



#### DRAFT APPLICATION TO BYRON SHIRE COUNCIL-

CONSENT TO USE AND OCCUPY COUNCIL OWNED LAND, OR PART THEREOF, FOR THE PURPOSE OF BUILDING A PROOF-OF-CONCEPT PROTOTYPE MOVABLE TINY HOUSE CLUSTER, PERMACULTURE GARDEN AND COMMUNITY, TO PROVIDE AFFORDABLE HOUSING FOR A SOCIALLY DIVERSE GROUP OF RESIDENTS AT RISK OF OR EXPERIENCING HOMELESSNESS AND ESSENTIAL WORKERS. ONE ROOF BYRON SEEKS TO OBTAIN TENANCY ON THAT LAND, OR PART THEREOF, IN ORDER TO ACHIEVE THAT PURPOSE.

THIS PROPOSAL IS BASED ON COUNCIL LAND ON 1/125 VALLANCES ROAD, MULLUMBIMBY, AS IT HAS THE BENEFIT OF AN IMMEDIATE START THAT IS REQUIRED AS AN APPROPRIATE RESPONSE TO THE HOMELESSNESS EMERGENCY THAT THE COUNCIL DECLARED PRIOR TO THE FLOOD DISASTER THIS YEAR.

#### **Proposal Summary**

A Housing Emergency has been declared by Byron Shire council in April 2021 due to the extreme lack of affordable housing and the level of homelessness in the shire. Since then, the community has endured multiple flood disasters, and a resultant chaotic displacement of many residents, further heightening this Housing Emergency. In response, planning minister Anthony Roberts cut through the red tape of needing to obtain Council approval for providing movable homes for two years. In addition, NRRC (Northern Rivers Reconstruction Group) was set up to ensure that there are no unreasonable barriers to delivering Housing Emergency solutions.

One Roof Byron Inc is a registered homelessness charity that has successfully provided stable long term accommodation to local residents experiencing homelessness, breaking the cycle of despair. It is particularly known for successfully implementing its two Proof of Concept projects- the Tiny Home Shelter Project and Mullum Residential Project. In 2020, in preparation for this proposal, One Roof Byron also successfully lobbied Council to amend the LEP (Local Environment Plan) to facilitate Tiny House development on Council Land for people experiencing or at risk of homelessness. This Tiny House Cluster project is the next logical stage in that process and in line with the amended LEP.

As a response to our Housing Emergency and post Flood crisis, and with the support of Council, One Roof Byron Inc seeks to implement a prototype long term housing solution on Council Land. We have based this draft proposal on our preferred site – 1/125 Vallances Road, Mullumbimby, on Council Land. The location is convenient to Mullumbimby which is important for services and employment and would afford an immediate start.

This project would sit well alongside other affordable housing proposals such as the Tiny Homes and Eco community village for Lot 22. It could form the frontline component of Council's strategy.

The proof-of-concept prototype project is envisaged to be a cluster of four tiny houses that will be movable. The project is scalable on this property as well as on other parcels of Council Land. The housing recipients will be socially diverse. Some will be residents experiencing homelessness, others may be essential workers. Uniquely, the tiny houses will be constructed on site with the help of the recipients. In this way they are building confidence, skills and a sense of belonging, ownership, and community. The currently vacant building on the site will be used as the temporary site office and amenities facility for project personnel. Food gardens will be started in pots and planted out after the homes are established. This process will be guided by experts and housing recipients will gain skills and confidence to grow their own food where they live.

The implementation principles will follow our learnings from the successful Proof of Concept projects we completed in 2021. The important success factors include involving recipients in the building process of their own and others' homes, wrap around services and continuity of care for those who need it, a proven and thorough three stage interview and risk assessment process. Work health safety procedures will be rigorously followed.

The advantages of this particular site is that One Roof Byron can immediately maintain the currently vacant house, garden, nursery and concrete pads and surrounding area. These public assets have been deteriorating in condition over the past two years, and we would be able to arrest that, if not improve it. The current vehicle access (as mentioned in Council reports) is not a concern for our vehicles and will not be a barrier for starting work. The house and nursery (building site) are already connected to power and water. As a result there should not be much in the way of Council expenditure required before project commencement.

This project is a community collaboration and brings in the skills and resources of our local Not-For-Profit partners-

1. One Roof Byron Inc (Registered homelessness charity, local long term Housing Provider, Tiny Home Shelter project management, experienced wrap around service provider)
2. Useful Yurts (Tiny House builders and subcontractors)
3. Shedding Community Workshop (Carpentry and Building Educators)
4. Mullumbimby Community Gardens (Permaculture Garden Experts).

