

Local opportunities for providing affordable housing

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Background

- Several NSW local councils now have good experience in tackling this issue in a variety of ways
- Critical to understand the current and future changes in local and regional housing markets
- Critical to be very clear about what affordable housing is and who it is targeted towards

- Critical to not raise expectations unrealistically about what power local Councils have to deliver affordable housing outcomes
- Critical to note that relationship building and management is central for local Councils to make any progress in this area

Roles to encourage affordable housing

1. As planner and regulator

- Local Environmental Plan and Development Control Plans
- Development Approval process
- SEPP 10 advisor
- Boarding house fire and safety monitor

2. As policy maker

- Establish affordable housing policy for LGA
- Negotiate with other levels of Government, private sector bodies and community housing providers

3. As a developer

- Council owned development sites may provide affordable housing options within residential or mixed developments

4. As a provider

- Council uses existing or specific purchased stock for affordable housing (manages itself or head leases)

5. As a co funder

- Council provides funds (section 94 or other reserves/asset sale proceeds) towards affordable housing development
- Council partners through equity arrangements with land/air space arrangements with developer and community housing organisation

6. As a broker

- Facilitate transfer of boarding management to Community Housing providers
- Partner with Housing NSW to renew social housing neighbourhoods