



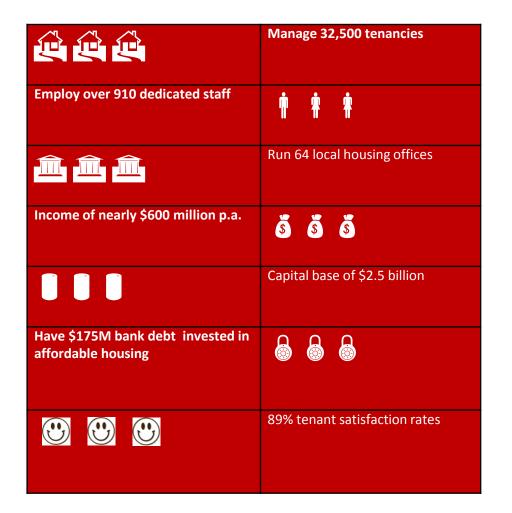
Aged Care Housing Forum – 24 August 2015



NSW Federation

- Peak body for community housing providers and a registered training organisation
- 43 full members
- 23 affiliate members for organisations which either provide housing without this being the organisation's core activity, or provide housing but not in NSW.
 - Annual membership \$215 (includes GST) benefits of affiliate membership:
 - Regular e-bulletins and e-newsletter
 - Five percent discount on training, publications, services and fee-paying seminas
 - Free access to support, information and advice through the Housing Manageme Hotline and website.

Have we met before...NSW T1 and T2 providers.....

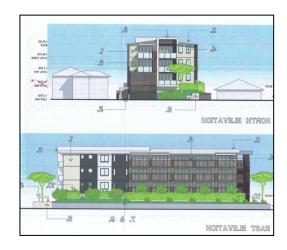




Growing



Argyle – common ground, ACT – April 2015



NCCH NRAS-funded development



CityWest Housing – North Eveleigh project, Sydney – completed 2015



SGCH – Aug 2015 – affordable housing - Sutherland





Growth Strategy

- Affordable housing strategy
- New funding for social and affordable housing
 - Financial intermediary
 - Capital subsidy to bridge the yield gap
 - Revolving credit for construction
- Property transfers / Title transfer
- Planning reform
- Social housing outcomes



Doing it in Partnership

North Coast Housing – Ballina Disability Accommodation

- Three properties with 12 places for single people plus shared living space
- Partnered with ko:ho an award winning designer and developer and builder
- NCCH contributed \$600K; and \$1.8M through SAIF units delivered at \$150K per place instead of Gov. estimates of \$400K.
- Support partners House with No Steps; Lifebridge East and Ballina District Community Services Association

Doing it in Partnership

Bridge Housing - Bunya Affordable Housing Development

- 65 three and two bedroom dwellings on UrbanGrowth NSW's Bunya Estate in Doonside, in the Blacktown local government area.
- partnered with contract home developer, Clarendon
- thirty-one of the homes will be affordable housing in perpetuity; 34 will be sold to private investors and will be managed as affordable housing by Bridge Housing for 10 years.
- secured a \$24 million, 5-year loan facility with National Australia Bank to help finance our major housing developments and supported by \$8 million of funding under the National Rental Affordability Scheme (NRAS).

Understanding housing needs of older people

- 60,000 plus older people live in public and community housing
- Seventeen per cent of homeless Australians are aged over 55 that's almost 18,000 people.
- Also of concern that retiree HO rate trending down in 2011
 Retiree exposure to market rents without adequate RA system v problematic
- Not entitled to NDIS if disability registered after 65
- Barriers to moving options; needs assessment; connections; family; communities
- Publicity



Mixed Communities

- Property transfer with option for increased density in accessible locations
- New construction including range of options for older people including 'sheltered' - self contained rented affordable units for older people with integrated support
 - Remote, on site, full or part time
- Roles horses for courses
 - Shared resourcing; development of units; management services



Fee for service

- Site owned / purchased by Aged Care provider
- Affordable rented housing integrated into retirement village
- Provider manages property and tenancy
- Or provider builds, funds (or receives / accesses to develop



Expressions of interest

- \$ 1billion fund
 - Test models for the less well served
 - Older homeless women; older carers for children with disabilities
- New Generation Boarding Houses
- Older Tenants outreach



Contact Details

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