STRATEGIC PROPOSAL

Your name:

Investigating new affordable housing.

Brief summary of conversation you would like to host:

multilayered approach to home ownership — across govt, community sector, finance sector

- ~~Plan~~ Flexible planning
- using bond aggregator, — develop Act based aggregator.
- providing support to new home owners
- triage system
- whole of life approach

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05-AO-10

STRATEGIC PROPOSAL

Announcement from Simon Tennant

2

Affordable Housing

Your name: More affordable housing. 05-AO-3 of 7

as Developer Contribution

Brief summary of conversation you would like to host:

Subsidies / taxation levers, for dev who can be incentivised in atypical areas.

- In-city: higher prices would need to call on ACT Gov legislation

- Adopt universal design principles.
- Zoning reform to ensure affordable housing in 'prime sites'.
- Planning controls that set % for different size houses (1, 2, 3 bed).
- Sites that don't sell at ballot could be re-priced for affordable housing (SLA).
- More 'community contributions' from developers for local facilities.

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4/5

05-AO-3/

STRATEGIC PROPOSAL

Your name: 05 - A0 - ~~5~~ - ~~2/2~~ Providing housing options close to facilitiies.

Brief summary ~~of conversation you would like to host:~~

Could be used for community spaces while higher density developed.

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OUR HOME.

05-A0-51

STRATEGIC PROPOSAL

Your name:

05 - A0 - 5 of 7 -

Short-term adaptive reuse of buildings + land /

Brief summary ~~of conversation you would like to host:~~

Flexible planning with adaptable & accessible provisions with local involvement & location based assessment & incentives.

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05 - A0 - 6/

STRATEGIC PROPOSAL

Your name:

Brief summary ~~of conversation you would like to host:~~

Could we be encouraging financial planners + retirement advisors to present a diversity of retirement housing options!?

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STRATEGIC PROPOSAL

Your name: 05_AO.1

Brief summary ~~of conversation you would like to host:~~

OPEN UP THE ABILITY TO PROVIDE AND GROW MODULAR + TRANSPORTABLE HOUSING OPTIONS BY

- ZONING + PLANNING POLICY REFORM
- DEVELOPING PRECINCTS THAT ARE TAILORED TO SUPPORT THIS HOUSING MODEL
- DEVELOPING FINANCING OPTIONS
- SIMPLIFICATION OF LICENCING PROCEDURES FOR CONSTRUCTION.
- GOVERNMENT INVESTMENT / JOINT VENTURES / SUPPORT SERVICES IN LAND SERVICING + CONSTRUCTION

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05-AO-9/

STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal

Change RTA to ~~to~~ make affordability of rental increase a consideration when deciding if the increase should be allowed.

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STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal:

Gradual path from Social Housing to Affordable rental

Increase rent according to income for social housing AND affordable rent rather than basing it on market rent.

* There is too big a gap between social housing rent and affordable rent

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Sched 1.4 FOI Act 2016

Sched 1.4 FOI Act 2016

STRATEGIC PROPOSAL

Your name:

Brief summary of ~~conversation you would like to host:~~ your proposal:

Purpose built (for aging, disability, etc) dwellings to free up bigger properties where residents no longer require 3/4 bedrooms.

Flexible / modifiable designs (eg. 4 bd – 2x2bdr)

Flexible leases

Sale + Lease back model.

Database for accessible housing options

Purchase of old ACT Housing stock to move towards specific, multiple designs on large blocks (eg. dual occs tri occs, etc).

Incentivisation for landlords to fit out or promote their accessible property

Enabling choice for PWD across housing types & locations

Sustainable long term housing security on rentals

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of ~~conversation you would like to host:~~ your proposal:

~~[illegible]~~ 75% cap on utility charges implement. (similar to "affordable rent" cap).

or introduce a capped weekly utility charge based on household composition (e.g 2 adults - $25 p/w).

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016 2 OTHERS?

