

## Response to the NSW Federation of Housing Associations 2011 Election Priorities

NSW Federation Election Priorities	The Coalition	NSW Labor	NSW Greens	Independent Clover Moore
<p><b>Overall comments</b></p> <p><b>Community housing providers are key players in the current and future provision of affordable rental housing.</b></p>	<p>The NSW Liberals &amp; Nationals believe social housing should be available and affordable for those in the community that require assistance to prevent homelessness.</p> <p>Committed to restoring a service culture to the NSW Government's housing bureaucracy and giving dignity and choice to residents.</p>	<p>The NSW Labor Government understands that good quality, affordable and appropriate housing is critical to supporting the health and well-being of our clients. Improving the housing of the most vulnerable in our community helps to promote better outcomes in health, education and employment, and can also reduce crime and family violence.</p>	<p>The Greens NSW believe that every person should have access to safe, affordable and environmentally responsible housing.</p> <p>We believe that it is the responsibility of government to guarantee access to adequate, stable housing. Greater funding is required for social and emergency housing, which are essential to improving the quality of tenant services.</p>	<p>Housing is a basic need.</p> <p>Social and affordable housing are vital to a sustainable community.</p>
<p><b>Continue the growth of the community housing sector by vesting the title to all government properties currently managed by registered community housing providers so they can build more low cost housing through gearing.</b></p>	<p>There is a considerable scope to improve management and delivery of to the most needy and address the NSW' dilapidated public housing stock.</p>	<p>The NSW Labor Government strongly supports the growth of the community housing sector.</p> <p>In June 2009, the NSW Labor Government announced transfer the ownership of government funded social housing to community housing providers.</p> <p>Owning the homes they manage will enable providers to secure private finance against the value of the assets for investment in more secure</p>	<p>The housing needs of low income Australians should be met through the provision of a mix of affordable options. The state's limited public housing means more people are experiencing housing-related poverty or homelessness as a direct result.</p> <p>Committed to spending an additional \$900 million</p>	<p>Welcomes new approaches to housing that promise expanded housing options for those unable to access the private housing market.</p>

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		affordable rental housing.	over three years in improving our state's social housing stock.	
<b>Improved capacity and service delivery by committing to transfer at least a further 15% of public housing to community management over the term of the next government.</b>	<i>No specific comment</i>	<p>The NSW Labor Government has committed to transfer 500 properties currently under community housing management, with 371 transfers set to transfer in April 2011.</p> <p>Currently managing more than 18,000 homes for lower income people, NSW Labor will transfer 30,000 social housing properties to community housing providers by the end of 2016.</p> <p>The majority of new properties funded through the Nation Building Economic Stimulus Plan will also be transferred to community housing organisations.</p>	<p>The Greens recognise the importance of a strong community in public housing and are happy to discuss with relevant stakeholders ways that we can enrich the management of the state's housing stock.</p>	<i>No specific comment</i>
<b>Retain an affordable housing planning instrument, following the review of the State Environmental Planning Policy (Affordable Rental Housing) 2009.</b>	<p>Committed to returning local planning powers to local communities (through their councils).</p> <p>Will repeal 'Part 3A' of the SEPP.</p> <p>In relation to the current Affordable Rental Housing SEPP, the Coalition believes it has "extremely deleterious impacts on communities and is not reflective of a broader strategic planning approach which they intend to deliver".<sup>1</sup></p>	<p>In 2009 the NSW Labor Government introduced the Affordable Rental Housing SEPP to support the delivery of a diverse range of affordable housing. The SEPP Review is currently underway.</p> <p>A number of suggestions in relation to granny flats, studio apartments, boarding houses and low-rise development near public transport and town centres were made and will be considered as Planning NSW develops recommendations that will shape the Affordable Rental Housing SEPP into the future.</p>	<p>The NSW planning system is broken. The Greens advocate a system that delivers for both the community and environment and cannot be overridden by politicians or well connected developers.</p> <p>Environmental and community concerns should be placed at the heart of the planning process, and current laws, codes and practices should reflect this.</p>	<p>Calls for an inner city affordable housing levy of 4% on new development to fund new affordable housing.</p> <p>The City of Sydney Sustainable Sydney 2030 Plan has a target of 15% of all dwellings for lower income households.</p>

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<p><b>Increase affordable rental housing by ensuring that NSW provide sufficient matching to secure at least 30 per cent of the National Rental Affordability Scheme (NRAS) initiatives available nationally.</b></p>	<p><i>No specific comment</i></p>	<p>The NSW Labor Will supply over 2,000 affordable dwellings for people across NSW through the NRAS.</p>	<p>Strongly advocate legislation that will require at least 10% affordable housing in all major new developments.</p> <p>The NRAS is an important part of creating affordable housing in this country; however it is clearly not delivering affordable housing in NSW. Only 7% of the total national share of affordable homes is being built in NSW and we are open to discussing what the best method would be to increase this funding share.</p>	<p><i>No specific response</i></p>
<p><b>Make NRAS properties accessible to very low income households and to maintain them as affordable housing for more than 10 years, by providing additional capital subsidies</b></p>	<p><i>No specific comment</i></p>	<p>Through NRAS A, NSW is contributing a further \$33.2 million in upfront grant funding to registered community housing providers that will deliver 287 new affordable housing units. This overmatching of the minimum \$2,285 required will deliver strong affordability outcomes, build capacity in not for profit providers and ensure that dwellings are retained for affordable housing beyond the ten year period of the Scheme.</p>	<p>Governments need to provide sufficient public and community housing to meet current need and projected demand, and adequate investment in public and community housing throughout the community to ensure its social and economic</p>	<p><i>No specific response</i></p>

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		<p>The NSW Labor Government will contribute \$35 million to twenty-two organisations that were successful in receiving NRAS B incentives to deliver 1,796 new affordable housing dwellings in high need areas of NSW.</p> <p>To date, almost 800 new dwellings approved under NRAS have been delivered.</p> <p>Will continue to deliver new affordable dwellings for people across NSW through the National Rental Affordability Scheme in partnership with the Federal Labor Government.</p>	<p>viability is required.</p> <p>With this in mind, the Greens welcome any discussion on how to best make this possible, including making NRAS properties accessible to low income households for more than 10 years</p>	
<p><b>Expand the supply of Aboriginal community managed housing, and maintain of the Aboriginal Housing Office and Board</b></p>	<p>Acknowledge that overcrowding in Aboriginal dwellings is increasing. A NSW Liberals &amp; Nationals Government will examine Aboriginal Housing to ensure adequate housing conditions are met.</p>	<p>The NSW Labor Government remains committed to delivering and improving housing for Aboriginal people through the AHO's statutory authority status.</p> <p>Will build 310 new houses for Aboriginal people in remote areas of NSW</p> <p>Will invest \$100 m to improve outcomes in Aboriginal housing through the 'Build and Grow' initiative.</p>	<p>The Greens NSW believe in raising the quantity and quality of Aboriginal and Torres Strait Islander housing, in consultation with members of Aboriginal and Torres Strait Islander communities. In addition we pledge to maintain the NSW Aboriginal Housing Office Board.</p>	<p>Supports Aboriginal community management of Aboriginal housing.</p>

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<sup>i</sup>The last paragraph was taken from the Coalition Response letter to the Local Government and Shires Associations NSW Election Priorities 2011; available at: <http://www.lgsa.org.au/www/html/1315-election-policy-platform.asp?intSiteID=1>