

PROJECT CHARTER

1 Project title

Western Sydney Affordable Rental Housing Strategy & Contributions Scheme

2 Project purpose

The purpose of the project, in partnership with the three levels of government, is to finalise the Western Sydney Affordable Housing Strategy to deliver affordable rental housing supply. The project will seek support for a regional approach to facilitate affordable housing contributions in Western Sydney and identify opportunities for direct government investment.

3 Project objectives

The project objectives are:

1. To review previous work undertaken on the Draft Western Sydney Affordable Housing Strategy.
2. To re-establish the project working group (PWG) to include the three levels of government.
3. To collaborate with the three levels of government, including the DPE, GCC and other key State and Federal agencies, to identify and evaluate policy, direct investment, and financing options to increase affordable rental housing supply and meet District Plan targets.
4. To work in partnership with the Department of Planning (DPE) to review existing requirements for Affordable Housing Contributions Schemes and seek to prepare a regional affordable housing contribution scheme and delivery mechanism to increase ARH supply.
5. To review:
 - a) The Draft Western Sydney Affordable Housing Strategy
 - b) Emerging issues and challenges with delivering affordable, diverse, and low-cost rental housing
 - c) Affordability challenges identified in the Western Sydney Affordable Housing Strategy and Local Housing Strategies
 - d) Results from Local Council community engagement to inform the adopted Local Housing Strategies
 - e) Affordable Housing Contribution Schemes that have been drafted or are proposed in Western Sydney and barriers to their development, and
 - f) Current Federal and State housing programs and policies.
6. To seek professional input to refine the understanding of the viability of affordable housing contributions, and in the preparation of a regional contributions scheme and regional delivery mechanisms.
7. To identify strategies to deliver diverse private sector housing suitable for low- and moderate-income households within the Western Sydney Affordable Housing Strategy. This may include seeking professional consultant input.
8. To prepare 3 technical working papers that:

- a) review the draft Western Sydney Affordable Housing Strategy and discuss the case for contributions schemes in Western Sydney, and approaches that would allow for implementation
 - b) Discuss and evaluate policy options to address key matters identified and evaluate these policy options and test and provide an evidence base to support preferred approaches, and
 - c) Develop preferred approaches and policy for regional affordable housing and seek agreement prior to preparing revised strategy and regional scheme.
9. To prepare a revised Regional Affordable Housing Strategy and a Regional Affordable Housing Contribution Scheme that will meet Council requirements implementing Local Housing Strategies.