Brief summary of ~~conversation you would like to host:~~ your proposal:

INCREASING AFFORDABLE (~~& PURCHASE~~ RENTAL (& PURCHASE) DWELLINGS

- INCREASE SUPPLY – ↓LAND COST ↓BUILD COST (WITH NEW TECH.)
  ~~PRICES~~
- ~~SHARE~~ PRIVATE HOUSEHOLDS RENTING OUT PARTS OF HOME
- INCENTIVES FOR INVESTOR LANDLORDS TO PARTICIPATE IN SUPPLY OF REDUCING RENT PRICED → ADAPTION OF DHA MODEL TO AFFORDABLE HOUSING

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STRATEGIC PROPOSAL

Your name: A real estate that ~~focuses on~~ providing affordable housing -

Brief summary of ~~conversation you would like to host~~: your proposal:

1. not scared of making money
2. use a prevention model → have case workers + community development workers.
3. market a sustainable business model to existing or future entrepreneurs. (NGOs, Agencies, businesses)
4. consider subsidies and roll over contracts for things like NIFI, elec etc. for eg. the real estate holds the NIFI contract + charges the tenant instead of all people setting up new contracts.
5. consider access to supports on a needs basis - ie - those who can drive, put them further away from those who ~~do~~ have mobility issues
6. Link/advertise ~~properties~~ the option to do this for ppl who want to rent out a house - instead of them using 'normal' channels.
7. properties across the ACT.
8. working together - collaboration
9. offer if a renter loses their income - time limited

* gvmt subsidies?

+ support tenancy staff.

establishing independent from g'ment affordable housing solutions

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STRATEGIC PROPOSAL

Your name: Rental Support Payment

Brief summary of conversation you would like to host:

multi tiered approach in which rental gap payments/funding are applied to the following stakeholders;

- Individuals based on 30% income — stay in place keep comm connection
- Comm Orgs to address periods of crisis & low/no income (rental guarantee like defence) — divert away from system private rental. can offer
- Indv. Landlords & real estate agents — time limited
- Housing ~~providers to~~ apply to stable, valued tenants who have a period of ~~no~~ low income. (12 mths) (rental subsidy)

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STRATEGIC PROPOSAL

Your name: Affordable Rental

Brief summary of ~~conversation you would like to host:~~ your proposal

Long term leasing product specifically designed to attract long term investment and long term tenure which is affordable.

STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of ~~conversation you would like to host:~~ your proposal:

Public housing ~~rent~~ rents elevated, should be no ~~less~~ more than 25% of adjusted income as now.

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Match Social Housing to demand (household composition)

Continuum of Service

24/7 Outreach → Living Room

Safe Haven → WINTRINGHAM

Platform 70

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

Each person leaving an institution ~~of~~ or statutory care has access to an advocate who supports them to plan their exit, advocate for their rights + entitlements, navigate systems (services) + processes (real estate bank) they need to deal with.

The advocate has specialist knowledge, highly developed skills + a relationship that is trusting + consistent over time.

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Onelink – extended hours, shop front (showers?)
assessments, interpreters.

Weekend – breakfasts & referrals.

Establish Governments' priorities.

Accommodation

Government regulation – waiting lists.

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STRATEGIC PROPOSAL

Your name: Shared information and Client records
Central Database which can be accessed by orgs

Brief summary of conversation you would like to host:

- All ~~ooo~~ relevant orgs/supp service can access for one person who is vulnerable.
- Better training for staff
- clear roles and objectives defined for orgs
  - not passed around
- 24/7 access
- A key worker to monitor and update client record

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STRATEGIC PROPOSAL

Your name: Early Intervention

Brief summary ~~of conversation~~ you would like to host:

consistent, holistic, family focussed, early intervention model aimed at empowering clients to self-determine their ~~sup~~ desired outcomes.

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

DIVERT FUNDING USED FOR HOMELESSNESS / SOCIAL HOUSING PUBLIC HOUSING TO HELP WOMEN SUSTAIN PRIVATE RENTAL / MORTGAGE THROUGH THE FINANCIAL IMPACT OF DV.

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STRATEGIC PROPOSAL

Your name: 05-RH - 8 of 8

Brief summary ~~of conversation you would like to host:~~

Focus on long term housing/accom
Then provide houses for those in need/ homeless. Then provide support services once housed.... security of tenure

- community - people must have spare beds (and big hearts)? (Register?).

