

**Submission
No 11**

**OPTIONS TO IMPROVE ACCESS TO EXISTING AND ALTERNATE
ACCOMMODATION TO ADDRESS THE SOCIAL HOUSING SHORTAGE**

Organisation: Orange City Council

Date Received: 30 July 2021

Terms of Reference

That the Committee inquire into and report on options to improve access to existing and alternate accommodation in order to help address the social housing shortage in NSW, with particular reference to:

a) options to better support 'meanwhile use' (temporary supportive accommodation), and the current major planning barriers to 'meanwhile use';

- Recent high tourist numbers and housing shortages make meanwhile housing options difficult in Orange due to high occupancy rates across a range of short term accommodation types
- No vacant properties suitable for short term housing are currently available e.g vacant and unused buildings suitable for short term housing.
- Time taken to establish new builds will be 1-2 years and not meet ongoing and increasing demand for housing

b) options to improve access to existing accommodation to provide community housing;

- Replace centralised NSW Pathways register and allow CHPs to establish own waiting lists to reflect local housing needs priorities
- Council lead to create innovative partnerships with Land and Housing and CHPs to redevelop existing social housing stock, in particular the Glenroi superlot, to develop areas with multi dwelling and mixed development to increase social diversity.
- Flexibility and speed of approvals for CHPs to increase options for "ready to go" projects.
- Include community housing in infill opportunities near jobs and services.
- Work with Local Aboriginal Lands Councils to investigate options to create partnerships with Councils and CHPs to access land and housing expertise.

c) options for crisis, key-worker and other short term accommodation models;

- Mandatory affordable housing contributions in LEPs
- Investigate partnerships with CHPs to utilise Council owned land for affordable/community housing development
- Density bonuses in exchange for providing affordable housing
- Affordable housing as an additional permitted use in retail or office developments.
- Create targets for affordable and social housing with the aim of at least retaining any housing stock and report on this annually.
- Encourage small and low cost homes by reducing contribution fees for secondary dwellings with a focus on areas within walking distance of facilities and services.

d) barriers to additional supply across NSW, including for smaller non-CHP housing providers; and

- Lack of funding by NSW Government to support the gap in costs of land/construction and rental income from social tenants.
- Adoption by LGOs of powers to include Inclusionary Zoning
- Planning fees associated with construction of social housing
- Increase density of developments in regional areas especially in CBD

- Improve wrap around support for social and community housing tenants to reduce damage and non-compliance with lease/property conditions. This will increase the number of tenants entering employment and reduce the number of long term vacant damaged properties.

e) support for and accountability of registered community housing providers

- Transfer of ownership of NSW Housing stock to CHP's on basis that they do not pay GST, Stamp Duty and able to borrow against stock to build more additional social housing, and unlike Housing NSW access Commonwealth Rental Allowance for increasing investment in existing stock/tackle disrepair and can provide greater wrap around support to sustain tenancies.
- Lobby NSW Government to support the gap in costs of land/construction and rental income from social tenants to allow social housing to be built at scale needed to meet demand.
- Adoption of powers to include Inclusionary Zoning.
- Reduce planning fees associated with construction of social housing.