



INNER WEST COUNCIL

HOUSING AND AFFORDABILITY STRATEGIC REFERENCE GROUP

10 April 2017

6:30 pm

**Location: Petersham Service Centre - Level 3 Ngara Room
2-14 Fisher St, Petersham**

RSVP: to Lynne George on 0423 784 410 or lynne.george@innerwest.nsw.gov.au

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ITEM:

1. **Welcome by Chairperson Hazel Blunden**
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Meeting Close

Please note that only community members appointed by the Administrator can vote on recommendations made by the Strategic Reference Group.

Item No: Item 5
Subject: Status of Recommendations from 13 February SRG Meeting
Prepared by: Lynne George, Manager Community Development

Item 5**SUMMARY**

This report advises the Strategic Reference Group of the status of the recommendations from the previous meeting held on 13 February, 2017.

RECOMMENDATION:

THAT the Strategic Reference Group receives and notes the update on recommendations provided in Attachment 6.

Background

The first meeting of the Housing and Affordability Strategic Reference Group was held on 13 February 2017.

This report is provided to update Reference Group members on the status of recommendations made at that meeting.

Financial Implications

Nil

Attachment 1

Status of Recommendations from February Strategic Reference Group Meeting

Status of Recommendations from February Strategic Reference Group Meeting
Attachment 1 - Item 5

Date of Meeting	Item No.	Recommendation	Status
27-Feb-17	Item 5 – Election of Chairperson	<p>That the Housing and Affordability Strategic Reference Group rotates the role of Chairperson at each meeting and nominates the following members as Chairperson:</p> <ul style="list-style-type: none"> • Tom Kiat as Chairperson at 13 February meeting • Hazel Blunden at 10 April meeting • Gary Moore at 19 June meeting 	Adopted
	Item 6 – Draft Terms of Reference for Housing and Affordability Strategic Reference Group	<p>That the Housing and Affordability Strategic Reference Group adopts the Draft Terms of Reference with the following amendments:</p> <ul style="list-style-type: none"> - 1: Scope – delete the words “for residents” from second last dot point - 3: includes the following as the last sentence: “The Housing and Affordability Strategic Reference Group recognises that it is operating under an Administrator”. - 7: The quorum of the Strategic Reference Group will be a minimum of 6 members. 	Adopted
	Item 7 – Draft Statement of Vision and Priorities	<p>That the Housing and Affordability Strategic Reference Group engages with the community consultation process for the development of the Inner West Community Strategic Plan</p>	Adopted
	Item 8 – Draft Inclusion Action Plan	<p>That the Housing and Affordability Strategic Reference Group notes the report, provides feedback on the IAP during the public exhibition period and refers to it in addressing its work.</p>	Adopted
	Item 9 – Draft Affordable Housing Policy	<p>That the Housing and Affordability Strategic Reference Group engages with the public exhibition process for the development of a final <i>Affordable Housing Policy</i> for Council’s adoption and contributes to the implementation of this policy in the Inner West LGA.</p>	Adopted
	Item 10 – Draft Homelessness Policy	<p>(a) That the Housing and Affordability Strategic Reference Group notes the development of an Inner West Council Homelessness Policy: Responding to</p>	Adopted

	<p>Rough Sleeping in the Inner West; and</p> <p>(b) Requests that at a future meeting the SRG includes an agenda item on possible actions that may be taken by Inner West Council to address the prevention of homelessness.</p>	
<p>Item 11 – Proposed Meeting Schedule in 2017</p>	<p>(a) That the Housing and Affordability Strategic Reference Group endorses the proposed meeting schedule for 2017 as:</p> <ul style="list-style-type: none"> ○ Monday 10 April ○ Monday 19 June ○ Monday 21 August ○ Monday 16 October ○ Monday 20 November <p>(b) That all meetings commence at 6:30pm and will be held at the Petersham Service Centre, Level 3, 2-14 Fisher St, Petersham.</p>	<p>Adopted</p>
<p>Item 12 – Staff Update</p>	<p>This item was deferred to the next meeting.</p>	<p>Adopted</p>

Item No: Item 6

Subject: Inner West Council Community Strategic Plan Consultation
with the Housing and Affordability Strategic Reference Group

Prepared by: Lynne George, Manager Community Development

SUMMARY

Robust input from the Strategic Reference Groups (SRGs) is a vital component of the development of the Inner West's first Community Strategic Plan (CSP). Input to the CSP is one of the core roles of the SRGs.

