

May 2023

Inner West Council & Affordable Housing

INNER WEST

HAAC's policy challenges

- How can we increase social, community and affordable housing with good amenity, across the Inner West?
- How do we deliver housing for key workers in the Inner West?

Presentation's topics

- 1 The housing crisis in the Inner West
- 2 How Council can assist in the delivery of affordable housing
- 3 Ways Council can support the delivery of social and community housing
- 4 Advocacy



Snapshot

Housing tenure

- Purchased or fully owned
- Renting privately
- Social housing
- Unoccupied dwellings

Housing crisis

- Residential vacancy rates
- Escalating rents
- Housing stress
- Local affordable housing gap

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Support for Affordable Housing Delivery

Snapshot provides strong justification for Council to actively seek to increase the supply of affordable housing

Key strategy in Affordable Housing Policy:

- strong interventions in the planning system
- direct creation of affordable housing on public land through partnerships, especially with CHP

Planning mechanisms

- Planning agreements
- Affordable Housing Contribution Schemes
- Council's 'key worker' Affordable Rental Housing Program



Arlington Grove, Dulwich Hill



Support for Affordable Housing Delivery

Non-planning mechanisms

- Partnerships with CHP to develop Council land
- Collaboration with Land & Housing Corporation (LAHC) and other State agencies to redevelop public land

Initiatives

- Hay Street car park in Leichhardt
- Audit of Council Land



Luna Apartments - Lewisham

Support for Social & Community Housing

Definitions

- 'social housing', 'public housing' & 'Aboriginal housing'

Support for community organisations & CHPs

- church groups with land holdings
- CHPs in partnership with LAHC

Local Infrastructure Contributions Plan 2023

- exemptions for public housing and seniors and affordable housing delivered by a social housing provider



The Malthouse, Summer Hill



Advocacy

- Limited capacity of councils to bridge the local affordable housing gap
- Many peak housing and social service organisations plus other stakeholders have called on State and Federal governments to fund a substantial increase in social and affordable housing provision
- Need for Council and Local Government Sector to continue to lobby State and Federal government ministers and departments to increase commitments to social and affordable housing supply which are commensurate with community housing needs.



Marrickville Community Hub Site

Feedback Welcome

How to:

- Increase Council's affordable housing provision
- Support social and community housing delivery
- Develop Council's advocacy role

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Thank you

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