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

HOUSING OPTIONS FOR DV PERPETRATORS - SO WOMEN CAN STAY HOME & NOT PRESSURED TO TAKE THE MEN POST AMC

05_RH-9 of

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

SHORT TERM COOLING OFF OPTION OF VICTIMS OR PERP (WHERE SAFE) FOR ATSI / CALD COMMUNITY

05 - RH - 10 of

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

STOCK TRANSFERS OF PUBLIC HOUSING TO WOMEN AT RISK OF HOMELESSNESS BUT WORKING

05 - RH - 11 of

OUR CANBERRA.
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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

- RAPID REHOUSING OF DV VICTIMS TO FAMILY FRIENDLY HOUSING - NOT INTO CRISIS SERVICES (ISSUED NOT LACK OF ABILITY TO MAINTAIN HOUSING)

05-RH-12 of

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Dedicated/quarantined housing for DV (that allows pets)

05 - RH - 13 of

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

HOUSING STRATEGY TO PREVENT VICTIMS OF ELDER ABUSE BECOMING HOMELESS

05 - RH - 14 of

OUR CANBERRA.
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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

people with disabilities who depend on therapy, companion, seeing etc animals have very limited if not no options to acces emergency accommodation as "pets" are not allowed in such facilities.
They are also less able to access mainstream emergency services due to their disability eg need a wheelchair for mobility

05 - RH - 17 of

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STRATEGIC PROPOSAL

Your name: Strengthening assistance

Brief summary of conversation you would like to host:

Targetted services delivered by NGOs and people with shared / lived experience, to specific groups

- men
- women
- ATSI
- LGBTIQA+

06_SSS_1 of

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Downsize to property that better meets needs
- newer ~~home~~ / area of choice
- spare bedroom
- less maintenance

05_SSS_2 a

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

- Changes ~~xx~~ to the RTA to enable two things:-

1) Ability to Manage Anti-Social Behaviours / Poor upkeep of properties; Currently R.T.A only allowes 2 inspections per year. this is fine when no issues, ~~xx~~

2) The tenants may require support to Manage their Properties. They may not have the Skills to do so.

i.e. ~~xx~~ we need to allow Social Housing Managers Do their Jobs. Currently legislation does not allow them to do it.

05_SSS_3

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STRATEGIC PROPOSAL

Sched 1.4 FOI Act 2016

Your name:

Brief summary of conversation you would like to host:

Build large public houses. to last ~ 50 yrs - transition young families → older women sharing

05-555-1000

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STRATEGIC PROPOSAL

Sched 1.4 FOI Act 2016

Your name:

Brief summary of conversation you would like to host:

DHA model for affordable rent - into the social housing space.

need tax reform

committ to security of tenure.

investor education.

community education.

provide ++ tenancy management + support for community buying

→ target people moving out of their homes and incentivise the move to a social housing model of support.

05-555-13 ue

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

Provide continuity of location and matching/ transitional supports around the individual. person lives in social housing → affordable housing → invest in property to own or → homeshare.

Homeshare- person staying in the home and the supports moving around them.

05-555-1400

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Using technology to match transfer requests - housing needs + availability

→ phys someone to coordinate identify moves, work out logistics

05-555-16 or

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Social Housing allocated to meet need. eg. family ō 4 chn have a 5 bedroom house until chn leave home, then parents allocated a 2 bedroom

05-555-17a

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STRATEGIC PROPOSAL

Your name:

Brief summary ~~of conversation you would like to host~~:

financial Incentives to downsize.
(e covering costs of Relocating).

06-555-1807

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Help to declutter, Rubbish removal.
Or Cleaners / yard maintenance
done for the downsizer.

05-555-197

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Given Social Tenants Pay Rent based on Income ~~Sufficent~~ Sufficent Resources may not be available to fund. This is a Cost of a Civil Society.

A simply grant System that is Cost effect should be established. Not a Costly administrative process that is inefficient.

The grants should all C.H.P. to do there job.

05-555-21 07

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

HAAP - link payment to % of revenue of CHP thus will be sustainable for CHP

Management Transfers - better tenant outcomes through wrap around services

Stock Tranfers - stimulate supply by incentivising CHPs

05-555-2209

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STRATEGIC PROPOSAL

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

DHA style model for community housing in Canberra

Private investors put their property into the pool

Run by NFP

Fixed return and maintained, long term

05-555-23-4

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WILD CARD

Your name: Sched 1.4 FOI Act 2016

Brief summary of your idea: on Reducing Homelessness (short term ONLY!)

