

Affordable Housing Policy

Policy Identifier:	LUP-004-P
Approved by:	Acting General Manager Community & Customer Services – administrative changes only
Date of Approval:	29 November 2024
Effective Date:	29 November 2024
Review Date:	29 November 2027
Version:	2

Head of Power

This policy supports Goal 2 (Strong Communities) and Goal 5 (Liveable Neighbourhoods) of *Our Future Redlands – A Corporate Plan to 2026 and Beyond* which seek to enhance:

- The health, safety and wellbeing of our community.
- The unique character and liveability of the Redlands Coast.

Policy Objective

To provide assistance via incentives (financial and expedited development assessment timeframes) to Registered Community Housing Providers (CHPs) to support and encourage the delivery of affordable housing developments on the Redlands Coast.

Policy Statement

Redland City Council, through its Corporate Plan, is committed to providing services that deliver our community's shared vision and collective aspirations: *Naturally wonderful lifestyle. Connected community. Embracing opportunities.* We are a values led organisation and our organisational values encapsulate what we care about, influence how we operate and support our mission: Make a difference, make it count.

Council is committed to:

- Ensuring that the incentives are available to eligible CHPs engaged in the delivery of affordable housing developments.
- Providing clarity on the scope and operation of the policy.
- Ensuring the equitable and impartial allocation of financial incentives occurs via an accountable and transparent process, as outlined in the associated guideline.
- Ensuring all funding is provided based on clear terms and conditions.
- Ensuring all relevant officer delegations are in place to assess and approve requests.

Definitions

Term	Definition
Adopted Charge	<ul style="list-style-type: none"> • See the Planning Act 2016
Affordable Housing	<ul style="list-style-type: none"> • Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs
Affordable Housing Development	Housing which is: <ul style="list-style-type: none"> • Affordable Housing • Owned or leased by a Registered Community Housing Provider

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Term	Definition
	<ul style="list-style-type: none"> Managed by a Registered Community Housing Provider
Affordable Housing Development Area	An allotment that is fully or partially located within: <ul style="list-style-type: none"> 1.5km of an allotment zoned principal centre. 1km of an allotment zoned major centre. 1km of an allotment zoned district centre.
Chief Executive Officer	<ul style="list-style-type: none"> Council's Chief Executive Officer
Community Housing Service	<ul style="list-style-type: none"> See the Housing Act 2003.
Council	<ul style="list-style-type: none"> Redland City Council
Day	<ul style="list-style-type: none"> See the Development Assessment Rules under the <i>Planning Act 2016</i>
Development	<ul style="list-style-type: none"> See the Planning Act 2016
Development Application	<ul style="list-style-type: none"> See the Planning Act 2016
Development Approval	<ul style="list-style-type: none"> See the Planning Act 2016
National Register	<ul style="list-style-type: none"> See the Housing Act 2003.
Referral agency	<ul style="list-style-type: none"> See the Planning Act 2016
Registered Community Housing Provider (CHP)	<ul style="list-style-type: none"> An entity that provides a Community Housing Service that is registered on the National Register or State Register.
Residential Development	<ul style="list-style-type: none"> See the Planning Regulation 2017.
State Register	<ul style="list-style-type: none"> See the Housing Act 2003.

Associated Documents

LUP-004-001-G Affordable Housing Guideline ([A7803780](#))

Document Control

Only Council can approve amendments to this document by resolution of a Council Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member.

Any requests to change the content of this document must be forwarded to relevant Service Manager(s).

Reviewed documents must be submitted to the Corporate Meetings and Registers Team to progress for final approval, publish and register.

Version Control

Version number	Date	Key Changes
1	13 December 2023	New Policy
2	26 November 2024	Administrative updates to the definitions to reflect changes made to the Affordable Housing Guideline.