Building Community Support for Community Housing TOOL KIT

Why do some people oppose affordable housing?

In 2016, Link Housing and North Sydney Council successfully completed the development of a 'New Generation' seven room boarding house in Wollstonecraft, a suburb in the expensive North Sydney Council area. Up to fourteen mainly very low income tenants call this 7 room boarding house home.

The story of how the Wollstonecraft boarding house became a reality is an example of a strong partnership between a quality Community Housing Provider with strong ties to the local area (Link Housing) and a Council dedicated to maintaining some affordable housing and income diversity in one of the most expensive housing markets in the Greater Sydney area.

For many years, North Sydney Council has levied developers for the loss of affordable housing using available policy mechanisms. Council has been able to create and maintain a relatively small trickle of affordable housing against a tide of loss of older, lower cost housing that has been progressively redeveloped into more expensive housing with low income private renters largely pushed out of the area.

The site was owned by North Sydney Council The two-storey single family home that was on the site was part of Council's affordable housing portfolio and had been rented to social housing tenants and managed by Link Housing for many years. North Sydney Council identified the site as a good place to grow the local supply of affordable housing, by replacing the house on the site with something a bit bigger that would meet the needs of more than just one household. This approach was supported by Council's policy directions as per the North Sydney Council Affordable Housing Strategy 2015 and 2008. Council utilised provisions in the SEPPARH to propose the two-storey 'New Generation' boarding house with seven self-contained rooms.

North Sydney Council and Link Housing pro-actively engaged with neighbours, providing information on