RECOMMENDATION:

THAT the SRG:

1. notes the process for development of the CSP; and
2. determines how members would like to participate in the process.

Background

The Community Strategic Plan (CSP) is the most important plan that sits above all Council's other plans and policies. The CSP identifies the community's main priorities and aspirations for the future, and plans strategies to achieve them. It takes into account the issues and pressures affecting the community, and the level of resources that will realistically be available.

While Council is responsible for managing the planning process on behalf of the Inner West, delivery of the plan's long-term outcomes relies on strong partnerships, including with State agencies, community groups and the wider community. A successful CSP is one in which the whole community feels ownership.

The CSP addresses four key questions for the community:

- Where are we now?
- Where do we want to be in 10 years' time?
- How will we get there?
- How will we know we've arrived?

The Inner West's CSP will be based on principles of:

- social justice (equity, access, rights and participation)
- ecologically sustainable development.

The SRGs are a key stakeholder in developing the CSP and input will be sought across the whole process including development of the vision, objectives and strategies. Council will partner with the SRG in each aspect of the decision including the development of alternatives and the identification of the preferred solutions.

Presentation

At the meeting, the SRG will hear a presentation including:

- High-level demographic profile of the Inner West.
- Overview of the CSP – what it is; the process for developing it; and the four key questions it addresses.
- How the SRG can contribute to the CSP by:
 - Answering questions raised in the Issues Paper and/or participating in a conversation relevant to the area of interest or expertise of the SRG (next 3-4 meetings)
 - Commenting on the Draft CSP at review stage (from August 2017 approximately)

Draft Issues Paper

A draft Issues Paper has been prepared by the Corporate Strategic Planner and Community Engagement team for internal working group purposes only. A copy of this draft Issues Paper has been forwarded as an attachment to these agenda papers (**Attachment 2**)

Financial Implications

The CSP is developed in conjunction with a Resourcing Strategy that includes a:

- Long Term Financial Plan
- Workforce Management Plan
- Asset Management Plan
- Information and Communications Technology (ICT) Plan

This ensures that the outcomes can be delivered with the level of resources that will realistically be available.

Conclusion

Input from the Inner West Strategic Reference Groups is a vital component of developing a successful CSP. SRG advice and recommendations on the issues, vision, objectives and strategies will be included in the decisions made about the CSP to the maximum extent possible.

Item No: Item 7

Subject: Adoption of Inner West Council Affordable Housing Policy and Value Capture Position Paper

Prepared by: Lynne George, Manager Community Development
Jon Atkins, Affordable Housing Officer

SUMMARY

On 6 December 2016 Council endorsed the draft Inner West Council *Affordable Housing Policy* and the *Position Paper: Best Practice in Value Capture* and placed the draft *Policy* and *Position Paper* on public exhibition until 13 February 2017.

A report was submitted to the Council meeting held on 28 March, 2017 providing information on feedback received on the policy during the public exhibition period and proposing amendments to the policy. A webcast of the discussion that took place on the policy at the Council meeting can be accessed online at:

<http://www.innerwest.nsw.gov.au/council/meetings/council-meetings>

- Affordable Housing Policy (Item 3) – discussion began at 6:58pm
- Eight speakers on the Policy – 6:58 pm to 7:23pm
- Response from Judy Stubbs (consultant) – 7:23pm to 7:29pm
- Amendments/summing up by Administrator – 7:29pm to 7:35pm

RECOMMENDATION:

That the Housing and Affordability Strategic Reference Group notes the adoption of the Inner West Council *Affordable Housing Policy* and contributes to the development of an implementation action plan for the Inner West LGA.

