



27 July 2009

Ms Glenda Baker
Senior Council Officer
Standing Committee on Social Issues
NSW Parliament House
Macquarie Street
SYDNEY NSW 2000

Dear Ms Baker,

Standing Committee on Social Issues – Inquiry into homelessness and low cost rental accommodation

Thank you for the opportunity to participate in the Standing Committee on Social Issues' *Inquiry into homelessness and low cost rental accommodation*.

Please find enclosed the corrected transcript of evidence given by myself and Ms Kristin Pryce on Thursday 11 June, 2009.

Following is our response to the 'question on notice' highlighted in the transcript.

The Hon. MARIE FICARRA: ... Can you look at systems interstate and propose something to the Committee?

Response:

We have spoken with several of our colleagues and looked at various affordable housing schemes currently in place interstate. Giving reference to both these discussions and evidence previously provided to the Inquiry, we make the following comments:

- Any scheme/s to facilitate private sector involvement/investment in affordable housing needs to be considered in the context of addressing the general undersupply of all forms of housing across NSW.
- Any scheme will require consultation with key stakeholders, including the property industry.
- Any scheme should be opt in, transparent and based on incentive mechanisms to attract, rather than mandate, private sector involvement/investment in the provision of affordable housing.
- Existing schemes, specifically the National Rental Affordability Scheme, should be leveraged. There is nothing preventing the NSW Government from increasing the quantum of its incentive to make private sector participation in NRAS more appealing.
- An Affordable Housing State Environmental Planning Policy (SEPP) is currently being prepared (as referenced in the Department of Planning's submission to the Inquiry). The premise of this instrument is the provision on a built form incentive to encourage the delivery of affordable housing by the private sector. This instrument should be given sufficient time to be implemented.

The Voice of Leadership

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- Recommendations we have previously made include:
 - negotiating the provision of surplus Government owned land for redevelopment,
 - the reduction or abolition of local development contributions and state property taxes, such as s.94 fees and stamp duty, and
 - the increase of applicable development controls, such as floor-space-ratio and height controls.
- We also welcomed the City of Sydney's suggestion that it will consider implementing an 'affordable housing quick path' for the assessment of developments that incorporate affordable housing. Our submission on this draft Strategy is publicly available on our website.

Please do not hesitate to contact Kristin Pryce on 02 9033 1951 if any further assistance or clarification is needed.

Yours sincerely



Angus Nardi
NSW Deputy Executive Director