



nsw Federation of
Housing Associations inc

Overcoming Community Resistance

Byron Shire Council – Affordable Housing Summit
Friday 10 February 2017



Why and what

- Extent of opposition
- Review of priority areas for affordable housing
 - Case law review
 - Housing market analysis
 - Economic analysis on redevelopment pressure
- Focused affordability review of PRUTA and CEUTA Precincts
- Detailed case studies in most beneficial areas



Key Findings

- Strategic Site Selection to:
 - Ensure complies with SEPP ARH
 - Ensure relatively free from constraints so can achieve Council standards
 - Consider 'risk profile' for community opposition
- Different stakeholders have different concerns



Key Findings

To local councils:

- Physical character (local character test, compliances with standards re bulk & scale, setbacks)
- Physical amenity (parking, overlooking, noise)
- Administrative issues (compliance, documentation)
- Adverse community reaction [insofar as relate to **tangible impacts** above]



Key Findings

- To the community:
 - Physical amenity (parking, overlooking, solar access, noise)
 - Physical character (local character test, bulk & scale, etc)



Key Findings

To the Land and Environment Court:

- Physical character (local character test, compliances with standards re bulk & scale, setbacks)
- Administrative issues (compliance, documentation)
- Physical amenity (parking, overlooking, noise)

Adverse community reaction to social impacts largely irrelevant to determination



Key Findings

Better than 50% chance of winning on appeal if goes to LEC:

- 62% boarding houses approved by Court
- 42% affordable housing approved by Court

But it's costly and most proposals that are refused or discouraged don't go to Court.

Underlying issues may relate to preconceptions of affordable housing 'tenants'- but focusing on substantive issues will make refusal more difficult!



Key Findings

Be proactive with your councils:

- Build long-term relationship to raise profile and promote capability
- Initiate pre-DA meetings for:
 - Assessing suitability of site
 - Guidance on ‘local character’ & standards
 - Ensure all documentation and studies identified.

Key Findings

Understand your locality:

- Due diligence on likely site constraints (heritage, developable area, etc)
- Review demography against 'risk' factors' for community opposition:
 - Low density gentrifying suburb with high owner-occupancy
 - Wealthier, homogenous demography
 - Areas of urban decline or adjacent to existing concentration of social housing



Key Findings

Be proactive with your host community:

- Consult early and often:
 - Identify 'risk' profile' (above)
 - Target communications to immediately surrounding residents
 - Identify what input is possible
 - Provide for meaningful input in design and development
 - Keep them informed on progress throughout



Key Findings

and remember:

- Less than 39% of LEC cases reviewed from 2010-15 had received resident objections
- The vast majority were about tangible, physical impacts
- Many were led by one or two very strong leaders



Key Findings

Be proactive with your host community:

- Let them know they can raise issues post occupancy and they will be dealt with promptly:
- Care in allocations in mixed tenure communities
- Proactive management to identify and deal with problems early
- Complaints register
- Report back
- Keep building the relationship!



Key Findings

also relevant is survey:

- 80% felt positive about area
- 54% positive or no impact post-occupancy
- Majority of 36% who reported negative impacts were about 'normal' neighbour relations
- A small minority related to one apparently 'problem' tenant

but tensions in the survey... 'Affordable housing' developments likely getting caught up in the backwash of 'density' in older suburbs (rather than affordable housing per se)!



Key Findings

The need for strong institutional support for affordable housing and boarding houses:

- 'Risk factors' would rule out many areas where affordable housing most needed
- Promote and showcase good examples in mixed communities
- Familiarity tends to breed acceptance?
- The value of community education?
- Evidence on house prices



Key Findings

The need and economic justification for land value capture mechanisms:

- Virtually nothing likely affordable in redevelopment areas in future
- Strong justification for capturing a reasonable and equitable share of land value uplift through s93F or S94F
- Enforcement - perceived misuse of SEPPs

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