Background

At the meeting held on 28 March 2017, the Administrator determined that Council:

1. Adopts the *Affordable Housing Policy* and the *Position Paper: Best Practice in Value Capture*;
2. Submits the following recommended notice of motion to the National General Assembly (NGA) of Local Government (18-21 June 2017) to be held in Canberra, namely that the Federal Government give urgent consideration to measures to improve housing affordability in areas affected by high levels of housing stress such as Sydney's Inner West, including taxation and other non-supply side mechanisms that are currently inadequately utilised in initiatives to improve housing affordability;
3. Amend Clause 2.3 of the Policy to add an additional target group being shift workers; and

4. Amend the Policy in relation to the timing principle under Clause 2.5.2 as follows: **Delete** “acquired for redevelopment after a nominated date related to the implementation of the policy” **and replace with** “that is subject to a proposal for a rezoning or variation to planning controls where the application is received after the Policy is approved by Council. For applications that have been made or are under consideration prior to the Policy’s approval, this Policy will provide guidance as to the quantum of affordable housing contribution that is considered to be appropriate”.

The amended clause shall state:

“Timing – in consideration of reasonableness and equity, the value capture requirement should apply to land that is subject to a proposal for a rezoning or variation to planning controls where the application is received after the Policy is approved by Council. For applications that have been made or are under consideration prior to the Policy’s approval, this Policy will provide guidance as to the quantum of affordable housing contribution that is considered to be appropriate”.

Financial Implications

Nil

Conclusion

The substantial evidence showing a growing number of local people in housing stress, together with current and projected levels of unmet need for affordable housing, provides a significant evidence base to justify Council actively seeking an increase in the supply of affordable housing. The Affordable Housing Policy’s support for stronger interventions in the form of value capture, inclusionary zoning and development partnerships, offers Council the best means of increasing housing affordability for very low to moderate income households in the community.

Attachments 3, 4 and 5

Copies of the final **Affordable Housing Policy, Best Practice in Value Capture** and the **Background Paper Affordable Housing Policy** have been forwarded as attachments to these agenda papers.

Item No: Item 8
Subject: Adoption of Inner West Council Homelessness Policy
Prepared by: Lynne George, Manager Community Development

SUMMARY

On 6 December 2016 Council resolved to place the draft Inner West Council *Homelessness Policy: Responding to Rough Sleeping in the Inner West* on public exhibition until 30 January, 2017.

A report was submitted to the Council meeting held on 28 March, 2017 providing information on feedback received on the policy during the public exhibition and seeking Council adoption of the policy.

RECOMMENDATION:

That the Housing and Affordability Strategic Reference Group notes the adoption of the Inner West Council *Homelessness Policy* and contributes to the investigation of and strategies to address the issue of homelessness in extreme weather events.

Background

At the Council meeting held on 28 March 2017, the Administrator determined that Council:

1. adopts the Homelessness Policy and incorporates its strategies and actions in future operational plans; and
2. investigates how to address the issue of homelessness in extreme weather events.

Financial Implications

Nil

Conclusion

The Draft Homelessness Policy: responding to rough sleeping in the Inner West, provides an important policy framework, objectives and strategies to guide Council in its response to the increasing incidence of people sleeping rough in the Inner West.

Item No: **Item 9**

Subject: **Staff Update**

Prepared by: Jon Atkins, Affordable Housing Officer.

SUMMARY

A verbal update report will be provided regarding:

- Council owned affordable housing units in Lewisham
- Report on Council's SEPP 70 Application Process
- Boarding House Roundtable / Review of Boarding House Act 2012