Item 11.6

Notices of Motion

Affordable Housing Target

By Councillor Weldon

It is resolved that Council note:

(A) access to affordable rental housing is essential for a diverse, cohesive, vibrant and economically successful city;

(B) while the primary responsibility for housing policy and provision lies with the state government, councils play a crucial role in addressing housing issues locally;

(C) the City of Sydney has a social, practical and legislative responsibility to address local housing needs on behalf of the community;

(D) the local community has repeatedly voiced desire for an affordable, inclusive, and accessible city;

(E) accordingly, the City's previous strategic plan Sustainable Sydney 2030 established the target that, by 2030, 7.5% will be affordable housing, delivered by not-for-profit or other providers;

(F) the City uses its planning levers, sells land to community housing providers below cost, and provides grants to increase the amount of affordable housing in the local area. Notably:

(i) the City of Sydney is the first council in Australia to have a Local Government Area (LGA)-wide affordable housing contributions scheme and is the only council to charge a levy across all residential and commercial development;

(ii) to date the City has collected more than $400 million in levies, provided $31.6 million in discount land and committed almost $13 million in grants to the delivery of affordable housing; and

(iii) with these contributions, 1,464 affordable dwellings have built in the local area, 565 dwellings are in the development pipeline and 1,294 are expected to be built in the near future;

(G) the City also advocates for greater action and investment from other levels of government;

(H) despite these efforts, after almost 20 years, we are no closer to meeting our target for affordable housing. In fact, the proportion of affordable housing in the City of Sydney has decreased over this time and currently makes up less than 2% of total housing stock;

(I) the City's new strategic plan Sustainable Sydney 2030-2050 maintains the target for 7.5% affordable housing but pushes back the target from 2030 to 2036;

(J) still, the City is not currently on track to meet this revised target, noting that:

(i) the City's developer contributions levy scheme is projected to deliver a further 1,950 affordable dwellings;

(ii) if considered all together the built, pipeline, expected and projected affordable housing dwellings will equal to 5,273 affordable rental dwellings and affordable diverse dwellings to 2036; and

(iii) at best, this would equate to 44% of the 12,000 affordable dwellings target for 2036, or about 3.4% of the private dwellings target for 2036; and

(K) unless the City strengthens and expands existing programs, we will fail to meet our affordable housing target.

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