

Housing Advisory Committee

Date: 20 October 2021

Time: 4.30 pm

Venue: Zoom Meeting



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| Attended |
| Members Cr Paula Masselos (Chair), Cr Sally Betts, Stephanie Bhim, Mora Main, Gabriela Quintana, Carlo Di Giulio |
| Councillors Cr Tony Kay |
| Council Officers Sharon Cassidy, Annette Trubenbach, Leisa Simmons, Andrew Best, Jaime Hogan, Jackie Sailer |
| Guests Nil |

| Item | Notes: taken by Jackie Sailer | Action |
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| Welcome & Apologies | <p>The meeting commenced via Zoom at 4.37 pm.</p> <p>The Mayor, Paula Masselos, Committee Chair, welcomed everyone to the second Committee meeting, and acknowledged the Bidjigal and Gadigal people, and Aboriginal Elders past and present.</p> <p>No apologies were received.</p> <p>Minutes from the last meeting dated 21st July 21 were confirmed by Cr Masselos and seconded by Stephanie Bhim.</p> | |
| Code of Conduct Declarations | No conflicts of interest were declared. | |
| Introductions | <p>Leisa Simmons welcomed everyone and introduced Jackie Sailer, Community Worker - Housing as minute taker.</p> <p>Tonight's meeting is intended to give committee members the opportunity to share their perspectives on housing in Waverley. Members have received three questions to guide discussion, and will be invited to speak in turn, followed by the opportunity for discussion on each of the topics.</p> <p>The questions put were:</p> <ol style="list-style-type: none"> 1. You are all local residents who have given up your time to explore housing issues. What do you think are the key challenges and emerging trends? 2. In terms of housing delivery, have you come across a concept idea or model that you find inspiring/ made you think – could that work in Waverley? 3. The overarching objectives for Council's programs are 'to maintain diversity in the community', a very broad objective. Council's current programs provide for older Waverley residents with very low incomes and working people on 'low to moderate' incomes. Are there any other needs that Council should explore? | |
| Members perspective on Housing in | <p>Leisa called upon members in turn to share their thoughts on Housing in the Waverley LGA, key concerns, challenges & emerging trends:</p> <p>Stephanie:</p> | |

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| <p>the Waverley LGA, key challenges concerns & emerging trends</p> | <ul style="list-style-type: none"> ▪ Emerging trends – families leaving Waverley, including single parents, widows, divorcees due to high housing cost ▪ Environmental sustainability of housing for renters – access to solar power, more vegetable/compost areas help cut down household expenditure. <p>Gabriela:</p> <ul style="list-style-type: none"> ▪ Climate challenges = higher bills. Tree removal increases heat sink effect ▪ Keeping the elderly in their homes and providing supports to enable them to stay ▪ Domestic violence survivors - women unable to leave the abusive home due to lack of affordable housing and support. <p>Mora:</p> <ul style="list-style-type: none"> ▪ Older residents being pushed out ▪ house prices rising to extreme levels ▪ asset rich/income poor ▪ Property built out of character. <p>Carlo:</p> <ul style="list-style-type: none"> ▪ Harder to get approval for DAs and long wait times for even minor developments, making it hard to achieve more density and therefore affordable housing <p>Cr Paula Masselos:</p> <ul style="list-style-type: none"> ▪ Affordability lost due to expensive redevelopments ▪ Losing community diversity where young people can't stay in the area in which they grew up <p>Cr Sally Betts:</p> <ul style="list-style-type: none"> ▪ High cost of housing and older people selling and moving away. | |
| <p>Inspiring concepts/ models – could that work in Waverley?</p> | <p>Leisa called upon members in turn who had indicated prior to the meeting that they'd like to share one or more inspiring housing concepts/ models they've come across</p> <p>Stephanie:</p> <ul style="list-style-type: none"> ▪ Co-operative Housing model. Using community land trusts from land bought or donated. Participants can build and own their home (but not the land). Land is protected in Trust and when homeowner sells the capital gain is limited to below market rates. Examples also in UK,US and Zurich ▪ Case study from NZ of equity crowd funding model. The case study did not succeed, but the model is interesting and could spark some ideas. Capital for development is raised by offering shares to individual investors through a crowdfunding platform. <p>The following models were noted in discussion following:</p> <ul style="list-style-type: none"> ▪ Nightingale model in which properties in a development are sold at below market rate with a caveat that limits capital gain through re-sale ▪ Sun Villages in Canberra – group of shareholders build community living by purchasing land as a group with eco credentials. <p>Gabriella:</p> <ul style="list-style-type: none"> ▪ Multi-generational housing – Allow sub-division of a home to enable the older person to rent or sell it to another person, preferably a younger person | |

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| | <ul style="list-style-type: none"> ▪ Include additional AH requirement in the DA process ▪ DV support and advice for employment to enable the victim to move on from the temporary housing resulting in the reuse of crisis homes accommodation. <p>Mora:</p> <ul style="list-style-type: none"> ▪ Encourage the voluntary planning agreement to favour AH offers ▪ Housing Trusts -build to rent model using superfunds to invest and develop affordable housing ▪ Utilise government bonds and trading entities. <p>Cr Sally Betts:</p> <ul style="list-style-type: none"> ▪ Purchase blocks of units using AH developer contributions and have the mechanisms/delegations in place in Council to allow for the timely purchase <p>Carlo:</p> <ul style="list-style-type: none"> ▪ Can unit density be increased on current Council land/property holdings? <p>In discussion following the following points were raised:</p> <ul style="list-style-type: none"> ▪ Council has recently explored the capacity to increase density on block in Queens Park but the block's narrow land area prevented this ▪ Streamlining DA process ▪ LEP changes for new dwellings to increase stock ▪ Easier strata titling. <p>Annette mentioned that Council provides support for the trial of the Homeshare model by Holdsworth Community in Waverley. HomeShare matches an older person living alone in their own home with a younger person who is happy to provide companionship and chores in return for affordable accommodation.</p> | |
| <p>Housing needs that Council might explore</p> | <p>Leisa called upon members in turn who had indicated prior to the meeting that they'd like to speak to the question of housing needs that Council might explore.</p> <p>Groups identified by members and in discussion:</p> <ul style="list-style-type: none"> ▪ Older renting retirees ineligible for social housing ▪ Essential workers ▪ Low income groups ▪ DV – including women who are on temporary visas, particularly vulnerable older women ▪ People with disability ▪ Crisis Housing provided by Jewish House – partnership with Jewish House could be explored particularly for DV clients <p>Cr Kay noted the value that many find in models that incorporate intergenerational relationships.</p> | |
| <p>Next Meeting</p> | <p>The Chair thanked everyone for their contributions. Next meeting to be advised.</p> <p>Meeting closed: 6pm.</p> | |