on (a) statutory definition of affordable housing (b) NSW Ministerial Guidelines on Affordable Housing and (c) details on Hay Street car park site including current zoning, FSR plus link to the Leichhardt Urban Design Review. • DG to seek more information on Council's partnership with Link Wentworth Housing to develop the Hay Street carpark in Leichhardt for affordable housing. 	<ul style="list-style-type: none"> • Completed 4 Nov 2022.
10.	Policy Challenge	It was noted that the Council meeting on 25 th Oct 2022 adopted a resolution relating to Policy Challenges on which Local Democracy Groups (LDGs) will deliberate and problem solve during the current term.	<ul style="list-style-type: none"> • JA to email members a link to the Minutes containing HAAC's Policy Challenges when available. 	<ul style="list-style-type: none"> • Completed 31 Oct 2022.
11.	Priorities for 2023	<p>JA provided information on:</p> <ul style="list-style-type: none"> • LDG Welcome Event on 21st Sep 2022 and tabled a list of priorities nominated by HAAC members who attended 	<ul style="list-style-type: none"> • DG to seek more information on the Affordable Housing Fund's current status. 	

		<ul style="list-style-type: none"> • HAAC's activities from Nov 2018 to May 2022 including 7 submissions, review of Council policies and advocacy for the establishment of an Affordable Housing Fund (AHF). <p>Members held a preliminary discussion on priorities for 2023 including:</p> <ul style="list-style-type: none"> • AHF and expenditure on affordable housing projects including capital (long term) maintenance • Impact of Airbnbs on availability of local rental accommodation • High number of vacant properties • Local HomeShare program • CHP's partnering on 'granny flat' developments and then matching tenants to such developments • Promoting high quality affordable housing in the community and countering local opposition to increasing affordable housing supply (nimbyism) • Higher densities, IWLEP and Urban Design Studies. <p>Members also suggested that HAAC:</p> <ul style="list-style-type: none"> • place more emphasis on strategic actions and less on submissions which often have little impact • explore community perceptions on affordable housing and encourage a culture of inclusion and well designed and sustainable affordable housing. <p>DB provided an outline of a Notice of Motion on Airbnbs that was considered by Council at its meeting on 25 Oct 2022.</p> <p>Members resolved to hold a fuller discussion on priorities for 2023 at the December meeting.</p>	<ul style="list-style-type: none"> • A fuller discussion of priorities for 2023 to take place at 7th Dec 2022 meeting. • JA to provide more information to members on community attitudes to strategic planning and increasing affordable housing supply. 	<ul style="list-style-type: none"> • Completed 4 Nov 2022.
12	Other Business	There was no other business.		
13.	Next Meeting	The next meeting is scheduled for 7 th December 2022 starting at 6.30pm in Ashfield Customer Service Centre.		