



# DRAFT AFFORDABLE HOUSING STRATEGY 2020 TO 2026

May 2020



# Acknowledgement of Country

We acknowledge the traditional inhabitants of the land on which we stand, the Aboriginal People, their spirits and ancestors. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.

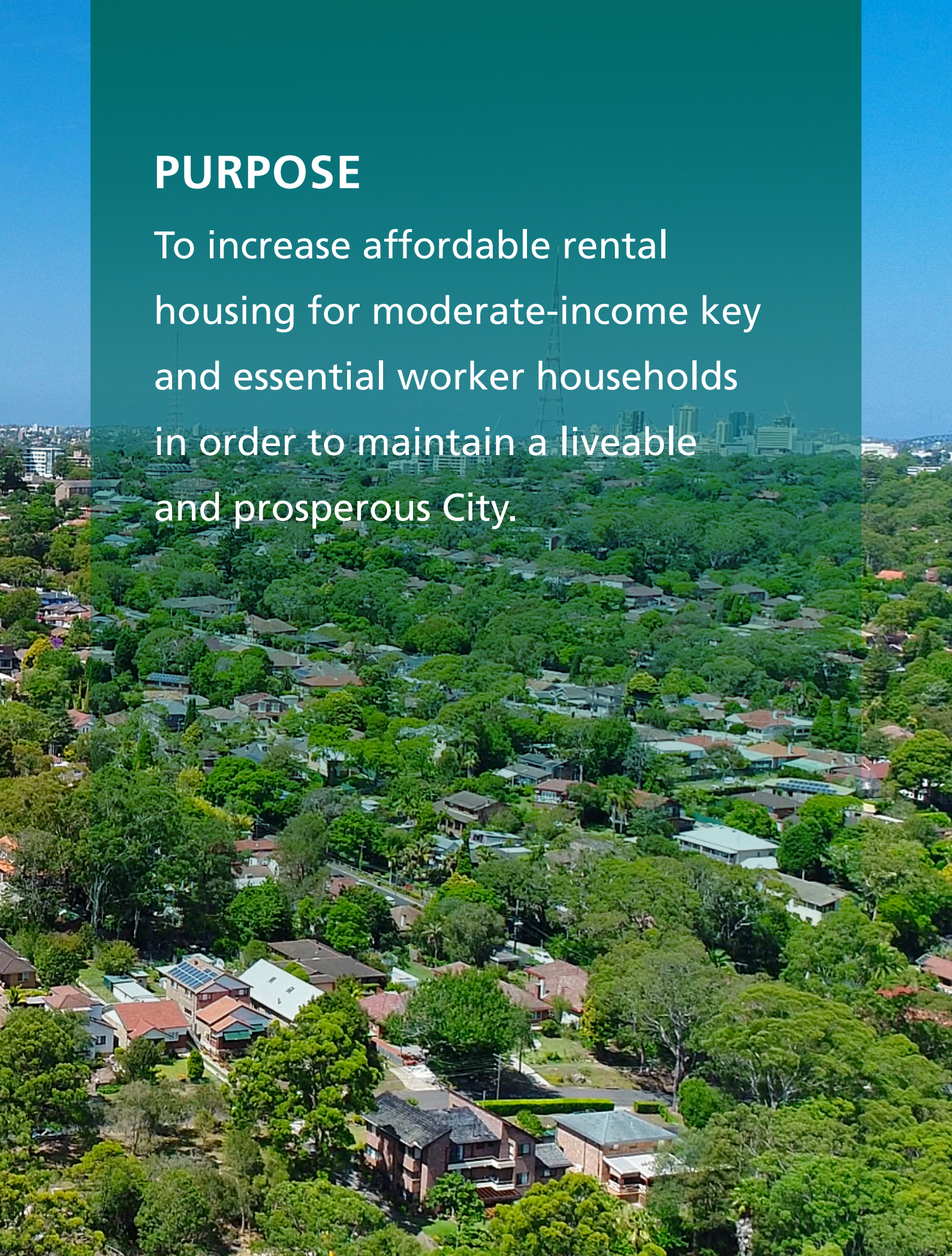
# Contents

## Affordable Housing Strategy

<b>PURPOSE</b> .....	<b>04</b>
<b>OUTCOME AREAS</b> .....	<b>05</b>
Outcome 1: Affordable Housing Supply .....	06
Outcome 2: Affordable Housing Assets .....	08
Outcome 3: Advocacy and Leadership .....	10
<b>POLICIES, LEGISLATION AND REFERENCES</b> .....	<b>11</b>

# PURPOSE

To increase affordable rental housing for moderate-income key and essential worker households in order to maintain a liveable and prosperous City.



# AFFORDABLE HOUSING STRATEGY

---



The Affordable Housing Strategy outlines the vision for affordable housing within the City. The strategy ensures Council's Affordable Housing Program and initiatives are guided by *Our Future Willoughby 2028* and the *Willoughby Housing Strategy 2036*.

## OUTCOME AREAS



1

### AFFORDABLE HOUSING SUPPLY

Increasing the supply of affordable rental housing within the LGA through affordable housing targets and policy.



2

### AFFORDABLE HOUSING ASSETS

The effective management of Council's Affordable Housing assets and *Affordable Housing Program*.



3

### ADVOCACY AND LEADERSHIP

Advocating for affordable and social housing needs within the LGA and region.

