

Homelessness, Social Housing and Housing Affordability Policy

Tuesday, 10 May 2022
Council

Strategic Alignment - Thriving Communities

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EXECUTIVE SUMMARY

On 13 April 2021 Council approved the draft Homelessness, Social and Affordable Housing Policy for engagement, subject to some changes.

The draft Policy was released for public and targeted stakeholder engagement on 24 January 2022 for a period of 4 weeks until 18 February 2022.

The engagement feedback demonstrated general support for Council's role in the homelessness, social and affordable housing areas identified in the draft Policy as well as providing insights and recommendations for changes to the Policy and how Council may get the most benefit for these sectors through its role as advocate.

Based on the responses received the draft Policy has been updated, including being renamed to the Homelessness, Social Housing and Housing Affordability Policy and is now presented to Council for adoption.

RECOMMENDATION

THAT COUNCIL

1. Notes the public consultation on the Homelessness, Social and Affordable Housing Policy was open for a period of four weeks and a summary is provided in Attachment A to Item 10.4 on the Agenda for the meeting of the Council held on 10 May 2022.
 2. Adopts the Homelessness, Social Housing and Housing Affordability Policy, Attachment B to Item 10.4 on the Agenda for the meeting of the Council held on 10 May 2022.
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IMPLICATIONS AND FINANCIALS

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| City of Adelaide 2020-2024 Strategic Plan | Strategic Alignment – Thriving Communities This Policy supports the Strategic Outcomes of Well-planned and inclusive population growth and Functional Zero homelessness. |
| Policy | If endorsed the Homelessness, Social Housing and Housing Affordability Policy will be added to Council's Policy Database. |
| Consultation | Public consultation on the Homelessness, Social and Affordable Housing Policy has concluded, and a summary report is provided in Attachment A of the report. |
| Resource | The policy does reflect existing Council policy in relation to rate rebates in relation to community housing provision. |
| Risk / Legal / Legislative | The Policy identifies that Council will advocate to the State Government for changes to the <i>Residential Tenancies Act, 1995 (SA)</i> . |
| Opportunities | The Policy identifies opportunities for Council to facilitate and advocate for homelessness services, social housing and housing affordability. |
| 21/22 Budget Allocation | Not as a result of this report |
| Proposed 22/23 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | The Policy will be reviewed in 3 years. |
| 21/22 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Not as a result of this report |
| Other Funding Sources | The Policy identifies that Council will advocate for additional funding for homelessness services, social housing and housing affordability. |

DISCUSSION

Background

1. On 13 April 2021 Council approved the release of the draft Homelessness, Social and Affordable Housing Policy (the Policy) for engagement.
2. The Policy was drafted in response to a resolution of Council requesting administration prepare a policy on social and affordable housing after the delivery of the State Government's Homelessness and Housing Strategy *Our Housing Future 2020-2040*.
3. Details of the development of the draft Policy for engagement are provided in the previous Council report (Link 1 view [here](#)).
4. A copy of the draft Policy and Background Paper that underwent consultation can be viewed at Link 2 view [here](#) and Link 3 view [here](#)).

Role of the Policy

5. The purpose of the Policy is to clarify City of Adelaide's (CoA) roles in relation to homelessness, social (public and community) housing and housing affordability, which is addressed in the Policy and includes Council as:
 - 5.1. Regulator through statutory planning, development processes, building approvals, rates, charges and land use planning
 - 5.2. Partner, through leadership and governance mechanisms
 - 5.3. Facilitator and advocate.
6. The CoA does not have a role in the provision (direct delivery) of homelessness services, crisis accommodation, social housing or affordable housing.
7. In addition, the CoA will support the homelessness and social housing sectors and housing affordability through the role of facilitator and advocate, as outlined in this policy.
8. The Policy provides a framework for future decision making in each of these sectors by Council. Specific proposals and requests will still be presented to Council for decision.
9. The Policy will also inform other Council Plans and will be largely implemented through actions identified in other Council Plans, including the Adelaide Zero Project, Disability Access and Inclusion Plan, Strategic Property Action Plan, Public Health Plan, and the proposed Residential Housing and Growth Action Plan.

