

# Housing Advisory Committee

Date: 21 July 2021

Time: 4.30 pm

Venue: Zoom Meeting



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| <b>Attended</b>  |
| <b>Members</b><br>Cr Paula Masselos (Chair), Cr Sally Betts, Stephanie Bhim, Mora Main, Gabriela Quintana, Carlo Di Giulio                                     |
| <b>Councillors</b><br>Cr Dominic Wy Kanak  |
| <b>Council Officers</b><br>Emily Scott, Darren Smith, Sharon Cassidy, Tony Pavlovic, Annette Trubenbach, Leisa Simmons, Andrew Best, John Andrews, Jaime Hogan |
| <b>Guest</b><br>Evan Hutchings presented on Council's Code of Conduct  |

| Item                               | Notes: taken by Leisa Simmons  | Action                            |
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| Welcome & Apologies                | The meeting commenced via Zoom at 4.30 pm.<br>The Mayor, Paula Masselos, Committee Chair, welcomed everyone to the first Committee meeting, and acknowledged the Bidjigal and Gadigal people, and Aboriginal Elders past and present.<br>No apologies were received.   |                                   |
| Introductions                      | Sharon Cassidy introduced the members of staff present.<br>The Chair acknowledged the Councillors present, and invited Community members to introduce themselves.  |                                   |
| Code of Conduct                    | Evan Hutchings, noted that all members are required to comply with Council's Code of Conduct, and outlined the requirements for key elements: <ul style="list-style-type: none"> <li>▪ Requirement to declare any conflict of interest at the start of the meeting – this will become a standing agenda item</li> <li>▪ Treatment of gifts &amp; benefits</li> <li>▪ Disclosure of information.</li> </ul>               |                                   |
| Terms of Reference/ Housekeeping   | Annette Trubenbach confirmed with everyone that Wednesdays 4.30 is a good time for a meeting, and spoke to the following items from the Committee's Terms of Reference:<br>The Committee is advisory<br>Members must attend meetings take the time to read and understand papers made available and share their views, maintain the integrity and security of confidential information, and may not make public comment. | Wednesdays 4.30 good for meetings |
| Committee Objectives & Aspirations | The Chair provided an overview of the Committee's objectives and aspirations. The Committee will have the opportunity to talk through and make recommendations on: <ul style="list-style-type: none"> <li>▪ Planning matters as they relate to Council's housing programs</li> <li>▪ Goals and objectives</li> <li>▪ Asset management strategies</li> <li>▪ Delivery options.</li> </ul>                                 |                                   |