IMMEDIATE CRISIS ACCOMODATION !

COMMUNAL FUNCTION CENTRES – (eg CURTIN SCHOOL – CARAVAN PARK – SHOP REFITS TURNED INTO SAY 40 BED "BUNK HOUSE" WITH COMMUNAL BATHROOMS/ COOKING/ SHARED AREAS) SUITABLE TO "ACCOMODATE" CERTAIN DISPERATE INDIVIDUAL FAMILY NEEDS (ex "Institutionalised person", "domestic violence victim", "Youth searching for own space". Each centre could be run by a couple/family etc

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WILD CARD

Your name:

Brief summary of your idea:

Expansion of bond loans to cover moving costs for social housing tenants

05 SSS_1 of

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WILD CARD

Your name: Sched 1.4 FOI Act 2016

Brief summary of your idea:

CROWD LENDING WITH NO INTEREST BUT HIGH RETURN ON INVESTMENT.

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WILD CARD

Your name:

Brief summary of your idea:

Sub-letting - Reduce/eliminate.

Improve info-sharing between HACT & Real estate

WILD CARD

Your name: Sched 1.4 FOI Act 2016

Brief summary of your idea:

Improve process of managing declared income.

- Improved r/ship of tenants + HACT.
- Improve info. sharing e.g. ATO + HACT

05
~~06~~_ SSS_ 11 of

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Strategic Goals Team List

Affordable Ownership	Affordable Rental	Reducing Homelessness	Social Housing

Sched 1.4 FOI Act 2016

THEMES:

- ADDRESSING FINANCING OPTIONS → GOVERNMENT GUARANTEES
  → FINANCIAL INSTITUTION SUPPORT
* - AVAILABILITY OF LAND. → ZONING + PLANNING POLICIES + REGS
- FLEXIBILITY OF DESIGN
* - CONVERSION OF SINGLE BLOCKS INTO HIGHER DENSITY
* - CREATING PRECINCTS / LAND REUSE
- GOVERNMENT INVESTMENT IN MODULAR CONSTRUCTION
  ↳ JOINT VENTURES, GOV. COMMITMENT TO PURCHASE, INVESTMENT IN NEW BUSINESS
- INNOVATION IN FINANCING SERVICES FOR NEW RESIDENTIAL LAND
- SIMPLIFICATION OF LICENCING PROCEDURES FOR CONSTRUCTION

Inclusionary zoning

- Flexible Planning / zoning
  eg carparking
  Building dwellings that
  can later have garaging
  easily converted to living areas / beds
- Change community attitudes
  & engage – assess needs & move away from
  traditional dwellings.
- Intergenerational living eg
  several dwellings on one block
- Infill & estate design to provide amenity
  to make compact living more attractive
- Place making
- not just entry level first home owner but
  downsizer market.
- Flexibility around payment of LVC
  eg if increase of GFA less LVC payable
  & more affordable housing is delivered not
  just one bedrooms! (Timing & type of payment
  flexibility)

Increasing Affordable Home Ownership

Your team has been asked to look at ***Flexible building designs such as staged building and compact housing*** as a way to achieve the goal of **INCREASING AFFORDABLE HOME OWNERSHIP**.

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

In your breakout area, you will find the work done earlier today on the Personas that relate to this goal. Look at the ideas provided and consider:

- What are the key themes?
- What are the most specific/ high impact ideas?
- What would need to be changed and how to allow these ideas to work?

Use the walls to record your thinking and capture your thinking on the 'Proposal' template (one proposal per template)

Also consider whether any of these ideas could be progressed today by people in this room? If the answer is yes add a 'Conversation Tile' to the 'Open Space' matrix for later on this afternoon.

Shortly you will be asked to report back to the larger group on your work.

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Themes

- Planning & Design & zoning
- Attitudes / change
- Community engagement
- Place making
- Not just first home buyer market

Ideas

Supplement the Territory Plan
to meet criteria eg
innovation, sustainability, affordability
to allow for development outside merit track assessment

Changes

- Community Attitudes
- Planning
- Benchmarking against other
  jurisdictions & measuring tools.

