

- Affordable Housing and Essential worker housing (EWH) provision problems are related - as most essential workers are also low income households.
- To have an effective planning mechanism for such housing in perpetuity, there needs to be a broadly adopted definition of essential workers – who are essential workers?
 - Healthcare professionals (doctors, nurses, paramedics)
 - Emergency services (police, firefighters, ambulance drivers)
 - Utility workers (electricity, water, gas)
 - Waste management and Public transportation workers
 - Supermarket store employees

EW also need housing diversity – all ages, life cycle - families, size, location

- For Councils there is no surplus land for housing nor available finance. Council funding of infrastructure and asset maintenance is already constrained. It is not Council's core business to provide any type of housing.
- In terms of planning, inclusionary zoning (contribution rates) and incentives (% bonus) are only mechanisms available under the current planning framework – these are very blunt tools
- The State Affordable Housing provisions are **bonus** provisions which could include Essential worker housing
 - A percentage of affordable housing set aside for essential workers
 - Managed by a Community Housing Provider, as per AH

However there are downsides to this policy –only available for 15 years, and rental housing only.

Anecdotally - finance for this portion of the development is difficult.

- Similarly the State model for Affordable Housing Contribution Scheme, the only **inclusionary** zoning model endorsed under the NSW Planning framework, could also be used to also provide EWH – but in perpetuity.
- Construction costs for all forms housing are high and the feasibility of development constrained. Reducing car parking rates may assist, but reducing the standard of amenity for residents is not supported.
- There may be opportunity for housing on schools and hospital sites, if not permanent accommodation – perhaps temporary/modular accommodation. In the Shire these landholdings are extensive, including a State freeway reserve unlikely to be used for many years.
- Opportunities exist for public private partnerships (with Land & Housing/Homes NSW for example – who have large landholdings) should be seeking to maximise density. While it is nice to meet individual needs for a house/ a yard etc, perhaps at this time necessity leaves no room for public housing diversity or choice.
- Opportunities exist for tax incentives or penalties. Eg vacancy tax, reduce negative gearing, tax deduct for interest paid on their mortgage?
- Perhaps Superannuation companies should have a greater social responsibility – investing in EWH and driving change? However these financial mechanisms are not my area of expertise.

AHCS - monday.
AS 5/6

w dev't slowing

Beth Mann