Project outcomes include secure affordable housing, social diversity, reconnection to supportive networks, provision of temporary emergency relief accommodation with a pathway to long term accommodation, improved wellbeing, acquisition of construction and permaculture skills, as well as the building of dignity, a sense of community and belonging.

All people require safe shelter and dignity. The Right to Housing, as per the Universal Declaration of Human Rights (United Nations 1948), is recognised as a common standard of achievements for all peoples and all nations. There are no silver bullet solutions in this Housing Emergency. Tiny Houses are only one of a mix of different and varied affordable housing solutions. One Roof Byron would like to support Byron Shire Council and our local community to be closer to achieving that universal human rights standard.

In this Housing Emergency, we need action. Council and the Community are seeking a way to work together to deliver solutions.

Council’s consent for us to use Council Land at 1/125 Vallances Road is one way it would be part of delivering a scalable prototype solution to the Housing Emergency, together with the community it serves, and with very little expenditure.



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Version Control	
Version 1.0	Draft Summary presented to Executive Committee & Collaborators
Version 1.1	Draft Proposal. Added government press releases to summary.
Version 1.2	Added site photos
Version 1.3	
Version 1.4	

## A. BACKGROUND

On 20<sup>th</sup> July 2017, One Roof Byron first met with Council's Manager of Community Development, Sustainability and Economics, and the General Manager with our initial proposal for the use of Council Land for homelessness solutions. Council organised multiple Round Tables with other Specialist Homelessness Services providers that were highly informative and much appreciated. The outcome of those meetings was that ORB registered as a homelessness charity with ACNC (Australian Charities and Not for profits Commission) and successfully implemented One Roof Byron's Proof Of Concept Projects- Tiny Home Shelter Project, and Mullum Residential Project, specialising in providing Long Term Accommodation in the shire.

In 2020, in preparation for this current proposal, One Roof Byron successfully lobbied Council to amend the LEP to facilitate Tiny House development on Council Land for people experiencing or at risk of homelessness. This Tiny House Cluster project is the logical progression in that process of delivering a solution to the Housing Emergency that is in line with the amended LEP.

In April 2021, a Housing Emergency was declared by Byron Shire council due to the extreme lack of affordable housing and the level of homelessness in the shire. Since then, the community has endured multiple flood disasters, and a resultant chaotic displacement of many residents, further heightening this Housing Emergency.

In response, planning minister Anthony Roberts cut through the red tape of needing to obtain Council approval for providing movable homes for two years. In addition, NRRC (Northern Rivers Reconstruction Group) was set up to ensure that there are no unreasonable barriers to delivering Housing Emergency solutions.

In this climate of urgency, need for action and political will, One Roof Byron is keen to work with Council to drive this project solution forward.

## B. ORGANISATIONAL DETAILS

### A1- Organisation Legal Details

<b>Name of Organisation</b>	One Roof Byron incorporated (ORB)
<b>Postal Address-</b>	46 Main Arm Rd, Mullumbimby
<b>Phone Contact</b>	0411 442 905
<b>Website Address</b>	<a href="http://www.facebook.com/oneroof2481/">www.facebook.com/oneroof2481/</a> <a href="https://www.gofundme.com/tiny-home-shelters-for-the-homeless">https://www.gofundme.com/tiny-home-shelters-for-the-homeless</a>
<b>ABN</b>	49253220080
<b>ACNC Registered Charity</b>	Ref CAS-984375-B3G5H0

One Roof Byron Inc is a registered homelessness charity that has successfully provided stable long term accommodation to local residents experiencing homelessness, breaking the cycle of despair. It is particularly known for successfully implementing its two Proof of Concept projects- the Tiny Home Shelter Project and Mullum Residential Project. Our Annual Report is attached for your reference. Our Constitution and Code of Ethical Conduct are also available on request.

One Roof Byron was formed out of a public meeting in October 2016 by members of the community who shared a sense of urgency and enduring commitment to the common goal of addressing the homelessness crisis around us. It is steered by an executive committee of local volunteers, each contributing unique and relevant skills, knowledge, experience, resources, and importantly in some cases, lived experience. Operationally, we are very grateful to local SHS (Specialist Homelessness Services) providers who supported us to get established, such as, Social Futures, the SHIFT project for women, Momentum Collective, and Byron Community Centre.

