

Please find below City of Parramatta Council's officer responses to the supplementary questions you sent to us on 24 February following the public hearing on the Legislative Assembly Select Committee on Essential Worker Housing.

1. Has the City of Parramatta implemented an affordable housing contribution scheme?

- Not currently. In Council's [Affordable Housing Action Plan](#), 'putting in place Affordable Housing Contributions Schemes (AHCSs) in appropriate precincts' is identified as one of the actions. In other words, Council is committed to undertaking this action to directly impact the provision of Affordable Rental Housing in the LGA.

a) If not, are there changes to the guidelines, policy or planning system that would facilitate the implementation of an affordable housing contribution scheme (in your LGA?)?

- As per our submission, the key barriers for councils being able to put an AHCS in place include the unknown timeframe for the NSW Government's review and approval of draft schemes that are submitted to them for approval (in the past, it has sometimes taken years for councils to have their AHCSs approved), and having no specific criteria for economic feasibility testing. This includes both an agreed methodology for the testing, as well as guidance on how the results should be translated into an AHCS. For example, if feasibility testing shows that a location could support a scheme that levies an affordable housing contribution of, say 7.3%, what contribution rate will the NSW Government support in a proposed Scheme? Having no guidance on this critical component of a Scheme means that councils do not know how to apply the results of their feasibility testing.

2. How many affordable housing properties have been (a) approved and (b) built in your local government area in the past 10 years?

- We do not have data on the exact number of affordable housing properties that have been approved or built in City of Parramatta in the last 10 years. Currently, our audit of Tier 1 Community Housing Providers indicates that there are 752 affordable housing dwellings in the Parramatta LGA.

a) How many of these properties are owned by Council and, if so, who manages them?

- Eight are owned by Council and Evolve Housing is contracted to manage them.

3. Do you keep a registry of affordable housing properties?

- We do not maintain a registry of affordable housing dwellings.

a) What audit of built affordable housing properties, if any, is undertaken by your Council?

- Council conducts a survey of Tier 1 Community Housing Providers (CHPs) annually to calculate the number of affordable housing dwellings in City of Parramatta.

b) Do you see any challenges for councils for maintaining an affordable housing registry? If so, what are these challenges?

Challenges identified by Council Officers are:

- Accuracy of record – The survey relies on self-reported data from the CHPs that Council contacts. Hence, it heavily relies on the trust between Council and CHPs and how much information CHPs are willing to provide. It also does not capture all affordable dwellings in the City, as we cannot know how many other CHPS are operating in the City and how many properties they may own or manage.
- Time cost and resources – It takes time and effort for Council officers to contact each CHP, collect and analyse their affordable housing data. Any expansion of this survey would increase the time and resources required to conduct it significantly.

4. Please provide a list of community land (such as carparks, parks or reserves, or other properties) that have been reclassified into operational land over the past five years.

- No community land has been reclassified within the past five years.