

Legislative Assembly – Select Committee on Essential Worker Housing

Supplementary question for SGCH - Do you have any recommendations for how the NSW Affordable Housing Ministerial Guidelines could be amended to help increase the availability of affordable housing for essential workers?

SGCH response:

As indicated in our submission, SGCH does not necessarily advocate for the creation of 'essential/key worker housing' as a new category of subsidised rental housing at this time. However, providers should be able to deliver housing prioritised for this group as a subset of affordable housing. It should be noted that key workers are one group that could be prioritised as part of a range of very low to moderate income groups.

SGCH believes that the NSW Affordable Housing Ministerial Guidelines could be amended to increase the availability of affordable housing for eligible key workers by:

- Including an appropriate definition of essential/key workers in the Guidelines that can be adopted across sectors to ensure consistent housing outcomes for this group
- Including guidance on prioritisation criteria for allocations to essential/key workers and other groups
- Increasing rigour and specificity on rent setting approaches for affordable housing (i.e. providing clearer guidance on ensuring rents comprise no more than 30% of income for very low to low-income households and 40% of income for moderate income households, or 74.9% of market rent).

SGCH believes that the above considerations could contribute to providing policy clarity and certainty and enable increased access for essential / key workers to affordable housing.