



Local Government Housing Kit

Every council in New South Wales faces the challenge of meeting demands for suitable and affordable housing

The *Local Government Housing Kit* commissioned by the Department of Communities and Justice is a comprehensive, easily used resource for everyone involved in making the most of housing opportunities.

The state government sets policies and requirements to provide for housing supply, affordability and suitability. The *Local Government Housing Kit* is designed to help councils and their staff develop their vision for housing.

It brings together a rich array of useful resources with coherent guidance through the housing challenge.



THE LOCAL GOVERNMENT HOUSING KIT

To help each council meet planning challenges and improve the housing situation, the Department of Communities and Justice has created a completely new edition of THE LOCAL GOVERNMENT HOUSING KIT.

The Kit aligns with the *Local Housing Strategy Guideline* and with NSW Government requirements for action on affordable housing.

The Kit is not just a planning aid. It goes beyond planning to explore the range of means that councils can deploy to realise local visions. It also explains how interaction with the community, with local businesses and with organisations can complement planning, and support housing objectives.

Although local governments are not solely responsible for the housing and planning regime they implement, there is a lot they can do to make a difference. The *Local Government Housing Kit* provides practical advice to councils on the many things they can do by using the full range of their powers, influence and opportunities.

It is available free of charge on-line, with links to useful sources, in an easily printable format. The Kit is conveniently divided into modules and sub-sections so users can follow it cover-to-cover, or go straight to the parts that will help them most.

In this way it helps users at every level of expertise.



Local and Regional Coverage

Markets, needs and issues vary from area to area. The scope and focus of local housing strategies in metropolitan Sydney differ sharply from those in country areas, and again from heavily developed centres outside Sydney. They differ also between stable and growth areas. What works for one location might do more harm than good in another. The Kit and the case studies acknowledge these differences and provide an array of resources for all local governments in New South Wales.

Module 1

CONTEXT, ROLES AND ISSUES

This module introduces the key players and canvasses issues that users need to think of. It looks at how Local Housing Strategies help provide appropriate and affordable housing for residents with diverse needs.

Context: Module 1 shows where housing issues fit in the planning system and summarises state and national policy initiatives addressing housing affordability.

Roles: While the focus is on what local government can do, all levels of government, business, not for profit organisations and the public play roles in housing supply.

Issues such as community needs and other strategic challenges are also addressed in this module.



Module 2

PREPARING AND IMPLEMENTING A LOCAL HOUSING STRATEGY

This module, the core of the Kit, provides step-by-step guidance to develop a Local Housing Strategy.

Step 1. Community and stakeholder engagement: How to plan for it and carry it out, and the importance of responding to specific local circumstances.

Step 2. Developing an evidence base: Identifying needs and market conditions as well as key data sources.

Step 3. Setting the scope and the guiding framework: Establishing scope, goals and objectives, following an analysis of the evidence and inputs.

Step 4. Developing strategies and actions: Actions and strategies that councils can implement, and the contexts where each is likely to be effective. This includes land use strategies and planning mechanisms but also extends to council roles in community services, advocacy and partnerships.

Step 5. Implementation: Setting up an implementation plan and aligning the Local Housing Strategy with other council goals, governance and project management considerations. The Kit explains the elements of successful implementation plans, as well as risk management considerations.

Step 6. Monitoring and evaluation: Tracking outcomes and knowing if strategies are delivering results. Monitoring and evaluation allow strategies to be adjusted as needs are met, or to improve their effectiveness.





Data has a better idea

Module 3

BUILDING AN EVIDENCE BASE

Building a sound evidence base provides the foundation for determining the issues to be addressed, which in turn point to the focus, objectives and actions for a Local Housing Strategy. This module explains the process and identifies data sources.

Contexts: The module features five sample typologies to illustrate typical factors that emerge from analysis of the evidence base. It illustrates housing issues that may arise and how to move from analysis to strategy development.

Data: The interplay of various data tells the story of the local housing market, and points out pressures and opportunities—in the economic position, the demographic position, housing supply, and the costs and affordability of housing. The module provides guidance on analysing evidence, on possible findings and on using data to inform implementation and monitoring. It is linked to a database providing tabulated data for all parts of NSW, which can be used in constructing the evidence base.

Module 4

FINANCIAL FEASIBILITY ASSESSMENT

As financial viability generally determines whether development takes place, the impact of planning strategies and controls on viability is critical.

