

Re: NSW Councils Supporting Affordable Housing – Regional, Rural and Metropolitan

Dear Mayor

Our organisations write to you to **enlist your support for a motion to be put to the Local Government NSW Conference in Albury 21-23 October 2018**. This motion comes with the support of our membership across regional, rural, coastal and urban NSW.

The housing crisis affects parts of NSW differently. Obvious effects in the Sydney metropolitan area are causing knock on effects in nearby regions.

Coastal and some regional centres are seeing local families priced out by “tree changers”, “sea changers” and fly in and fly out workers. An unintended consequence of some regional infrastructure projects has seen a deluge of short term workers pricing out long term residents. We expect that those areas currently still affordable, may soon start to see knock on effects.

In other parts of regional NSW where housing is affordable, there are desperate calls for targeted economic investment and this should include government initiated housing, another opportunity for jobs and development.

Across NSW our members and volunteers serving communities at the coal face of the housing crisis, often experiencing the crisis in their own families. With over 50,000 on the public housing waiting list, hidden and chronic homelessness, rental stress and a widening gap between public housing and private rental, affordable housing is needed now more than ever.

Motion:

THAT Local Government NSW request that the State Government fast track changes to Affordable Housing legislation, committing to build 8,000 - 12,000 affordable homes per year, by having state-wide targets, and especially citywide target of 15% inclusion of affordable housing in major new developments on private lands; and 30% affordable housing on public land, ensuring that the housing is given by developers / state, in perpetuity.

Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households (*such as essential service workers and first responders*) and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income. In this context, affordable housing refers to housing that has been developed with some assistance from the NSW and/or Commonwealth Governments, including through planning incentives. It may include a range of housing types and sizes, including single or multi-bedroom units or houses, as well as studio apartments.

If you have further questions about affordable housing or this motion, please do not hesitate to contact Karen Walsh CEO of Shelter NSW Karen@sheltersnsw.org.au, Tel: (02) 9267 5733 or Magnus Linder, CEO at Churches Housing. magnus.linder@churcheshousing.org.au

We commend the motion to you.

Kind regards,



Rev. Simon Hansford
Moderator
Uniting Church Synod NSW ACT



Jack de Groot
CEO
St Vincent de Paul Society NSW



Helping churches provide affordable housing.

Magnus Linder
CEO
Churches Housing



Karen Walsh
CEO
Shelter NSW



Tony King
President
Police Association of NSW



Paul Van Reyk
Tenants' Union of NSW