

# Shelter NSW Submission

Willoughby City Council Draft Affordable Housing Strategy

Dear Michael,

Thank you for seeking Shelter NSW's feedback on the proposed Draft Affordable Housing Strategy. As the state's peak body for housing policy advocacy, we welcome Willoughby City Council's commitments to affordable housing. Overall, we support the proposed strategy and have provided our comments on each of the intended outcomes below.

## **Outcome 1**

*Council will increase the supply of affordable rental housing through affordable housing targets and policy consistent with the North District Plan and the Willoughby Local Strategic Planning Statement*

We support the proposed priorities and measures to achieve this outcome. In particular, we note that the measure to progressively increase affordable housing requirements to 10% by 2026 is consistent with the Greater Sydney Commission's Affordable Rental Housing Targets.

However, we do have a number of questions about these targets. These are best directed to the Greater Sydney Commission but we would welcome the opportunity to discuss them with yourself or Council's planners to gain a firsthand perspective on their development and implementation. Our questions are:

- How many affordable housing dwellings is this target estimated to generate?
- How are such estimates calculated?
- What calculations are performed to determine that 5-10% is a viable range?
- Are such calculations subject to independent verification including by council staff?
- What calculations are performed as part of the proposed feasibility test?
- Are such calculations subject to independent verification including by council staff?
- How does council staff model the value uplift of its rezoning decisions?

## **Outcome 2**

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

We support the proposed priorities and measures to achieve this outcome. In particular, we welcome the measure to develop council sites for use as affordable housing by 2023, increasing this provision to 50 properties.

## **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.*



We support the proposed priorities and measures to achieve this outcome. As this includes the preparation of submissions to others government organisations, we note the current opportunity to do so as part of the exhibition of the NSW Government's Housing Strategy for NSW.

Thank you again for seeking our feedback on the proposed strategy. Please reach out to us if there are anyways Shelter NSW can help you in matters to do with housing research or policy advocacy. And in particular, if you would like to help us with a Council perspective on any of the questions raised in this submission, please email [admin@shelternsw.org.au](mailto:admin@shelternsw.org.au).

Best wishes,

**John Engeler**  
Chief Executive  
Officer Shelter NSW