

CITY OF PARRAMATTA

# Affordable Housing Action Plan



## WHAT IS THE AFFORDABLE HOUSING ACTION PLAN?

City of Parramatta Council in August 2023 endorsed an Affordable Housing Action Plan (AHAP). The AHAP guides urgent and direct action by Council on Affordable Rental Housing over the next two years.

## WHAT IS AFFORDABLE RENTAL HOUSING?

Affordable Rental Housing is housing that meets the needs of people on very low to moderate incomes (defined as up to 120% of the median household income in Greater Sydney)<sup>1</sup> and which is priced at no more than 30% of their weekly income. The objective is to prevent people on lower incomes from experiencing housing stress, so they can meet other basic living costs such as food, clothing, transport, medical care and education.

## WHY IS AFFORDABLE RENTAL HOUSING IMPORTANT?

**Many residents in our Local Government Area (LGA) are experiencing housing stress.** The 2021 Census identified that almost one-third of households in the private rental market were paying greater than 30% of their gross household income on rent, and one-quarter of those with a mortgage were paying greater than 30% of their gross household income in mortgage payments.

**We want to ensure that key workers can continue to live in Parramatta.** This includes teachers, nurses, fire fighters, child carers and cleaners, who are essential to the community and economy but may struggle to access housing in the current market.<sup>2</sup>

## WHAT IS THE GOAL OF THE AHAP?

The AHAP aims to (1) increase the amount of Affordable Rental Housing available in Parramatta LGA; and (2) reduce housing stress.

## WHO DOES THE AHAP TARGET?

**Council's Affordable Housing Action Plan targets people in very low to moderate incomes**, which includes those up to 120% of the median household income in Greater Sydney.



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



## WHAT ARE THE KEY PROVISIONS IN THE AHAP?

- **Council will investigate using Council-owned land to deliver more Affordable Rental Housing directly.** This entails investigating feasibility, funding and delivery models that are commercially viable to Council in the delivery of affordable housing.
- **Council will deliver Affordable Rental Housing through Planning Agreements.** Council will continue to use Planning Agreements on sites with uplift to generate funding for Affordable Rental Housing, with a revised methodology.
- **Council will progress Affordable Housing Contributions Schemes (inclusionary zoning) in appropriate precincts.** This includes Granville, Westmead, Camelia-Rosehill, Church Street North.
- **Council will advocate for State and Federal reform on housing affordability.** Some key advocacy positions are:
  - Affordable housing should be delivered in perpetuity.
  - 30% Social and Affordable Housing target on all State Government redeveloped land.
- Simplify and improve the application process for Affordable Housing Contribution Schemes.
- **Council will advocate for better State-level data capture of Affordable Rental Housing,** since high quality data is essential for decision-making and policy changes.
- **Council will conduct research to increase our understanding of options to address housing affordability.**
- **Council will advocate key changes with State and Federal government, including:**
  - Affordable Rental Housing should be provided in perpetuity, rather than subject to time limits.
  - Reforms should not compromise local development controls, good design outcomes and adequate infrastructure provision.
  - Community Housing Providers are best-placed to manage Affordable Rental Housing.
  - A percentage of Build to Rent Housing should be mandated as Affordable Rental Housing under the Housing SEPP.

## HOW CAN SOMEONE ACCESS AFFORDABLE RENTAL HOUSING?

- **Most Affordable Rental Housing in NSW is managed by a Community Housing Provider (CHP).** CHPs are best-placed as the first point of contact for people seeking Affordable Rental Housing arrangements.

- **Tier 1 providers operate at large scale; in Parramatta, the following Tier 1 providers are active:**

- ➔ Bridge Housing: [bridgehousing.org.au](https://bridgehousing.org.au)
- ➔ Evolve Housing: [evolvehousing.com.au](https://evolvehousing.com.au)
- ➔ Hume Community Housing: [humehousing.com.au](https://humehousing.com.au)
- ➔ St George Community Housing: [sgch.com.au](https://sgch.com.au)

## HOW CAN I FIND OUT MORE? WHO DO I CONTACT?

There is a page dedicated to the AHAP on Council's website:

- ➔ Affordable Housing City of Parramatta [cityofparramatta.nsw.gov.au/council/key-council-documents/affordable-housing](https://cityofparramatta.nsw.gov.au/council/key-council-documents/affordable-housing)

You can also contact Council through our website:

- ➔ Customer Service Centre City of Parramatta [cityofparramatta.nsw.gov.au/council/connecting-with-council/customer-service-centre](https://cityofparramatta.nsw.gov.au/council/connecting-with-council/customer-service-centre)

1 This is in line with the *Environmental Planning and Assessment Act 1979* and the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).  
2 Key workers are already moving out of Parramatta to more affordable areas in large numbers – between 2016 and 2021, 9 per cent of key workers left Parramatta for more affordable areas, which was one of the highest rates nationally. See: Gilbert, C., Nasreen, Z., and Gurrán, N. (2023) Tracking the housing situation, commuting patterns and affordability challenges of essential workers: a report prepared for HOPE Housing, Sydney: The University of Sydney and HOPE Housing.