Engagement Report

10. In accordance with the Engagement Plan, consultation was undertaken via Council's YourSay page, social media and direct approaches to key stakeholders for a period of 4 weeks from 24 January to 18 February 2022.
11. During this time 551 unique persons visited the website, which resulted in 21 survey responses, 18 emailed responses and 29 social media responses.
12. Targeted stakeholders who engaged in the process included State Government agencies, Tier 1 and Tier 2 Community Housing Providers, Not for Profit and Homelessness Service Providers, Peak bodies, the private sector and Community Groups.
13. Submissions and survey responses were also received from residents and members of the wider metropolitan community.
14. The Community Engagement Summary Report in **Attachment A** provides a detailed summary of the engagement process and analysis of the feedback.

Feedback Received

15. Analysis of the feedback produced the following key themes:
 - 15.1. Recommendations for changes to the Policy including:

Aim: Additional roles for Council to advocate or facilitate outcomes to improve homelessness, social and affordable services and housing, including through the use of Council owned land or partnerships.

Approach: Clarification/amendments to roles/actions identified in the policy.

- 15.2. Recommendations for implementation of the Actions identified in the Policy including:
Aim: How and to whom CoA could advocate for greatest impact.
Approach: Leveraging Council's partnerships with the Local Government Association and other Councils, the sector and the community to advocate collectively for funding.
- 15.3. Comments on Councils roles in the Homelessness, Social and Affordable Housing sectors:
Aim: General support for the roles identified in the Policy.
Approach: Some requests for Council to deliver services and housing.
Approach: Some comments that it is the responsibility of State and Federal Governments.

Amendments to the Policy resulting from engagement

16. Amendments to the draft Policy have been informed by the engagement process and include the following:
- 16.1. Homelessness sector:
- 16.1.1. Ensure advocacy to the State and Federal Governments for increased funding in this sector includes specific funding for prevention and early intervention programs.
 - 16.1.2. Advocate and support culturally appropriate accommodation and services for Aboriginal people, including those who are visiting from remote communities.
 - 16.1.3. Advocate for whole of government responses to address systemic barriers to access to services and supports.
 - 16.1.4. Facilitate networks and participate in Communities of Practice.
- 16.2. Social Housing (Public and Community):
- 16.2.1. Include an additional policy position to reflect the existing rate rebates Council is required to provide (in accordance with the *Local Government Act 1999 (SA)*) that facilitates delivery of community housing by city based Community Housing Providers.
 - 16.2.2. Confirm a role for Council to advocate to the State Government to create networks between social and community housing providers and private developers. This change will be implemented through the Residential Housing and Growth Action Plan.
- 16.3. Affordable Housing:
- 16.3.1. Renaming this section of the Policy to Housing Affordability to more accurately reflect the aims of the Policy.
 - 16.3.2. Amending references to advocacy for an extension of the National Rental Affordability Scheme (NRAS) to refer to advocacy for new subsidised rental accommodation programs given that NRAS program has been closed.
 - 16.3.3. Include an additional policy position to facilitate delivery of 'key worker' and affordable housing as part of residential and mixed-use developments on CoA owned land.
17. The finalised policy is provided in **Attachment B** for Council's adoption.

Financial Implications

18. In terms of financial implications, the draft policy can largely be implemented through existing resources and budget commitments. The impacts on the budget of the proposed Home Buyers Rate Remission Scheme, that was presented to Council in July 2021, are subject to negotiation with the State and would be brought back to Council for decision.

Next Steps

19. If Council approves the Policy, we will provide feedback to stakeholders and community who engaged with Council during the consultation period advising of the final outcomes.
20. We will commence implementation of the Policy, which will largely be undertaken as opportunities arise to advocate for or facilitate the policy positions identified. This will include delivery of some outcomes through the Disability Access and Inclusion Plan, proposed Residential Housing and Growth Action Plan and the Strategic Property Action Plan.

21. Suggestions and recommendations received during the engagement that primarily relate to how and to whom Council should advocate in these sectors, have not resulted in amendments to the Policy, but will be documented and will be taken into consideration as Council implements the Policy.
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DATA AND SUPPORTING INFORMATION

Link 1 – Council Report 13 April 2021

Link 2 – Draft Homelessness, Social and Affordable Housing Policy for engagement

Link 3 – Background Paper for engagement

ATTACHMENTS

Attachment A – Community Engagement Summary Report

Attachment B – Homelessness, Social Housing and Housing Affordability Policy

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