

Alternative Housing Ideas Challenge

The search for integrated social equity

Brief
to be read in conjunction with the Conditions

What this document covers



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What this document covers

This document contains the Brief for the Alternative Housing Ideas Challenge. It outlines the Council of the City of Sydney's (City of Sydney) objectives that Proposals will need to address.

Read this document in conjunction with the Conditions for the Alternative Housing Ideas Challenge (Ideas Challenge).

Please read carefully and prepare your Proposal in line with the information provided.

Introduction



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Introduction

The City of Sydney invites all interested parties to prepare Proposals for the 2019 Alternative Housing Ideas Challenge (Ideas Challenge).

This is your opportunity to put your ideas forward and influence the Sydney community on future housing initiatives. Ideas lodged will help inform a new plan for Sydney to the year 2050. A jury will select up to six of the most outstanding proposals to be funded and progress to a second stage.

This is an international Ideas Challenge. It is open to everyone around the world to propose their ideas for Alternative Housing outcomes relevant to Sydney, that are replicable and scalable for use by the local and broader community.

While numerous successful alternative housing models exist elsewhere in the world, they are not specific to Australia. The City of Sydney is interested in new ideas and in finding ways to adapt ideas from elsewhere to our local context. Through this Ideas Challenge, we want to explore the barriers that are stopping existing ideas being implemented in Sydney and how we might overcome them.

We are also interested in uncovering any new alternative housing ideas appropriate to Australian conditions that have the potential to be successful in Sydney and the wider community.

This Ideas Challenge is about strategic thinking – how can you think in new, creative and positive ways to uncover boundary-changing attitudes towards the future of housing?

We envisage the Ideas Challenge will help provide the Sydney community with new alternative and affordable housing options that will go beyond the traditional categories of social, community and market housing. They will help inform the development of the City's future community strategic plan and housing policy under a new Sustainable Sydney 2050 plan.

The vision



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The vision

This Ideas Challenge seeks to uncover alternative housing strategies that may not have been previously considered in Australia. These may also be strategies that are not feasible under the existing planning regulations or current political, financial and social conditions.

We're asking participants to challenge the existing housing conditions and regulations with feasible alternatives for an Australian context. The key will be for you to explain how the idea(s) can overcome existing barriers. You may have alternative ideas for financing, design, zoning, urban land supply, management or ownership – if so, we want to hear about these.

You may focus on financing or strategic thinking or design-led solutions – or a combination of these, outlining a more complex approach and broader range of alternative housing outcomes that demonstrate integrated social equity. All of these approaches are valid, and all will be considered.

You may only have one simple idea or a complex proposal related to financing, design, zoning, urban land supply, management or ownership. Both these approaches are fine.

All ideas are welcome as long as they are presented in the A3 landscape format described in the 'Proposal Format Requirements' clause in the Conditions document.

Principles to address



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Principles to address

The City of Sydney invites you to propose Alternative Housing Ideas. In preparing those ideas, you should consider the following principles that are important to the City:

1. The Proposal must demonstrate innovation in at least two of the following areas – urban land supply, financing, planning, design, ownership type, tenancy type, management (including sharing of facilities) and construction.
2. The Proposal should result in housing that is either demonstrably cheaper to market, where the relative purchase or rental affordability is secured in perpetuity, or it must be affordable housing, as defined by the City.
3. Where applicable, the Proposal should demonstrate economic, social and environmental sustainability principles, with a focus on economic viability.
4. Where the Proposal relates to a physical development or redevelopment, the Proposal should have a high level of residential amenity that would be generally acceptable to the wider community.
5. Where the Proposal involves the use of public (including City of Sydney) owned land, Proposals that retain public ownership in perpetuity, such as through land trusts or long-term leases, will be preferred.
6. The Proposal should be scalable, replicable and self-sustaining.