## OUTCOME AREAS



### AFFORDABLE HOUSING SUPPLY

#### Outcome 1: Council will increase the supply of affordable rental housing through affordable housing targets and policy.

PRIORITIES	
1.1	Council will collaborate with other Councils, the NSW Government and statutory bodies to achieve the affordable rental housing targets noted in the <i>North District Plan</i> .
1.2	Council will set affordable housing targets within the <i>Willoughby Housing Strategy 2036</i> .
1.3	Council will review the <i>Willoughby Local Environmental Plan (WLEP)</i> to assess value capture for affordable housing in additional zones.
1.4	Council will increase the <i>WLEP</i> affordable housing targets from 4% to 10% in line with the <i>North District Plan</i> recommended targets.
1.5	Prior to rezoning residential land, Council will consider the potential of the subject land as an affordable housing precinct within the <i>WLEP</i> .
1.6	Affordable Housing will be leveraged by Council through a combination of statutory planning mechanisms and Voluntary Planning Agreements to maximise value capture.
1.7	Council will ensure viability assessments of planning proposals to ensure accurate market values are assessed for affordable housing contributions.
1.8	Council will develop affordable housing projects on identified Council owned sites.
1.9	Council will increase affordable housing developments within the City through partnerships with State and Commonwealth Governments, other councils, the private sector and community housing providers.

MEASURES
<b>By 2023:</b> <ul style="list-style-type: none"><li>Increase to the <i>WLEP</i> Affordable Housing requirement from 4% to 7% in line with the <i>North District Plan</i> target.</li></ul>
<b>By 2026:</b> <ul style="list-style-type: none"><li>Increase to the <i>LEP</i> Affordable Housing requirement from 7% to 10% in line with the <i>North District Plan</i> target.</li><li>Affordable housing developments enabled by Council on identified sites.</li></ul>

LINK TO OUR FUTURE WILLOUGHBY 2028
2.5 Create family friendly neighbourhoods that connect people.
3.5 Maintain quality of life by balancing population growth with the provision of assets and services.



Increase affordable  
housing targets  
from 4% to 10%.

## OUTCOME AREAS

---



### AFFORDABLE HOUSING ASSETS

**Outcome 2: Council's Affordable Housing Program and assets are strategically managed to optimise social outcomes and financial sustainability.**

#### PRIORITIES

2.1	Council will undertake feasibility studies to develop affordable housing projects on identified Council owned sites.
2.2	Council's <i>Strategic Property Plan</i> will include affordable housing asset management and development.
2.3	Council will annually evaluate the configuration of Council's affordable housing stock; development sites and affordable housing reserve to ensure social and financial objectives are achieved.
2.4	Council will ensure the <i>Affordable Housing Program</i> prioritises dwellings for key and essential worker households.
2.5	Council will partner with one or more community housing providers for the tenancy and property management of Council's affordable housing properties.

#### MEASURES

- Development of Council sites identified for affordable housing will be commenced or in planning by 2023.
- Occupancy rates of key and essential workers in Council owned affordable rental housing is greater than 90%.
- Affordable Housing assets will provide a minimum 1% net annual return of book value to the Affordable Housing Reserve.

#### By 2023:

- Increase Council provided affordable housing properties to 50.

#### By 2026:

- Increase Council provided affordable housing properties from to 70.

#### LINK TO OUR FUTURE WILLOUGHBY 2028

3.5 *Maintain quality of life by balancing population growth with the provision of assets and services.*

5.4 *Anticipate and respond to changing community and customer needs.*





Increase affordable housing properties to 50 by 2023 and 70 by 2026.

## OUTCOME AREAS

---



### ADVOCACY AND LEADERSHIP

**Outcome 3: Council recognises Affordable Housing as a vital element of social and economic infrastructure and will advocate for the increased delivery of diverse affordable housing products.**

#### PRIORITIES

3.1	Council will lobby Government organisations to increase funding for social and community housing initiatives.
3.2	Council will lobby the NSW State and Commonwealth Governments to dedicate excess government land for affordable rental housing development.
3.3	Council will ensure that the Affordable Rental Housing Program is promoted and information to priority groups is readily available.
3.4	Council will collaborate with community housing providers on initiatives that address the needs of social housing tenants within the LGA.
3.5	Council will participate in expressions of interest for funding linked to the increased provision of affordable housing.

#### MEASURES

- Council will prepare submissions on Affordable Housing initiatives.

#### LINK TO OUR FUTURE WILLOUGHBY 2028

*5.2 Demonstrate leadership and advocacy for local priorities.*



## POLICIES AND REFERENCES

---

### RELATED COUNCIL POLICIES

*Our Future Willoughby 2028*

*Willoughby Local Environmental Plan 2012*

*Willoughby Housing Strategy 2036*

*Willoughby Local Strategic Planning Statement (Currently in Draft)*

*Property Strategic Plan*

### LEGISLATION AND REFERENCES

*North District Plan*

*Environmental Planning and Assessment Act 1979*

*Local Government Act 1993*

*State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)*

*State Environmental Planning Policy (Affordable Rental Housing) 2009*

### RESPONSIBLE OFFICER

Community Life Manager





WILLOUGHBY  
CITY COUNCIL

Published December 2019

ADDRESS

Level 4, 31 Victor Street, Chatswood, NSW 2057

PO Box 57 Chatswood, NSW 2057

PHONE

02 9777 1000

EMAIL

[email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)