



15 February 2024

Ms Jo Clay  
Chair, Standing Committee on Planning  
Transport and City Services  
ACT Legislative Assembly

City Renewal Authority |  
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Dear Ms Clay

**Inquiry into Annual and Financial Reports 2022-23: Section 121 Housing Targets**

I refer to your letter to me dated 11 January 2024 arising from my responses to evidence given to the Standing Committee held in November 2023 in relation to the above matter.

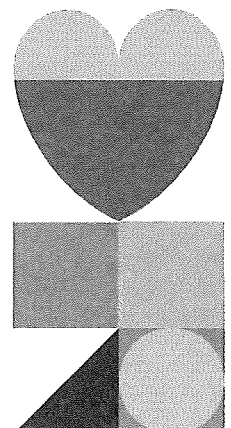
You have requested further clarification as to why the Authority departed from the housing targets in its release of the Section 121 to the market.

In August 2022, the Authority's Project Director sought confirmation from Housing ACT regarding the acceptance of the public housing dwellings identified for Section 121. Housing ACT confirmed that the inclusion of these dwellings at Section 121 was not consistent with their current policy settings. Housing ACT considered the location of the dwellings unsuitable for public housing due to the purchase price and proposed density being higher than Housing ACT would typically prefer, as well as the increased burden and ongoing cost of body corporate fees and levies. The development was also deemed unsuitable for community housing, due to the same factors. Consequentially, all references to the public and community housing requirements were removed from the sales documents.

Following this, in March 2023, during the preparation of the sales documents for the land release, the Project Director sought input into the specific affordable housing requirements for the Deed of Agreement from the Office of Coordinator-General for Housing in Chief Minister, Treasury, and Economic Directorate (CMTEDD). The direction was to include a minimum of seventy dwellings or 15 per cent of the total number of approved dwellings, whichever is greater as Affordable Housing Dwellings.

CMTEDD also provided input into the affordable dwelling requirements during the Request for Expression of Interest (REOI) and Request for Tender (RFT), including seeking innovative solutions to deliver affordable dwellings that can be Build-to-Sell (BtS) or Build-to-Rent (BtR). These innovative solutions could include shared equity schemes such as the Commonwealth Help to Buy Scheme or affordable rental housing rented to eligible tenants for less than 75% of market rent. Using a broader range of mechanisms to deliver affordable dwellings will likely result in better outcomes.

Industry responses during the REOI and RFT stages of the land sale have included innovative housing design proposals. The Authority's evaluation team includes a





representative from the Affordable Housing Policy Coordination team of ACT Treasury to provide input from an affordable housing policy perspective.

Please note that the total number of housing targets for Section 121 is still consistent with the original housing targets set in 2019, and the Government is committed to delivering the same number of housing targets but in a different, more innovative way.

The Authority is committed to investigating and where feasible, including housing targets in future land releases within the City Renewal Precinct.

Thank you for raising this matter with me.

Yours Sincerely

**Malcolm Snow**  
Chief Executive Officer