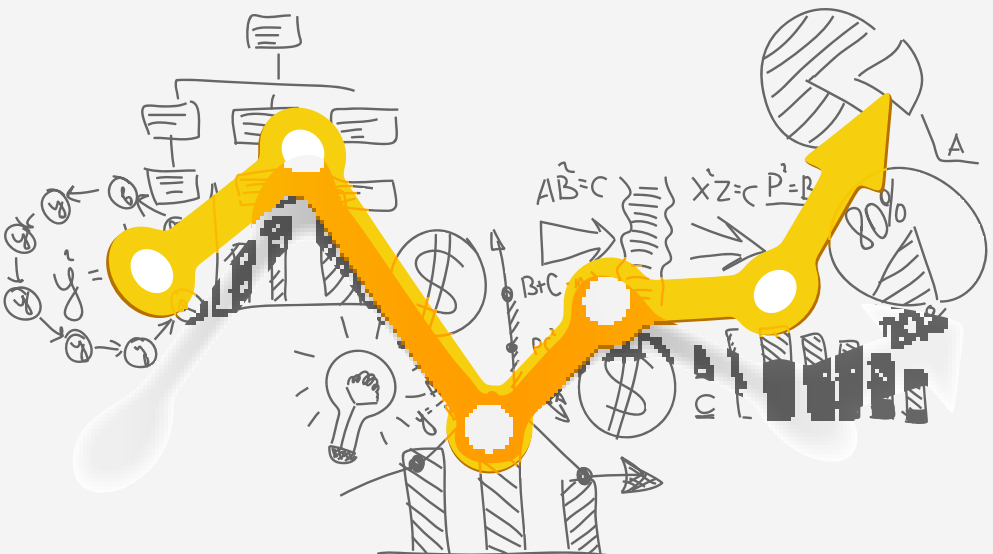
Module 4 introduces the concepts and practical steps of feasibility analysis. It demystifies financial feasibility assessment and highlights its usefulness in empowering council officers and others to evaluate and challenge assessments presented to them.

Councils are increasingly being asked to establish the feasibility of development controls and contribution rates, including contributions to affordable housing. Planners have to understand feasibility analysis and be able to develop and interpret financial evaluations.

Feasibility assessment is vital for:

- Establishing a planning framework that enables the desired form and mix of development
- Formulating strategies to meet gaps in housing supply
- Determining whether contribution levies for affordable housing under the *Environmental Planning and Assessment Act* are viable.

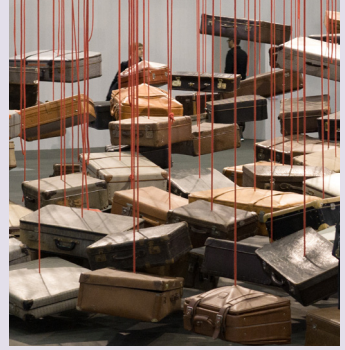
Development feasibility models are explained, with step-by-step guidance on using a simple Residual Land Value Model.



Module 5

CASE STUDIES AND RESOURCES

Module 5 presents a wealth of resources to build on the concepts discussed in the Kit and help inform councils' responses. And for councils engaging consultants to develop a Local Housing Strategy, or conducting their own, it outlines matters to consider and pitfalls to watch for.



Federal and NSW initiatives and programs are spelt out to reveal the context for Local Housing Strategies.

Detailed case studies of housing initiatives in New South Wales and beyond provide insights into the success of locally based approaches and clarify planning mechanisms applied in different contexts. There are further examples of ideas in practice, with links to detailed information.

The **glossary of terms** explains concepts contained in the Kit and used by housing practitioners.

Local Strategic Planning Statements and Departmental Guidelines

Every NSW council has a **Local Strategic Planning Statement** to prepare for the first time. The statement has to spell out the 20 year vision for the area, explaining how priorities will be implemented. Planning for housing needs and future growth is central to the statement.

Additionally, the **Department of Planning, Industry and Environment** requires certain councils to prepare **Local Housing Strategies** to translate housing objectives, and regional and district housing targets, into detailed local plans. The Department's **Local Housing Strategy Guideline and Template** instruct councils in preparing strategies and setting them out.

The **Local Government Housing Kit** goes deeper in its treatment and broader in its coverage of issues and options. It can be used to help prepare the **Local Strategic Planning Statement**, and as a companion to the **Guideline**. The **Kit's** focus on affordable housing, its discussion of the policy context, practical tools and case studies provide the information and insights for councils and others to respond to government requirements and to housing needs.

Module 1

Addressing Housing Needs: Context Roles and Issues
Why it's vital
Defining and measuring affordable housing
Agency roles and key players
Purpose, key challenges and issues
Planning context

Module 2

Preparing and Implementing a Local Housing Strategy
Community and Stakeholder Engagement
Developing an Evidence Base
Setting the Scope
Developing Actions and Strategies
Implementation, Monitoring, Review and Evaluation

Module 3

Building an Evidence Base

Module 4

Financial Feasibility Assessment

Module 5

Case Studies and Resources



Download your copy of the
Local Government Housing Kit
from the Communities and Justice website:

[https://public.tableau.com/app/profile/
dcj.statistics/viz/LocalGovernmentHousingKit/Summary](https://public.tableau.com/app/profile/dcj.statistics/viz/LocalGovernmentHousingKit/Summary)