Considerations



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Considerations

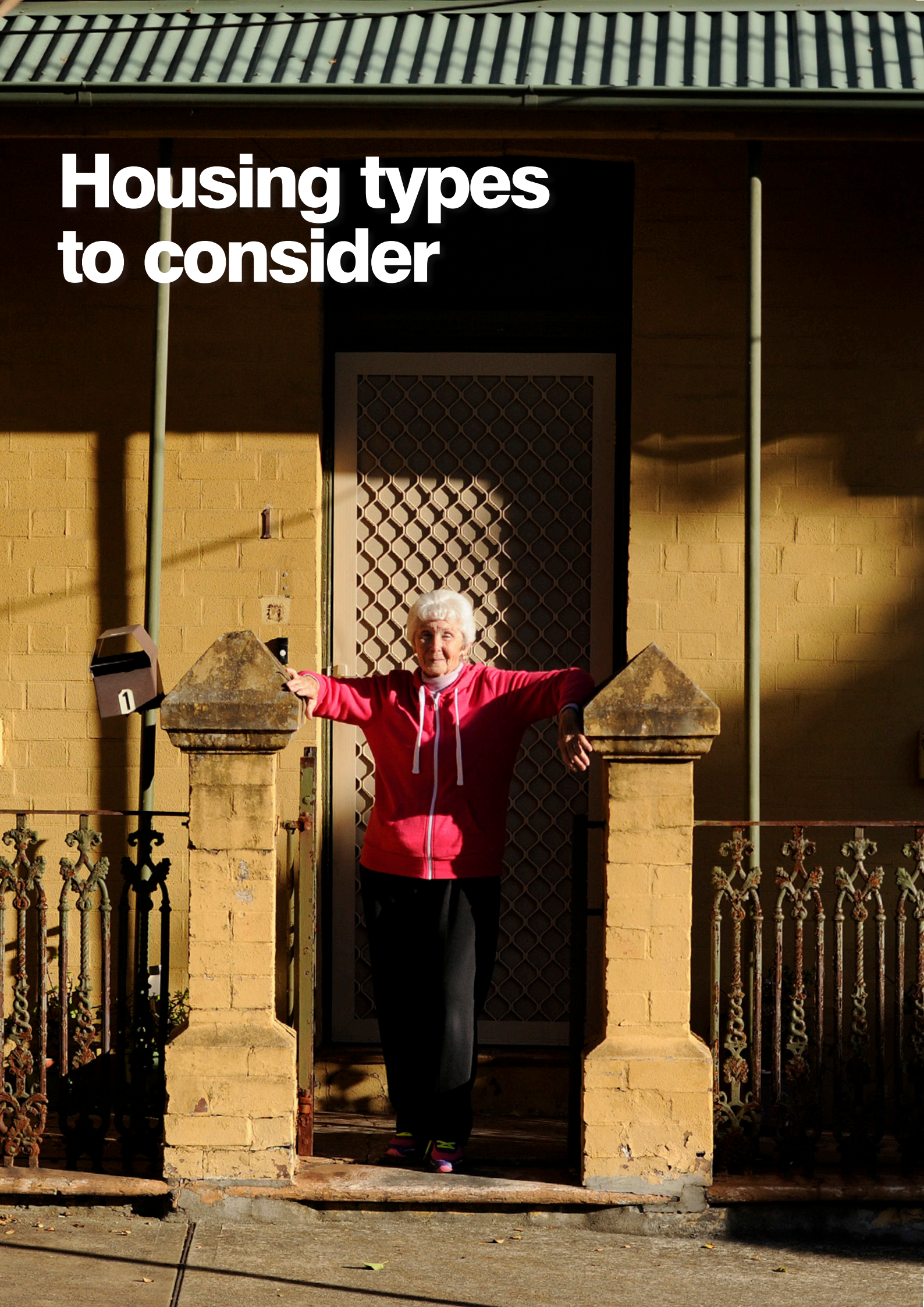
Participants may wish to consider several of the following:

- future residents, their amenity, support services, tenant management and continued affordability
- funding sources, particularly the land supply in relation to relative tenant needs
- the need for alternative financial, management and design models
- maintaining ownership of public assets
- different paths of access to land including, community land trusts and company title
- how to prioritise housing needs with limited resources (land, funding)
- alternative zoning options
- where the Proposal relates to a physical development or redevelopment, models may address one of these elements:
 - (a) small sites (residual land parcels)
 - (b) the inclusion of mixed residential and non-residential uses
- reframing housing as shelter and the proposition of different affordable housing concepts from the market-dominated norms.

Idea(s) do not necessarily have to adhere to current planning regulations. However, if your proposed idea(s) fall outside the current planning regulations, you will need to explain why and how the idea(s) overcome existing barriers.

There are many recent studies into housing issues. Please refer to the References at the end of this Brief (particularly studies by AHURI and other housing research groups) that may inform your idea(s) and Proposals.

Housing types to consider



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Participants may wish to address one or more of these housing types, or outline their proposals for new typologies:

- Affordable Housing (broad or specific types)
- Low-income housing
- Housing for the homeless
- Mixed socio-economic housing
- Cooperative housing
- Collaborative communities
- Liveable housing
- Share housing
- Boarding houses
- Elderly housing
- Home-owner housing
- Rental housing
- Singles housing
- Family housing
- Young person housing
- Student housing
- Culturally appropriate housing
- Aboriginal / Torres Strait Islander housing
- Artist housing
- Small sites and residual land
- Housing within mixed-use buildings or areas
- Repurposing buildings / Adaptive re-use



Housing issues to consider

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Housing issues to consider

Participants will need to consider these characteristics in their Proposal:

- Housing as shelter
- Maintaining affordability over project life
- Housing as other than speculative development
- Building delivery methods
- Self-sustainable funding models
- Rent control and rent stabilisation
- Design excellence
- Diversity
- Liveability
- Accessibility
- Sustainability
- Lifecycle costs
- Alternative funding models
- Tax incentives
- Construction / delivery models
- Land supply
- Zoning regulations
- Housing codes
- Shared public space
- Shared communal facilities
- Appropriately planned high density
- Adaptability over time
- Innovative ownership structures
- Alternative partnership models
- Indigenous culture / land use

References



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References

- Australian Housing Urban Research Institute – ahuri.edu.au
- City of Sydney Housing Issues Paper – cityofsydney.nsw.gov.au/affordable-housing



Sydney2030/Green/Global/Connected