

# Housing Advisory Committee

Date: 1 May 2024

Time: 5.30 pm – 7:00 pm

Venue: Queens Park Room, Council Chambers



Attended
<b>Members</b> <ul style="list-style-type: none"><li>• Cr Paula Masselos (Chair)</li><li>• Cr Sally Betts</li><li>• Catherine Gilbert (online)</li><li>• Elias McGrath</li><li>• Gabriela Quintana Vigiola</li><li>• Ryan Van Den Nouwelant</li></ul>
<b>Apologies Received</b> <ul style="list-style-type: none"><li>• David Johnston</li><li>• Mora Main</li><li>• Tim Sneesby</li></ul>
<b>Other Attendees</b> <ul style="list-style-type: none"><li>• Cr Ludovico Fabiano</li></ul>
<b>Council Officers</b> <ul style="list-style-type: none"><li>• Fletcher Rayner – Director, Planning, Sustainability and Compliance</li><li>• George Bramis – Executive Manager, Urban Planning</li><li>• Annette Trubenbach – Executive Manager, Community Programs</li><li>• Leisa Simmons – Manager, Housing Programs and Community Support</li><li>• Emma Rogerson – Senior Strategic Town Planner</li></ul>

Item	
<b>Welcome and Acknowledgement</b>	<p>The meeting commenced at 5.40pm.</p> <p>Mayor, Paula Masselos welcomed everyone to the meeting, and acknowledged the Bidjigal, Birrabirragal and Gadigal people, and paid respect to all Aboriginal and Torres Strait Islander Elders both past and present.</p>
<b>Subsidised Lease Program</b>	<p>Emma Rogerson presented on the draft Policy and Program.</p> <p>Comments and questions from HAC members and staff:</p> <ul style="list-style-type: none"><li>• Discussion ensued regarding the Tenancy Policy and the potential of employing a Buyers Agent.</li><li>• It was confirmed that rental generated from the Whitton Lane commercial tenancy is allocated to the Waverley Affordable Housing Fund.</li><li>• The draft Policy and Program will proceed to a future Council meeting.</li></ul> <p><b>Action:</b> Send a progress update on this project to the next HAC meeting on 22 August 2024.</p>

<p><b>Affordable Housing Delivery Options</b></p>	<p>Emma Rogerson presented on the Options and outlined next steps. Comments and questions from HAC members and staff:</p> <p><b>Option 1 Buying existing housing stock from the private housing market for use as social and affordable housing.</b></p> <ul style="list-style-type: none"> <li>• Consider whether it is preferable to buy sites that have development potential rather than expend on purchase only, however it is preferable to add to existing stock.</li> <li>• Consider using the \$10 million to purchase commercial stock and use the rental for AH units, similar to the Subsidised Lease Program.</li> </ul> <p><b>Option 2 Develop new housing stock for use as social and affordable housing on a Council owned-site without partnering with anyone else.</b></p> <ul style="list-style-type: none"> <li>• The Property Portfolio will be reviewed to determine essential stock, however many Council sites are currently revenue raising and are important for Council budget and fiscal responsibility.</li> <li>• Consider using the existing AH property portfolio (ie sell property and use as equity in a redevelopment) or redeveloping sites that have potential to increase the number of AH units. This would involve re-classifying from community to operational. There is a waiting list for use of AH units.</li> </ul> <p><b>Option 3 Developing new housing stock for use as social and affordable housing in collaboration with a partner (such as a private landowner, Community Housing Provider or a church group), using either Council-owned land, privately-owned land or a combination of both.</b></p> <ul style="list-style-type: none"> <li>• Consider purchasing a residential stratum within a private development either as a JV or in lieu of a VPA.</li> <li>• Consider breaking this option down to: <ul style="list-style-type: none"> <li>3(a) develop in partnership with Council owned land</li> <li>3(b) develop in partnership without Council owned land</li> </ul> </li> </ul> <p><b>Option 4 Subsidised Lease Program</b></p> <ul style="list-style-type: none"> <li>• Consider rent from the program going to a CHP rather than to the private rental market (ie seek CHP rental units to increase the subsidy and/or procure additional stock).</li> </ul> <p><b>General</b></p> <ul style="list-style-type: none"> <li>• Members agreed that all options could work depending on the circumstances and opportunities as they arise.</li> <li>• A report regarding the Affordable Housing Delivery Options will proceed to a future Council meeting.</li> </ul> <p><b>Action:</b> Send a progress update on this project to the next HAC meeting on 22 August 2024.</p>
<p><b>Domestic and Family Violence Mayoral Minute</b></p>	<p>The Mayor Cr Masselos outlined the key challenges.</p> <p><b>Action:</b> No actions from meeting on this item..</p>

<b>Next Meeting</b>	The Chair thanked everyone for their contributions. Next meeting will dates are 22 August and 6 November 2024. Meeting closed: 7.00pm.
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