



nsw Federation of
Housing Associations inc

Community Housing – opportunities for joint initiatives








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 seminars
 - Free access to support, information and advice through the Housing Management Hotline and website.

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

	Manage 32,500 tenancies
Employ over 910 dedicated staff	
	Run 64 local housing offices
Income of nearly \$600 million p.a.	
	Capital base of \$2.5 billion
Have \$175M bank debt invested in affordable housing	
	89% tenant satisfaction rates

Growing



*Argyle – common ground,
ACT – April 2015*



*CityWest Housing – North Eveleigh
project, Sydney – completed 2015*



*SGCH – Aug 2015 – affordable
housing - Sutherland*



NCCH NRAS-funded development



Bridge Housing Bunya affordable housing –



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).

Options for Working Together

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

Options for Working Together

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

Options for Working Together

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

Options for Working Together

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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Federation Website

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