On 20<sup>th</sup> July 2017, One Roof Byron met with Council's Manager of Community Development, Sustainability and Economics, and the General Manager with our initial proposal. Council organised multiple Round Tables with other Specialist Homelessness Services providers which was much appreciated and highly informative.

The outcome of those meetings was that ORB registered as a homelessness charity with ACNC (Australian Charities and Not for profits Commission) and successfully implemented One Roof Byron's Proof Of Concept Projects- Tiny Home Shelter Project, and Mullum Residential Project, specialising in providing Long Term Accommodation in the shire.

In 2020, One Roof Byron also successfully lobbied Council to amend the LEP to facilitate Tiny House development on Council Land for people experiencing or at risk of homelessness. This was to pave the way for our current proposal.

Now, in 2022, with our learnings from our Proof Of Concept projects, and with the local Housing Emergency ever escalating, we are submitting this new draft proposal to Council for discussion and consideration.

## A2- Organisation Contact

Principal Responsible Officers	
President	Jacob Bravenboer
Vice President	Helen Barratt
Treasurer	Genevieve Lee
Secretary	Genevieve Lee
Executive Member	Julie Walker
Executive Member	Nada Loiterton
Key Contact Person/Project Manager	Genevieve Lee
Key Contact Details	<a href="mailto:onerroofbyron@gmail.com">onerroofbyron@gmail.com</a> 0411 442 905

## A3- Organisation Skills, Knowledge and Experience

- Local Long term Accommodation Provider
- Extensive Tiny House construction experience and placement onto private properties
- Housing stress and homelessness wrap around service delivery with continuity of care
- Project management
- Proven and thorough three stage interview and risk assessment procedures
- Direct homeless lived experience (both executives and members)
- Extensive Social work experience
- Crisis and Suicide Intervention Counselling & Supervision experience (Lifeline)
- Applied Suicide Skills Training (Lifeline)
- Stakeholder and community engagement skills- building relationships with local
- Applied Finance and Investment
- Property caretaker & maintenance skills
- First Aid and Mental Health First Aid
- Facilities cleaning & maintenance
- Extensive Permaculture Experience & Knowledge
- Community Garden Hub Establishment and Maintenance
- Food preparation and catering
- Training and Assessment
- Community Services
- Work Health Safety
- Access to other professional services- architectural, legal, accounting, service providers for the homeless in the region, emergency services

## A4- Policies and Procedures in place

- Proven and thorough three stage interview and risk assessment procedures
- Public liability insurance \$10 million

- Organisational Policies and Procedures as required by ACNC that include Work Health Safety, Privacy, Anti-discrimination, Conflict Resolution, and Grievance
- First Aid, Emergency and Evacuation Plans (developing Flood, fire etc in collaboration with SES)
- Resident Guidelines and code of conduct

#### A5- Our Collaborators

This project is a community collaboration and brings in the skills and resources of our local Not-For-Profit partners-

1. One Roof Byron Inc (Registered homelessness charity, local long term Housing Provider, Tiny Home Shelter project management, experienced wrap around service provider)
2. Useful Yurts (licensed Tiny House builder since 1985 and subcontractors)
3. Shedding Community Workshop (Carpentry and Building Educators)
4. Mullumbimby Community Gardens (Permaculture Garden Experts).



## **C. PROJECT DETAILS**

### C1- Project Title:

PROTOTYPE COMMUNITY TINY HOUSE CLUSTER

### C2- Project In Detail

As a response to our Housing Emergency and post Flood crisis, and with the support of Council, One Roof Byron Inc seeks to implement a prototype long term housing solution on Council Land (preferably 1/125 Vallances Rd, Mullumbimby, as it affords us an immediate start- see “Project Location” for more details).

This proof-of-concept project is envisaged to be a cluster of four tiny houses that will be movable. (Being movable, these tiny homes qualify for Minister Roberts’ two year moratorium of not requiring Council approvals. However we will require Council consent for the use of Council Land for this project.)

The project is scalable, on this property, as well as on other parcels of Council Land. (Once Council and ourselves are satisfied the concept has been successful, the Tiny House Cluster project can be replicated and any lessons learned from the project retained as part of the continuous improvement process.)

The housing recipients will be socially diverse. Some will be residents experiencing homelessness, others may be essential workers.

