



## Policy

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### Affordable Housing for Key Workers

Strategic Outcome:	Good government	
Policy type	Strategic	
Date of Adoption:	3 August 2023	Minute Number: 180/23
Date for Review:	2 August 2028	
Responsible Officer:	Deputy Chief Executive Officer	
Document Control:	Version 1.0	
Delivery Program Link:		

#### 1. POLICY STATEMENT

The following guiding principles outline Council's commitment to the provision of affordable housing in our local area:

- Council recognises a social, ethical and legislative responsibility to address housing affordability on behalf of the community;
- Access to appropriate and affordable housing is a basic requirement for all people as an essential component of social infrastructure;
- Affordable Housing increases economic productivity by providing affordable local housing choices for key and essential workers;

#### 2. PURPOSE

To guide decision making by defining Council's role in relation to affordable housing. The policy includes Council's commitment to increasing the level of affordable housing for moderate income key and essential workers in the Berrigan Shire Area and outlines its role in advocating for local, social and affordable housing needs.

The affordable housing program assists in the delivery of Council's priorities and objectives by increasing the affordable rental housing available in the local area to key and essential workers

Council's affordable housing program and assets are strategically managed to optimise social outcomes, asset development and financial sustainability. Council's activities in the provision of affordable housing is categorised under;

- Affordable Rental Housing Dwellings – Residential dwellings let to moderate income



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- earners with the aim of addressing housing affordability for key and essential workers;
- Affordable Housing Sites - Council owned land identified for future development as affordable housing;
- Affordable Housing Reserve – Funds reserved exclusively for affordable housing initiatives

### 3. SCOPE

Council considers that affordable housing is vital to social and economic development and continues to support this long-standing commitment to increase affordable housing in our local area.

Key and essential worker households support our local communities and economies in frontline services such as health care, education, child care, aged care, emergency services, community services, retail and hospitality. These workers are necessary for the normal functioning of our Shire and community.

Council is committed to do its part in the provision of affordable housing for key and essential worker households while continuing to advocate for the shortfall in local social and affordable housing needs.

### 4. OBJECTIVE

Local government, while not having primary responsibility for affordable housing provision, has local and regional influence. NSW Government plans related to affordable housing are implemented at the local level. Council actively intervenes by developing appropriate planning mechanisms, strategies and via advocacy, facilitation and service provision. Council's role in these areas is categorised below.

**Demonstrating leadership** (analysing trends and establishing direction) - Demonstrating leadership for local and regional affordable housing needs by monitoring affordable trends, identifying the level of need and developing policies to address.

**Owner/Custodian** - Stewardship of affordable housing assets to increase affordable housing for key and essential workers. Council's affordable housing assets are strategically managed to optimise social outcomes and financial sustainability. Council's allocation of assets in the provision of affordable housing is categorised as;

**Affordable Rental Housing Dwellings** – Residential dwellings let to moderate income earners with the aim of addressing housing affordability for key and essential workers;

**Affordable Housing Sites** - Council owned land identified for future development as affordable housing;

**Affordable Housing Reserve** – Funds reserved exclusively for affordable housing initiatives.



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**Regulator (enforcer of legislation)** - Ensuring development applications and planning proposals consider and include an adequate level of affordable housing dwellings to increase the provision of affordable housing.

**Information provider** - Ensuring information is provided regarding affordable housing projects, services and policy.

**Advocacy** (on behalf of the community and local government sector) - Monitoring local affordable housing need and advocating on the behalf of the community to address identified need.

**Facilitator (bringing together relevant parties)** - Facilitating partnerships between government, commercial and community housing sectors in order to address local and regional affordable housing priorities.

**Deliverer of services (in part or in full)** - Delivery of Council's affordable housing program via the appointment of a Community Housing Provider to manage Councils affordable housing dwellings with tenancies prioritised for the needs of key and essential workers.

### 5. DEFINITIONS

**Affordable housing:** Refers to rental housing offered at rent of up to 30% of household income to very low to moderate income households. Affordable housing must be appropriate to the needs of tenants regarding size, quality, accessibility, location and access to public transport; it must not incur unreasonable costs relating to maintenance and provide security of tenure for a reasonable period.

**Key & Essential Workers:** Key and essential workers are persons employed in roles that are essential to the functioning of a city. While there is no universal definition of the term, key workers typically include police, fire fighters, teachers, childcare workers, retail and other employee groups who undertake work considered essential for the day-to-day functioning of a city, and who are Typically paid low to moderate salaries.

**Planning agreement:** A voluntary agreement between a planning authority and a developer in which a developer agrees that as part of a development proposal or rezoning that they will make a contribution towards a public benefit which is sometimes the dedication of land or dwelling units for the purpose of affordable housing. *The Environmental Planning and Assessment Amendment (Development Contributions) Act 2005* sets out certain provisions regulating the making and implementation



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of planning agreements sometimes referred to as Developer Agreements.

**Rental Stress:**

The state of households who are paying more than 30% of their gross income on rent and are also in the bottom 40% of national equivalised incomes.

### 6. RELATED LEGISLATION, POLICIES AND STRATEGIES

#### 6.1 Legislation

- *Template Act 2000*
- *Template Regulation 2001*
- *Template Guidelines (2002)*

#### 6.2 Council policies and guidelines

- Governance Policy
- Code of Conduct

### 7. RECORDS MANAGEMENT

Recording of all information relating to this policy ...

All Records must be kept in accordance with Council's Records Management Policy (currently under development) and destroyed as per the General Retention and Disposal Authority: Local Government Records (GA39).

### 8. REVIEW AND EVALUATION

This policy (procedure) will be evaluated and reviewed at least once every four (4) years as per Council's Governance Policy (currently under development) or as required.

### 9. DOCUMENT AVAILABILITY

A number of legislative instruments require Councils to have the policy available for inspection at Council's principal office (i.e. Policies made under Part 3, of the Local Government Act 1993). Each document should therefore state the ways in which the policy is available including any relevant fees and charges for access to such policy. An example of the required statement is provided below:

This policy will be available for inspection at Council's principal office during ordinary business hours as per the requirements of section 18 (c) of the *Government Information (Public Access) Act 2009* and section 167 of the *Local Government Act 1993*.



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Access to the policy in digital format is free and is available on Council's website <https://www.berriganshire.nsw.gov.au/>

Printed copies of the document are available at Council's principal office (address noted below) and are subject to Council's Fees and Charges.

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### **10. VERSION CONTROL**

Version Number	Date	Summary	Responsible Officer
1.0		New Policy document	Deputy Chief Executive Officer

### **APPENDICES**