



Housing and Affordability Advisory Committee

7th December 2022

Ashfield Customer Service Centre

Minutes

Meeting commenced at 6:34pm and concluded at 8:11pm

1. Present

Community members	Staff	Councillors
Hazel Blunden (HB) David Collins-White (DC: Deputy Chair) Kirsten Gridley (KG)	Ben McGowan (BM) Debjani Sarkar (DS) Queenie Tran (QT)	Jon Atkins (JA) Jarrad Sheather (JS) Cllr Dylan Griffiths (DG)

2. **Acknowledgement of Country:** DC provided an Acknowledgement of Country

3. **Introductions:** DC invited BM to introduce himself to those present, being his first HAAC meeting.

4. **Apologies:** Laurel Draffen, Louise Crabtree-Hayes, Yolanda Gil, Megan Grealy and Gisella Velasco.

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

6. **Disclosures of Interest:** No conflicts of interest were disclosed.

Discussion of items

No.	Item	Summary	Actions	Council's response
7.	Past Minutes – Matters Arising	JA summarised the actions arising from the Minutes of the 27 October 2022 meeting. All actions have been satisfactorily addressed.		
8.	Terms of Reference (TOR)	JA noted that the approved TOR included the two Policy Challenges adopted by Council on 25 October 2022 (C1022(1) Item 11):		

		<ol style="list-style-type: none"> 1. How can we increase social, community and affordable housing with good amenity, across the Inner West? 2. How do we deliver housing for key workers in the Inner West? 		
9.	Affordable Housing & Council Resolutions	<p>A list of eight Council resolutions, previously circulated, with affordable housing implications was summarised. Discussion included:</p> <p><i>C1019(1) Item 20 - Land & Property Strategy Initiative: Hay Street Car Park Affordable Housing Development</i> All members supported the following request: That HAAC request a briefing on the issues affecting the progression of the Hay Street Car Park development at the 8th February 2023 HAAC meeting. Cllr Griffiths noted that he had requested further information on the project's current status.</p> <p><i>C0322(1) Item 26 - NOM: AHCS and Audit of Council Land for Affordable Housing</i> All members supported the following request: That HAAC request a briefing or progress report on the Audit of Council Land, adopted by Council on 8 March 2022, and that the briefing or report indicate the estimated completion date for this audit.</p> <p><i>C1022(1) Item 26 NOM: Airbnb</i> The report on this item is likely to go before Council in February or March 2023.</p> <p><i>C1022 Item 1 – Bays West Precinct: Stage 1 Comprehensive Rezoning Package IWC Submission</i> Need to monitor affordable housing outcomes for Stage 1 and future Stages.</p> <p><i>C1022(1) Item 30 - Mayoral Minute: Renters' Rights</i> It was queried why an amendment to the Mayoral Minute indicating support for Residential Tenancies Amendment (Prohibiting No Grounds Evictions) Bill 2022 in NSW Legislative Assembly was rejected.</p> <p><i>C1122(1) Item 14 – Keeping Pets in Rental Homes</i> The submission on keeping pets in rental homes was lodged with Department of Community Service on 2 December 2022.</p>	<ul style="list-style-type: none"> • That HAAC request a briefing on the issues affecting the progression of the Hay Street Car Park development at the 8th February 2023 HAAC meeting. • That HAAC request a briefing or progress report on the Audit of Council Land, adopted by Council on 8 March 2022, and that the briefing or report indicate the estimated completion date for this audit. 	

		<p><i>C1222(1) Item 56 – QON: Affordable Housing Fund</i></p> <p>It was noted that Council's response to the QON omitted financial data on 7 of Council's 19 affordable housing units and was therefore inaccurate. Cllr Griffiths indicated that he would make further inquiries about the Affordable Housing Fund.</p>		
10.	Affordable Housing Priorities for 2023	<p>JA informed the meeting about Laurel Draffen's suggestions for priorities in 2023 received on 30 November 2022.</p> <p>Members supported the following proposal: That HAAC organise an Affordable Housing Summit with Council's support to:</p> <ul style="list-style-type: none"> • Connect with the local community to hear their thoughts on housing availability, access and affordability • Bring key groups and stakeholders together to address current affordable housing and homelessness issues • Be both an advocacy and educational event with the key goal of informing Council as to what can be done to increase affordable housing supply and respond to local housing needs. <p>Also, to plan for the Summit, members agreed that:</p> <ul style="list-style-type: none"> • A sub-committee be formed to begin planning for the Summit, preferably to be held in May 2023 • A share folder be established to facilitate input into the planning process by all members • HAAC's February 2023 meeting be devoted to advancing the planning for the Summit. 	<ul style="list-style-type: none"> • QT to set up a share folder to facilitate input into the Summit planning process by all members. 	<ul style="list-style-type: none"> • Establishment of share folder - completed 8 December 2022.
11.	Other Business	There was no other business.		
12.	Future Meetings	<p>It was agreed that future HAAC meetings be held on the second Wednesday in February, May, August and November 2023, starting at 6:30pm. Future meetings will therefore be held on:</p> <ul style="list-style-type: none"> • 8 February 2023 • 10 May 2023 • 9 August 2023 • 8 November 2023. 		