## Standing Committee on Planning, Transport and City Services

## Inquiry into Annual and Financial Reports 2021-2022 ANSWER TO QUESTION TAKEN ON NOTICE

Asked by Mark Parton MLA on 31 October 2022: Mick Gentleman MLA took on notice the following question(s):

Reference: : Hansard uncorrected proof transcript 31 October 2022, page 9

In relation to: Delivery of Affordable Housing

MR PARTON: As a supplementary, can I just ask Mr Gentleman, you are referring to a figure of 15 per cent for affordable dwellings. And I understand that, you know, this is about land release. And it not necessarily, once it gets to the delivery, it drifts into another portfolio space. Your 15 per cent is a target figure. What is the actual delivery of affordable dwellings? Because it is a long way shy of 15 per cent, is it not?

**Mr Gentleman**: That sits within the SLA. So I am sort of happy to take that on notice and get that figure for you.

Mick Gentleman MLA: The answer to the Member's question is as follows:-

The ACT Housing Strategy sets out that 15 per cent of the residential component of the Indicative Land Release Program will be identified as housing targets. These housing targets include affordable housing, public housing and community housing.

Housing targets have been established since 2017-18 and the details of the targets and releases are outlined below:

Financial Year	Total number of residential dwellings identified in ILRP	Percentage (of ILRP residential dwellings identified as Housing Targets)	Land for affordable/public/community housing dwellings released to market compared to Housing Targets						
2017-18	3,186	22.51% (note	Sites released against this Financial Year's Housing Targets						
		percentage was calculated based on suburb rather than site)	Affordable		Public		Community		
			Target	Actual	Target	Actual	Target	Actual	
			353	372	143	146	34	30	
2040 40			towa • 32 sir table • 4 hor	rds this fin ngle reside nes release	ancial year ntial sites r ed via the 0	eleased vi Ginninderr	a the Land Rent y Flexi-living Ser	Scheme a	nancial years but counted are included in the above cluded in the above table
2018-19				ı ayaıncı ı					
-	3,100	17.33% (note percentage was		a against t		ai feai S r	Community		7
-	5,100	,	Affordable Target	Actual	Public Target	Actual	Community	Actual	
· ·	5,100	percentage was calculated based	Affordable		Public		Community	Actual 69	
-	5,100	percentage was calculated based on suburb rather	Affordable Target 512 Note:     This towa	Actual 491 able does able includereds this fin	Public Target 60 not includedes sites whancial year	Actual 60 e re-releas nich were	Community Target 20 es of previously released in subs	69 reported equent fir	releases which did not se nancial years but counted
	4,040	percentage was calculated based on suburb rather	Affordable Target 512 Note:     This towa     33 ho	Actual 491 able does able includereds this finemes relea	Public Target 60 not includedes sites whancial year sed via the	Actual 60 e re-releas nich were Ginninder	Community Target 20 es of previously released in subs	69 reported equent fir	releases which did not se nancial years but counted
		percentage was calculated based on suburb rather than site)	Affordable Target 512 Note:     This towa     33 ho	Actual 491 able does able includereds this finemes relea	Public Target 60 not includedes sites whancial year sed via the	Actual 60 e re-releas nich were Ginninder	Community Target 20 es of previously released in subs	69 reported equent fir	releases which did not se nancial years but counted
2019-20		percentage was calculated based on suburb rather than site)	Affordable Target 512 Note:  This towa 33 ho	Actual 491 able does able includereds this finemes relea	Public Target 60 not include des sites whancial year sed via the his Financial	Actual 60 e re-releas nich were Ginninder	Community Target 20 es of previously released in subserry Flexi-living Selousing Targets	69 reported equent fir	releases which did not se nancial years but counted ncluded in the above table

			<ul> <li>Note:</li> <li>This table does not include re-releases of previously reported releases which did not sell.</li> <li>This table includes sites which were released in subsequent financial years but counted towards this financial year.</li> <li>68 single residential sites released via the Land Rent Scheme are included in the above table.</li> <li>14 homes released via the Ginninderry Flexi-living Series are included in the above table.</li> </ul>						
2020-21	1,863	16.21%	Sites released against this Financial Year's Housing Targets						
			Affordable		Public		Community		
			Target	Actual	Target	Actual	Target	Actual	
			239	315	53	43	10	0	
			<ul><li>82 sin table.</li><li>19 ho</li></ul>	mes releas	ntial sites r	eleased via	ry Flexi-living S	eries are i	are included in the above ncluded in the above table.
2021-22	2,030	15.13%	Sites released against this Financial Year's Housing Targets						
			Affordable		Public		Community	/	
			Target	Actual	Target	Actual	Target	Actua	<u> </u>
			122	191	155	88	30	34	
			<ul><li>This to towar</li><li>19 ho</li></ul>	able includ ds this fina mes releas	es sites wl incial year ed via the	nich were r Ginninder	eleased in sub	sequent fi eries are i	releases which did not sell. nancial years but counted ncluded in the above table.

Since the establishment of the housing targets since 2017-18, as at 1 November 2022, 352 homes have been sold to eligible buyers as part of the Affordable Home Purchase Scheme, 107 homes have been sold to eligible buyers as part of the Flexi-living Series, and 182 Land Rent blocks have been sold and contributed towards the affordable housing target.

It is important to note that there is a long lead time between the release of land with requirements for affordable housing, and the sale of homes to eligible buyers through the Affordable Home Purchase Scheme, as developers seek Development Application approval. For example, there are some sites which were released in 2018 which have only had homes offered through the Affordable Home Purchase Scheme in 2022.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature: MD Date: 8/11/2022

By the Minister for Planning and Land Management, Mick Gentleman MLA