

Affordable Housing Policy

1. Purpose

Council is committed to enabling affordable housing in the City of Canada Bay to maintain a diverse, vibrant and healthy community and to alleviate housing stress experienced by some individuals and families in the private rental housing market.

The purpose of this policy is to establish the City of Canada Bay's (Council) approach to affordable housing. The policy:

- Defines the type of housing referred to in this policy
- Outlines Council's principles (role and approach) to affordable housing
- Clarifies the intent of Council's involvement in affordable housing
- Provides management guidelines for the ongoing operation of affordable housing units owned by Council (refer to Affordable Housing Management Guideline).

2. Scope

The policy applies to housing types in the categories **bolded and highlighted** below:

THE HOUSING SUPPLY CONTINUUM							
Emergency shelters/ crisis accommodation	Transitional/ supported housing	Social housing (including public housing)	Affordable (community rental) housing	Affordable home ownership/ shared ownership	Private market affordable rental housing (including boarding houses and student accommodation, which may be government subsidised)	Private market rental housing	Home ownership
Government subsidised housing (including housing provided by the government and the community sector)			Non-market housing (community housing sector)		Market housing		

3. Definitions

Term	Meaning
Affordable Housing	Housing for very low income households, low income households or moderate income households, if the household has a gross income within

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	the range of percentages set out in clause 13 of the <i>State Environmental Planning Policy (Housing) 2021</i> .
Affordable Housing Dwellings	Dwelling that has been obtained by Council through planning mechanisms or purchase, for the purpose of affordable housing.
Local Environmental Plan (LEP)	A legal document prepared by Council and approved by the State Government to regulate land use and development
Development Control Plan (DCP)	A plan to provide detailed planning and design guidelines to support the planning controls in the Local Environmental Plan
Inclusionary Zoning	Statutory planning controls requiring affordable housing to be incorporated in a development project, or the proponent makes cash contribution for the obligation to be discharged off-site

4. Policy Principles

The policy provides a set of principles to guide Council's endeavors in support of affordable housing. This includes Council's position when working with other levels of government; the management of Council owned affordable housing dwellings; and the development of plans, strategies and actions relating to affordable housing and their implementation.

The policy does not address general housing needs and housing targets for the local government area.

The following principles encapsulate Council's role and approach to affordable housing:

- Produce - Council supports the production of affordable housing stock; whether through inclusionary zoning, voluntary planning agreements or working with developers to encourage appropriately designed affordable housing.
- Promote – Council aims to provide a diverse range of housing types and sizes for varying stages and circumstances of life, including affordable housing for key workers, adaptable housing for people with a disability and housing for families and individuals escaping domestic violence.
- Retain - Council undertakes the role of advocacy, and where possible, undertake mitigation to reduce further loss to affordable housing stock

5. Rational for Council Involvement in Affordable Housing

Council's involvement in affordable housing is intended to contribute towards:

- Maintaining a diverse community to ensure a socially, economically and environmentally vibrant and healthy community;
- Promoting affordable housing provision by private, government and non-government sectors; as well as the production of diverse housing types and sizes;
- Improvements to affordable housing policy at all levels of government.

6. Ownership of Affordable Housing

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Affordable Housing dwellings dedicated to Council under the *Environmental Planning and Assessment Act* section 7.32 and 7.33 or any other means, are to be transferred in property title to the City of Canada Bay Council.

7. Affordable Housing Management

Affordable Housing properties under ownership of City of Canada Bay Council, or a Council nominated recipient, are to be managed by a registered Community Housing Provider endorsed by Council.

Where monetary contributions are received by the City of Canada Bay Council in lieu of affordable housing dwellings, the contribution funds are to be held by Council for the purpose of maintaining or increasing the affordable housing portfolio

8. Affordable Housing Management Guideline

Council has adopted an *Affordable Housing Management Guideline* which aims to assist local residents and/or local employees on very low, low or moderate weekly incomes to access affordable rental housing in the Local Government Area by:

- Improving access to rental housing that is affordable for very low to moderate income households, and in turn alleviate housing stress;
- Ensuring the affordable rental housing mix is appropriate to the changing needs of households with regard to size and type, location, sustainability and community connectedness;
- Ensuring that the quality of affordable housing dwellings is generally equivalent to other dwellings provided on the site or in the area.

9. Laws and Standards

- Local Government Act 1993
- Environmental Planning and Assessment Act 1979
- City of Canada Bay Local Environmental Plan 2013
- State Environmental Planning Policy (Housing) 2021

10. Related City of Canada Bay Policies and Procedures

- City of Canada Bay Affordable Housing Position Paper
- Affordable Housing Management Guideline

11. Consultation

This policy was publicly exhibited from [x] and [x].

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12. Approval Status

The General Manager / Council approved this policy on [insert date].

13. Approval History

Stage	Date	Comment	ECM ID
Original Policy	07/08/2007	Approved by Council	
Reviewed	15/08/2017	Update ownership and management requirements	
Reviewed	xx/xx/2025	Updates to reflect DAIP policy	

Commented [MD1]: New heading - I don't have access to information about what changed in the previous reviews. Paul may know more about this

14. Ownership and Approval

Responsibility	Role
Author	MD
Owner	Strategic Planning
Approver	City of Canada Bay Council