

Affordable Housing Policy

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neighbourhoods, well served by adequate transport and social and community housing infrastructure.

Objectives

To assist in the provision of affordable and appropriate housing for residents and employees living in the Randwick Local Government Area.

To address the impacts housing affordability has on residents and employees defined as being in housing stress.

Policy Statement

1. Council recognises that it has a role to play within the local housing market to ensure that its residents and employees are adequately housed within the City, and more specifically:
 - a. Council recognises that there is a particular need for the provision of adequate, affordable, and appropriate housing for lower income earners and special needs groups within the City.
 - b. Council recognises that there is a need for the provision and retention of affordable rental housing and the encouragement of affordable housing for owner occupiers.
 - c. Council recognises that there is a need to provide for a mix of housing types in accordance with the current needs of the City.
 - d. Council will use its planning powers under the Environmental Planning and Assessment Act to assist in the provision of affordable housing.
2. Council will apply the following key principles as a basis for developing its Affordable Housing Strategy, and any other strategic plans or planning instruments it prepares addressing affordable housing issues.
 - a. Council will work towards retaining the supply, and where possible, encourage and procure new supply of affordable housing for people on very low (social housing), and low to moderate incomes.
 - b. Council will assist all employees within our LGA who are important to our local economies to afford a place to live closer to their workplace and families. These workers include low to moderate paid essential workers in the public, private and voluntary sectors who make a vital contribution to our local economies.
 - c. Council will ensure as far as possible that new housing developments are appropriate to the needs of the future population, and that we recognise the importance of creating sustainable mixed

- d. Council will participate in local community renewal programs, recognising the intricate connections between housing affordability, people experiencing disadvantage, quality of tenancy and property management, and the impact these factors have on the neighbourhood environment, and the quality of life for local residents in general.
 - e. Council will enhance its resource capability to encourage affordable housing supply, and to achieve better cooperation with other inner east Sydney councils and state agencies in the development of regional and local housing strategies. Where possible, strategies involving resource pooling (including financial and staff expertise), joint venture capital partnerships, and information sharing about housing needs will be pursued.
3. Council will use its Affordable Housing Strategy as the principle document for carrying out the objectives of Council's Affordable Housing Policy.

Affordable housing means housing that requires not more than a reasonable outlay of costs in relation to income so that households have sufficient income to meet the costs of other basic needs such as food, clothing, transport, medical care and education.

Housing stress describes households earning less than or equal to the Sydney median income and spending more than 30% of their gross weekly household income on rent or home purchase.

Minute No:

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