This project would sit well alongside other affordable housing proposals such as the Tiny Homes and Eco community village for Lot 22. It could form the frontline component of Council’s strategy.

Although there are no silver bullet solutions in this Housing Emergency, Tiny Houses are one solution in a mix of different and varied affordable housing solutions.

### Project Location

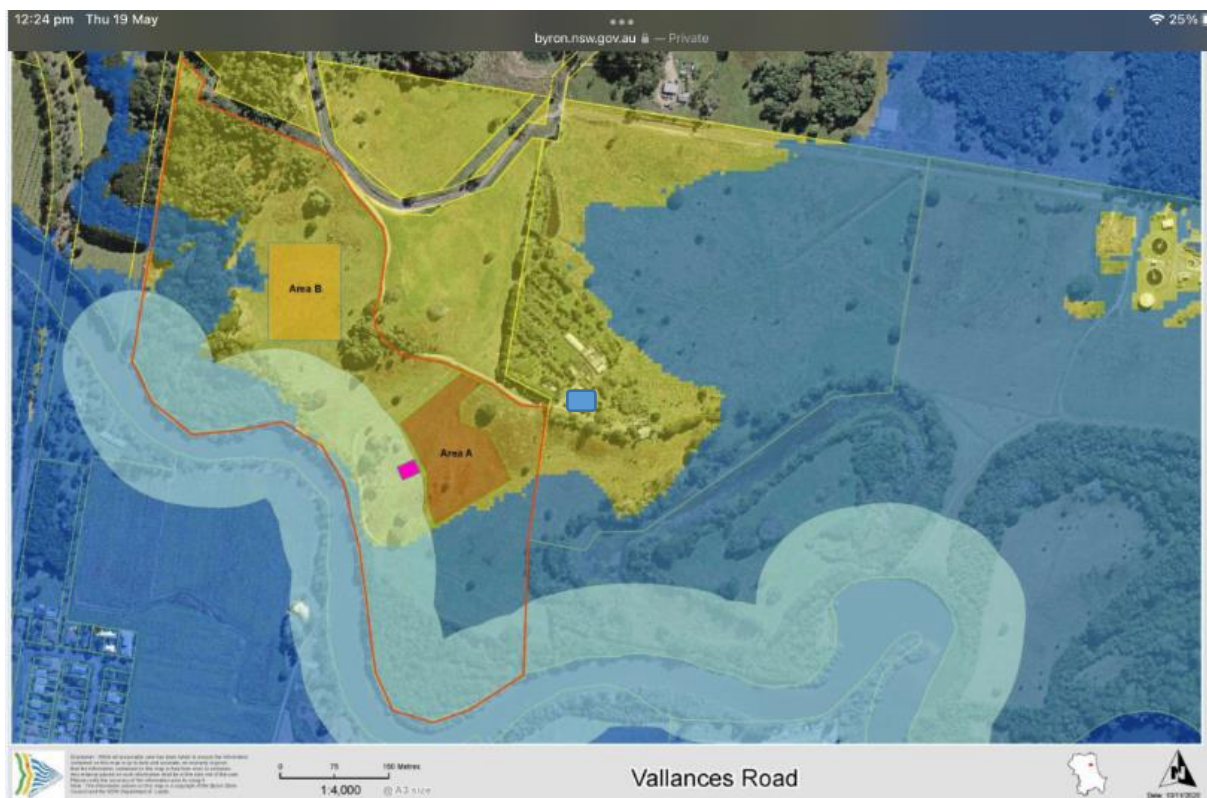
We have based this draft proposal on our preferred site – 1/125 Vallances Road, Mullumbimby (Lot 1 on DP 952598), on Council Land. The primary advantage is that it has the benefit of existing infrastructure that affords us an immediate start. The location is also convenient to Mullumbimby which is important for services and employment.

1/125 Vallances Road is an ideal site for this project.

- Location is convenient to Mullumbimby which is important for services and employment.
- Not flood prone (see map)- important for the wellbeing of people already affected by flood
- Infrastructure- It is a significant advantage for the project that there is already the infrastructure we need on site.
- Site Office existing- The currently vacant house will be used as the temporary site office and amenities facility for project personnel.
- Services existing- The house and existing nursery (tiny house building site) are already connected to power and water.
- Sufficient Area- sufficient space for housing recipients to live with dignity



- Horticulture infrastructure existing- Previously a horticultural business
- Fits in with Council's LEP allowing housing of people experiencing or at risk of homelessness in Tiny Homes
- Fits in with Council's Vallances Road Plan Of Management 2017 (under Community and Housing Project Areas)
- One Roof Byron have good relationship with the Council tenant at 2/125 Vallances Rd, Mullumbimby (the neighbour on the same block).



