

Relevant Information for Council

FILE: S117676 **DATE:** 25 June 2026

TO: Lord Mayor and Councillors

FROM: Emma Rigney, Executive Director City Life

THROUGH: Monica Barone PSM, Chief Executive Officer

SUBJECT: Information Relevant To Item 9.3 – Grants - Affordable and Diverse Housing Fund - Rainbow Lodge

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

To provide further information about the Affordable and Diverse Housing Fund grant application for Rainbow Lodge.

Background

At the meeting of the Equity and Housing Committee on 22 June 2026, further information was sought on the following:

Registration of covenant on title

The grant application is from the Judge Rainbow Memorial Fund Inc (Judge Rainbow), the operator of the property. As the operator, rather than landowner, Judge Rainbow cannot agree to the registration of a covenant on title.

The City's grant agreement would be with Judge Rainbow, and the funds provided directly to Judge Rainbow. Homes NSW would not be a party to the agreement or recipient of the funds. There is therefore no way to compel Homes NSW to agree to a covenant on title.

The City sought a long term commitment from Homes NSW to use of the property in the form of a covenant, or a lease to Judge Rainbow. Homes NSW provided the letter of support at Attachment A to the subject report.

Enforceability of the condition

The commitment from Homes NSW to the ongoing and long-term use of the property by Judge Rainbow is in the form of a letter. Homes NSW would not be a party to the grant agreement and so there is no legal or contractual basis to enforce the commitment.

However, the amount of funding being provided by the City, the nature of the project (being to expand the established service) and Judge Rainbow having operated at this location since 1971 is considered to make the provision of the grant within the City's risk appetite.

Memo from Emma Rigney, Executive Director City Life

Prepared by: Sam Wild, Manager Grants

Approved

P. M. Barone

MONICA BARONE PSM

Chief Executive Officer