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|  | <p>Over the last few years, Council has begun or completed work that can inform decisions about ‘where to next’ for housing, including:</p> <ul style="list-style-type: none"> <li>▪ The Waverley Local Housing Strategy</li> <li>▪ Property Strategy</li> <li>▪ Social and Affordable Housing Review – can Council achieve more by doing things differently?</li> </ul> <p>The Chair outlined some of the local challenges to growing Waverley’s housing programs – Waverley is small, with high density, and high land values; and the opportunities – Waverley has a significant housing portfolio, a contributions reserve, and strong networks of NGOs some of which hold land.</p>  |  |
| <p>Council’s current social &amp; affordable housing programs</p>                          | <p>Leisa Simmons introduced Council’s existing social and affordable housing programs. Council has been working in this area since the 1980s, pursuing different opportunities that have arisen over the years to grow its housing provision.</p> <p>Council owns 50 social housing units which are allocated to two programs, one supporting older people with strong local connections, enabling them to age in place, and one supporting people with an intellectual disability who are clients of Council’s ‘community living’ support program.</p> <p>Council owns 24 affordable housing units and holds one on a long term lease. These are allocated to one program supporting working people who can demonstrate a connection to Waverley and who a on a low-moderate income.</p> <p>Both programs are managed under contract by a Category 1 Community Housing Provider, currently Bridge Housing.</p> <p>Two projects relating to the portfolio are currently underway: proposed redevelopment of Council’s oldest building, and investigation of the viability of solar retrofit to one or more buildings.</p>       |  |
| <p>Social &amp; Affordable Housing Review</p>  | <p>Andrew Best introduced the Social and Affordable Housing Review. In late 2020, council engaged consultants to undertake a review of its existing programs, including the management model, asset management, and alternate options for delivery. In the coming year, the Committee will have the opportunity to consider and make comment on the review’s recommendations, especially opportunities that may contribute to growth.</p>   |  |
| <p>Waverley Community Profile, Community Wellbeing Strategy &amp; Resilience Framework</p> | <p>Annette Trubenbach provided a brief overview of Waverley’s key characteristics from its community profile, which is available at <a href="https://www.waverley.nsw.gov.au/community/waverley_community_profile">https://www.waverley.nsw.gov.au/community/waverley_community_profile</a></p> <p>At the last census in 2016, Waverley had a population of 72,106 living in 30,496 dwellings. 43% of household were renters, 27.7% lone person households, and 23.8% of households included children. More than a third of residents were born overseas. Rents were significantly higher than greater Sydney. Looking forward, we expect that the working age population will remain stable, whilst households including children and people over 65 will increase.</p> <p>In community consultations conducted as part of the development of a social resilience strategy, more social and affordable housing has been identified as a need.</p> <p>Housing an important part of a resilience framework/Community Wellbeing Strategy to be included in Council’s engagement process for its new Community Strategic Plan.</p> |  |

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| <p>Local Housing Strategy, Affordable Housing Contributions Scheme &amp; Government Policy</p> | <p>Jaime Hogan provided an overview of the current housing policy framework, which includes:</p> <p>NSW Government</p> <ul style="list-style-type: none"> <li>▪ SEPP 70 Affordable Rental Housing</li> <li>▪ SEPP 70 Affordable Housing</li> <li>▪ Sepp 70 Housing for Seniors or People with a Disability</li> </ul> <p>Waverley:</p> <ul style="list-style-type: none"> <li>▪ Community Strategic Plan</li> <li>▪ Local Strategic Planning Assessment</li> <li>▪ Local Housing Strategy (2020 – 2036)</li> <li>▪ Affordable Housing Contributions Scheme</li> <li>▪ Planning Agreement Policy</li> </ul> <p>The Waverley Local Housing Strategy is currently with the Department of Planning for their assurance:</p> <ul style="list-style-type: none"> <li>▪ Waverley has capacity to accommodate 3,400 dwellings growth contribution required to meet projected need</li> <li>▪ Can be accommodated under existing controls – no uplift required</li> <li>▪ Identifies need for affordable housing.</li> </ul> <p>The Waverley Affordable Housing Contributions Scheme has been submitted to DPIE for assessment. It proposes that, under SEPP 70, Council be able to levy on all new apartment development.</p> |  |
| <p>SSROC Resilient Sydney Diverse &amp; Affordable Housing Project</p>                         | <p>Jaime introduced a project currently being conducted by the Southern Sydney Regional Organisation of Councils, and the City of Sydney, with involvement from the Greater Sydney Commission and DPIE. The project’s objective is to formalize a collaboration on planning and delivery of housing through a series of working groups. Leisa and Jamie have been attending meetings on behalf of Waverley.</p>   |  |
| <p>Q&amp;A</p>   | <p>Officers responded to questions about developer reserve &amp; payments to state government, WCLP’s access to other housing, current interactions with NSW Housing, and demand for affordable housing in Waverley.</p>  |  |
| <p>Final Remarks</p>   | <p>Emily Scott, General Manager thanked everyone for agreeing to participate in exploring a very important issue for Waverley, and thanked officers for starting the discussion with their presentation.</p>  |  |
| <p>Next Meeting</p>  | <p>The Chair thanked everyone. Next meeting TBC, likely to be scheduled in October.<br/>Meeting closed: 5.50 pm.</p>  |  |