■ House at 1/125 Vallances Road, Mullumbimby

An advantage for Council of this site is that One Roof Byron can immediately maintain the currently vacant house, garden, nursery and concrete pads and surrounding area. These public assets have been deteriorating in condition over the past two years, and we would be able to arrest that, if not improve it. The current vehicle access (as mentioned in Council reports) is not a concern for our vehicles and will not be a barrier for starting work. As a result there should not be much in the way of Council expenditure required before project commencement.

The currently vacant building on the site will be used as the temporary site office and amenities facility for project personnel. The currently overgrown Nursery will be prepared as a Tiny Home construction site. Photos of the site over the last 2 years are available on request.



### **Tiny Home Design**

For strength, construction speed, construction simplicity, ease of housing recipient participation, attractive appeal and the possibility of height adjustment in response to flood warning, One Roof Byron has decided to collaborate with Useful Yurts as the Tiny House Builder.

The tiny houses will be 6.5 metre diameter Yurts (round houses) that utilize an inner compression ring and an outer tension ring which enables large uninterrupted roof spans and also imparts tremendous strength. (The circle is the strongest geometric shape and also encompasses more area than any other.)

Speed of construction is estimated at four weeks to lock up stage. Uniquely, the yurts will be constructed on site with the help of the recipients. In this way they are building confidence, skills and a sense of belonging, ownership, and community. The patented rotating chassis increases the speed and ease of the construction process and enables the housing recipients to participate in the build more easily. All four recipients will help build each other's homes. Useful Yurts have been building these tiny homes since 1985.

The unique shape adds to their attractive appeal. Each standard yurt has treated pine poles, floor joists, wet area aqua board floor, pine wall frames, Shadowclad cladding, aluminium windows, exposed rafters, pine cathedral ceilings, Anticon roof insulation and Colourbond roofing.

With adequate flood warning, these Yurts are able to be lifted to greater heights thereby reducing the risk of property damage. With more wet weather forecast, such a feature is extremely advantageous.

### **Project Implementation- Construction**

Due to the patented “spinlift” technology, not much labour is required. Useful Yurt builders will be responsible for tiny home construction.

Building skills training of housing recipients will be provided and supported by the established, locally known and trusted Shedding Community Workshops in Mullumbimby. On site, their participation will only be in the floor and wall panel phases, and will be supervised by experienced licensed builders. Any emotional support is provided by One Roof Byron Project Manager, Counsellor or Social Worker.

Once at Lock-Up Stage, each Yurt will be moved to its destination site. There are multiple concrete pads on the site suitable as destination sites for Yurts. They will be selected with a sensitivity to the recipient’s outlook, privacy and dignity, and with no site being significantly better or worse than another.

The Internal fit-out process commences, supported by builders, subcontractors and volunteers from Shedding and other community groups. Power and water will be sub-metered and each Yurt will have its own compost toilet.

### **Project Implementation- Social**

The implementation principles will follow our learnings from the successful Proof of Concept projects we completed in 2021. The important success factors include involving recipients in the building process of their own and others’ homes, wrap around services and continuity of care for those who need it, a proven and thorough three stage interview and risk assessment process. For this project, the housing recipients will be socially diverse. Some will be residents experiencing homelessness, others may be essential workers.

### **Project Implementation- Food gardens**

Food gardens for each housing recipient are simultaneously designed and started in pots. Once the homes are established, the gardens will be planted out for each recipient according to permaculture principles. Importantly, recipient, expert and volunteers also do this side by side, so that recipients gain skills and confidence to grow their own food where they live.

### **Building Loan Repayment and Property Rental Fees**

As in our previous project, all housing recipients pay 25% of their income to fund the building of their home. This figure is the common definition of affordable housing and apply whether recipients were experiencing homelessness or are essential workers. After the cost of building their tiny home has been repaid, the recipients will own that home and can begin to pay that amount toward rent, in exchange for being on this land. This rental will be forwarded directly to Council through Council's chosen agent or through One Roof Byron. Essential workers will reach this point earlier.

