

COMMUNITY HOUSING INDUSTRY STRATEGY: SUMMARY OF KEY PROPOSALS



PROPOSED ENHANCEMENTS TO THE PLANNING SYSTEM & RELATED POLICY

PRIMARY ELEMENTS

Affordable housing supply targets to complement general housing supply targets:

- > Flowing from state > metro/non metro > sub-regional > local
- > High level supply targets could be combined with more specific project targets

Inclusive Communities

Sharing the benefits cities offer by substantially increasing housing yields in prime, accessible locations and diverting some of the resulting increases in land values to affordable housing and other community benefits through inclusionary zoning provisions or another value capture/sharing mechanism. A specified component of affordable housing, say 30%, should be incorporated in development projects.

SUPPORTING ELEMENTS

Strategic planning for housing including:

- > Recognition in all relevant planning instruments of the crucial role of housing
- > Consistent and robust methodology for the assessment of housing needs
- > Hierarchy of interlinked state to local level plans integrating housing with infrastructure planning

Development and approval frameworks

- > State Planning Policy on *Housing Affordability and Supply* that:
 - Includes requirements for an *Affordable Housing Strategy* and complementary sub/regional strategies and *Local Housing Strategies*
 - Facilitates a diversity of housing types, sizes and price points to meet housing needs
 - Recognises affordable housing as essential infrastructure with accompanying relief from requirements to contribute towards amenities and services under S94 of the EP&A Act
 - Specifies as a right development standards for designated 'affordable housing projects'
 - Extends complying development provisions for 'affordable housing projects'
 - Requires government agencies to consider opportunities for affordable housing when preparing rezoning or development proposals for any surplus land
- > Fast track approval processes for designated "affordable housing projects"
- > Up front community input on development of the hierarchy of plans coupled with:
 - More limited consultation requirements and objection rights for individual development applications (DAs)

- Specific provisions for "affordable housing projects" which limit grounds for refusal of DAs

Financial feasibility assessment of planning controls to:

- > Test the feasibility of delivering desired development form, mix and type under existing/proposed planning controls in local planning instruments
- > Assess the impacts of planning controls and S94 contributions on housing affordability

Regional development strategies to:

- > Build local economies in non-metropolitan areas to:
 - Support local communities and enable local people to remain in their home communities
 - Take pressure off metro areas and provide more affordable alternatives to city living
- > Respond to regional areas experiencing housing affordability and supply pressures

Optimise use of Government land

- > The principles and guidelines covering the rezoning development and sale of government land be amended to require housing potential and affordable housing needs to be taken into account

Local Government Facilitation

- > Remove impediments to the use of planning mechanisms to facilitate or protect affordable housing
- > Set requirements for Councils to report annually on their activities and proposed strategies to address affordable housing needs in their areas
- > Encourage Councils to offer a package of incentives for affordable housing projects eg: dedicated officer, fast tracking of DAs, land contributions, targeted services, reduced fees, graduated standards

COMMUNITY HOUSING INDUSTRY STRATEGY: SUMMARY OF KEY PROPOSALS



STRATEGIES FOR ADVOCACY, ALLIANCES AND COLLABORATION

ADVOCACY AND COMMUNICATIONS

Development of a Communication Strategy to:

Explain to all sectors of the economy, all levels of government and the wider community what affordable housing is, why it is important and the role community housing plays in meeting housing needs

- > Draw attention to the pressing need for affordable housing and the critical role it plays in the social and economic sustainability of New South Wales by:
- > Highlight the important and influential role the planning system plays in housing outcomes and build acceptance for the use of the planning system to support affordable housing

- > Build awareness amongst local government of the real and influential part that councils can play in facilitating affordable housing and support local government's role
- > Position the community housing sector to press for further reforms to improve the responsiveness of the planning framework to affordable housing needs by:
 - Highlighting the capacity and commitment of community housing providers and articulating what sets community housing providers apart from private developers and government
 - Emphasising the collective contribution of providers to housing supply
 - Identifying strategies to build awareness of issues and advocate change

ALLIANCES AND PARTNERSHIPS

- > The Industry Strategy provides a platform to build alliances and partnerships with a range of organisations and advocates interested in better outcomes for business and communities including local government, business, the development industry, allied peak groups, academic/research institutions, professional associations and trade unions.

- > Critical in forging these alliances will be:
 - The identification of common objectives and benefits
 - Working to build consensus amongst the players around the key areas for action
 - Identifying scope for joint advocacy programs or simply common messaging
 - Leveraging expertise and networks from within the community housing industry

COLLABORATION, FACILITATION AND SUPPORT

- > Facilitating continuous development and improvement and the sharing of experiences, expertise and success stories by:
 - Developing support and facilitation tools including, for example:
 - Creation of a website page to enable sharing of information, links and networking
 - Federation supported network to exchange information or other approaches
 - Preparation of targeted guidance materials and checklists
 - Guest speakers, training, workshops with local government and others, focused networking sessions

- > Identifying existing approaches of value to community housing providers in delivering affordable housing and documenting case studies and examples of where they are most applicable
- > Preparing guidance materials and case studies
- > Developing a consistent approach/message as a starting point for negotiations
- > Sharing experience, expertise and keys to success amongst community housing providers
- > Encouraging collaboration and joint initiatives

