

City of Sydney Affordable Housing Contributions Distribution Plan



1. Purpose

This City of Sydney Affordable Housing Contributions Distribution Plan (Distribution Plan) sets out how monetary affordable housing contributions (monetary contributions) and dedicated built affordable housing (in-kind contributions) received under the City of Sydney Affordable Housing Program (Program) are to be distributed to community housing providers (CHPs).

This Distribution Plan was adopted by Council on 11 March 2024 and commences 1 July 2024.

2. What are Recommended CHPs and Eligible CHPs?

Recommended CHPs are:

- City West Housing;
- St George Community Housing; and
- Bridge Housing.

Recommended CHPs are the only recipients of monetary contributions under the Program. Monetary contributions must be used to provide affordable housing in accordance with the Program.

Eligible CHPs are CHPs classified as a Tier 1 or Tier 2 provider under the National Regulatory Code.

Eligible CHPs may receive in-kind contributions, being contributions of affordable housing built by a developer and dedicated to a CHP, where Recommended CHPs opt not to receive them. In-kind contributions must be used to provide affordable housing in accordance with the Program.

3. Allocation of monetary contributions

Year 1 (2024/2025) to Year 5 (2029/2030)	<ol style="list-style-type: none">1. First \$20m remitted to City West Housing2. Second \$20m is remitted in equal portions to St George Community Housing and Bridge Housing, unless the amount is less than \$2m in which case it will be remitted to City West Housing3. Residual funds are remitted in equal portions to City West Housing, St George Community Housing and Bridge Housing, unless the amount is less than \$3m in which case it will be remitted to City West Housing.
Ongoing - indicative only - pending review	Residual funds are remitted in equal portions to City West Housing, St George Community Housing and Bridge Housing, unless the amount is less than \$3m in which case it will be remitted to City West Housing.

4. Allocation of in-kind contributions

Where a developer opts to make an in-kind contribution, dwellings are to be dedicated to:

- Bridge Housing; or
- St George Community Housing.

Where Bridge Housing or St George Community Housing elects to not receive the in-kind contribution, the in-kind contribution may be dedicated to an Eligible CHP.

The monetary contributions allocated to any Recommended CHP in Section 3 of this Distribution Plan will be reduced commensurately by any in-kind contribution received by that CHP.

5. Review of Distribution Plan

This Distribution Plan will be reviewed every 5 years.

The Distribution Plan may be reviewed earlier where:

- reporting and monitoring processes reveal concerns about the outcomes of the Distribution Plan;
- a change in the Distribution Plan is required to respond to or to take advantage of significant changes in the affordable housing policy landscape; and
- there is evidence a Recommended CHP has misused funds or funds have been poorly administered.

Distribution of funds may be paused where a review of the Distribution Plan is announced.

The review of the Distribution Plan is to be informed by an invited Expression of Interest notified to all Tier 1 CHPs who operate in the City of Sydney.

The following will be considered when the Distribution Plan is reviewed:

- the current affordable housing development pipeline (including whether land has been acquired and the estimated dates for the completion of construction);
- the development experience of the CHP;
- capacity to bring co-contributions to development projects;
- innovation in increasing the supply of affordable housing;
- the capacity of the CHP to leverage contributions given existing debt or financial liabilities;
- the CHPs capacity for growth;
- success of the CHP in partnering with and growing the Aboriginal Community Housing Provider sector;
- any advice provided by the NSW Registrar of Community Housing; and
- where the CHP is already identified on the Distribution Plan, their performance in using contributions.