In the first 12 months, it is hoped that Council will only charge the project a peppercorn rent as One Roof Byron will be maintaining the asset in exchange. After that, the housing recipients will be Council's tenants, just like our neighbours (2/125 Vallances Road) and Council's other tenants. We look forward to receiving Council feedback on this.

This prototype project is scalable on this property as well as on other parcels of Council Land.

### **Project Outcomes**

Outcomes are envisaged to include provision of temporary emergency relief accommodation with a quick pathway to flood-safe long term accommodation, social diversity, reconnection to supportive networks, improved wellbeing, acquisition of permaculture and construction skills, as well as the building of dignity, a sense of community and belonging.

## **D. PROJECT STAGES**

The project will be rolled out in stages,

1. Preparation (2 months from Council approval)
  - a) Negotiate and sign lease with Council for 1/125 Vallances Road Mullumbimby
  - b) Maintenance and preparation of site, connection of power and water
  - c) Application and interview process of potential housing recipients (residents at risk of or experiencing homelessness; and essential workers)
  - d) Assessment of finances to determine building loan repayment amount for each recipient
  - e) Wrap around service to those in need
  - f) Decision on tiny home sites
  - g) Skilling of recipients - Shedding Workshops 1 and 2
  - h) Design of internal layout
  - i) Design of gardens, potting up
  - j) Building loan repayment and documentation begins
2. Weatherproof Shell Build Implementation Phase (1 month per Yurt)
  - a) Movable foundation
  - b) Floor

- c) Framing
  - d) Windows and doors
  - e) Roofing
  - f) Lock-up
  - g) Move to end site
  - h) Repeat until 4 Yurts completed
3. Internal Fit-out Implementation Phase (1 month per Yurt)
- a) Skilling of recipients - Shedding Workshops 3
  - b) Layout subdivision
  - c) Joinery
  - d) Services
  - e) Painting
4. Food Garden Implementation (dependent on each recipient)
- a) Once house shell on site, Prepare beds
  - b) Plant out potted seedlings

#### First month

Preparation

#### Second month

Preparation

#### Third to sixth month

Weatherproof Shell Build Implementation

#### Seventh month

Internal Fit-out Implementation

#### Eighth month

Garden Implementation

Project monitoring and evaluation

Decision on scaling up the project and sites

(1/DP952598).

## **E. SOCIAL & FINANCIAL RETURN ON INVESTMENT**

Since 2016, Byron Bay has been dubbed “homeless central” by Sydney Morning Herald ([www.smh.com.au/nsw/byron-bay-the-lost-paradise-20160922-grmhwi.html](http://www.smh.com.au/nsw/byron-bay-the-lost-paradise-20160922-grmhwi.html)). Then a Housing Emergency was been declared by Byron Shire council in April 2021 due to the extreme lack of affordable housing and the level of homelessness in the shire. Since then, the community has endured multiple flood disasters, and a resultant chaotic displacement of many residents, further heightening this Housing Emergency.

Although there are no silver bullet solutions in this Housing Emergency, Tiny Houses are one solution in a mix of different and varied affordable housing solutions.

For the past two years, this part of the property appears to be returning a meagre income through cattle agistment. Certainly, with significant capital expenditure, the house can again be tenanted. However, it is less likely that the horticultural nurseries would be utilised without further capital expenditure. They do not appear to have been utilised since the property became Council Land.

By approving this proposal, Council would have little to no expenditure for affordable rental return income streams, whilst being an active part of the solution to the Housing Emergency, that is not only in line with its Plan Of Management for this land (“affordable community housing, community gardens” but also in line with its amended LEP. This is more than the income that Council appears to be receiving from the property for the past two years and Council would have a more productive use of the land.

The SROI (Social Return On Investment) from this scalable prototype project would be even more substantial, with the provision of affordable housing for Byron Shire residents affected by the Housing Emergency- improved wellbeing, community connection, skilling, sense of belonging, sense of ownership, sense of security.

The SROI for the wider shire would also be extensive, and include the SROI from having the ability to retain essential workers; and the SROI from the relief for those in the community supporting residents who were at risk or experiencing homelessness but have found housing through this project. Research indicates that the cost of NOT helping to create affordable housing and reduce homelessness, is far greater than actually doing something. The pressure on police, emergency services, health system, criminal services, local businesses, tourism and the wellbeing of residents escalates as the homelessness crisis worsens. These translate to long term economic, social and environmental impacts affecting the sustainability and liveability of the shire.



## F. INDICATIVE BUDGET

Cost of materials are reducing already with donations of materials coming in. The community that gave so altruistically during the floods are again demonstrating open hearted generosity.

### Forecast Annual Revenue from Established Cluster of 4

2 x Social Housing Recipients 25% Centrelink Income	\$13,000 (based on \$26K income)
2 x Essential Worker Housing Recipient 25% Income	<u>\$35,000</u> (based on \$70K income)
	<u>\$48,000</u>

In kind support- labour, professional skills, property maintenance, property improvement in some areas, professional training workshops, donations and donated materials

### Forecast Annual Expenses

#### One off costs:

Public Liability \$10m	\$ 2,000
	<hr/>
	<u>\$ 2,000.</u>

#### Annual running costs:

Maintenance	volunteer labour and donated materials
Permaculture services	volunteer labour and donated materials
	<hr/>
	<u>\$ 0</u>

### *Tiny Homes Building Loan Repayment Phase Budget*

#### Forecast Annual Revenue

2 x Social Housing Recipients 25% Centrelink Income	\$13,000 (based on \$26K income)
2 x Essential Worker Housing Recipient 25% Income	<u>\$35,000</u> (based on \$70K income)
	<u>\$48,000</u>

In kind support- labour, professional skills, materials, donations

#### Forecast Annual Expenses (volunteer labour)

Tiny Home kits	\$25,000 (4 for prototype project- paid off in 1.4-3.8 years)
Utilities	TBA

## **G. BENEFITS TO BYRON SHIRE**

- **Strong community concern and desire to resolve the Housing Emergency in the shire.**

In this last Council Election local homelessness and affordable housing were consistently the issue that the community most wanted to see action by Council on.

- **Greater return on investment (ROI) for Byron Council**

Research indicates that the cost of NOT helping to create affordable housing and reduce homelessness, is far greater than actually doing something. The pressure on police, emergency services, health system, criminal services, local businesses, tourism and the wellbeing of residents escalates as the homelessness crisis worsens. These translate to long term economic, social and environmental impacts affecting the sustainability and liveability of the shire.

Currently, the land is used for agisting cows with the existing house and farm buildings empty the last 2 years. However if the One Roof Byron project is approved, Council would receive rent and have a more productive use of the land in providing safety, dignity and shelter to the homeless as well as food production via permaculture.

- **Complies with Council's Affordable Housing on Council Owned Land Policy 2009**

Complies with the criteria of the above policy of being well located, close to transport and retail opportunities. The property is convenient to Mullumbimby services. It also complies with the Council's Affordable Housing on Council Owned Land Policy Statement 2009 of 'When considering the best use of lands owned by Council, as a first option, consideration is given to affordable housing'.

- **Complies with Council's Plan Of Management Vallances Road 2017**

"Community and Housing Project Areas: affordable / community housing, community gardens"

- **Complies with Council's amended LEP**

To facilitate Tiny House development on Council Land for people experiencing or at risk of homelessness

- **Fits in well as a component of Council's overall affordable housing strategy**

One Roof Byron's prototype project sits well alongside other affordable housing proposals such as Tiny Homes and Eco community village. It would form the frontline component of the strategy.

- **Greater Social Return On Investment (SROI) for Byron Council & wider community**

The path to security and wellbeing created in this Shire may serve as an exemplar for other regions. The ripple effects both within the Shire and externally will be ongoing.



## H. CONCLUSION

All people require safe shelter and dignity. The Right to Housing, as per the Universal Declaration of Human Rights (United Nations 1948), is recognised as a common standard of achievements for all peoples and all nations.

There are no silver bullet solutions in this Housing Emergency. Tiny Houses are only one of a mix of different and varied affordable housing solutions. One Roof Byron would like to support Byron Shire Council and our local community to be closer to achieving that universal human rights standard.

This proposal is aligned with Council's LEP, Affordable Housing on Council Owned Land Policy 2009 and Plan of Management Vallances Rd 2017. It would sit well alongside other Council affordable housing projects such as the Tiny Homes and Eco community village for Lot 22. It could form the frontline component of Council's strategy.

The 2022 flood disasters have resulted in a climate of urgency, need for action and with the establishment of NRRC, there is strong political will for an active response to the Housing Emergency.

Council and the Community are seeking a way to work together to deliver solutions. Council's consent for this project to use Council Land at 1/125 Vallances Road is one way it would be part of delivering a scalable prototype solution to the Housing Emergency, together with the community it serves, and with very little expenditure.