05_AO_3 of 7

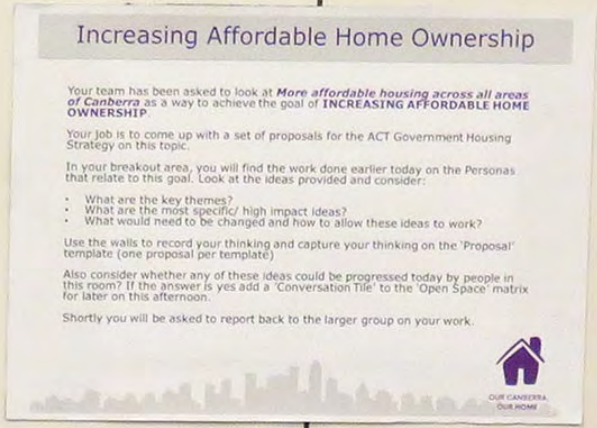
- Adopt universal design principles

planning &
- zoning reform to ensure affordable housing in 'prime sites'

- planning controls that set % s of different sized houses

(& legislate for)
- Ask more in terms of 'Community Contributions' from Developers
  - ↳ • local facilities, etc.

SLA - sites that don't sell at ballot could be re-priced for Affordable


Increasing Affordable Home Ownership

Your team has been asked to look at ***More affordable housing across all areas of Canberra*** as a way to achieve the goal of **INCREASING AFFORDABLE HOME OWNERSHIP**.

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

In your breakout area, you will find the work done earlier today on the Personas that relate to this goal. Look at the ideas provided and consider:

- What are the key themes?
- What are the most specific/ high impact ideas?
- What would need to be changed and how to allow these ideas to work?

Use the walls to record your thinking and capture your thinking on the 'Proposal' template (one proposal per template)

Also consider whether any of these ideas could be progressed today by people in this room? If the answer is yes add a 'Conversation Tile' to the 'Open Space' matrix for later on this afternoon.

Shortly you will be asked to report back to the larger group on your work.

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STRATEGIC PROPOSAL

-AO- 4 of 7

negative gearing

bond aggregator

database for eligibility for home ownership options

developer

land rent

Rent to buy

tax credits

(superfunds | bonds | banks

shared equity - sliding scale of equity

crowd lending

abolish stamp duty.

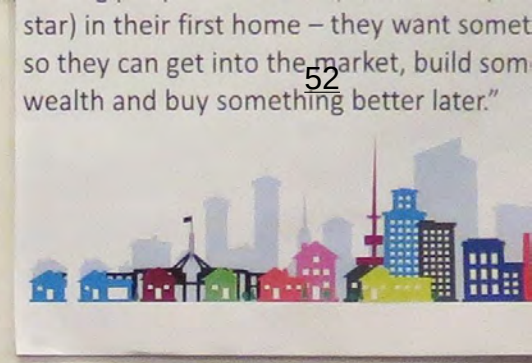
priority to least amount of capital

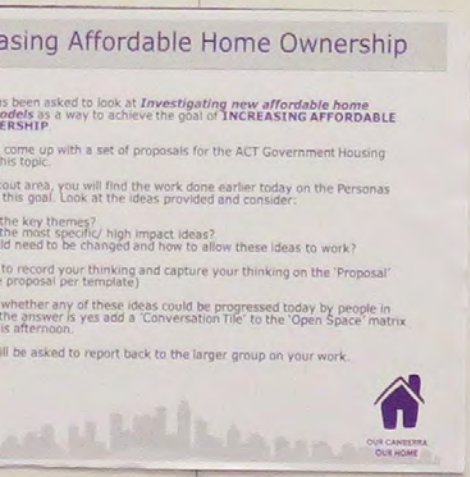
planning - flexible building code flex.

energy efficient houses, - utility changes need waivering

financial advice

better tools to support first ? years of home ownership


star) in their first home – they want somet
so they can get into the market, build som
wealth and buy something better later."


asing Affordable Home Ownership

s been asked to look at *Investigating new affordable home odels* as a way to achieve the goal of **INCREASING AFFORDABLE ERSHIP**.

come up with a set of proposals for the ACT Government Housing his topic.

out area, you will find the work done earlier today on the Personas this goal. Look at the ideas provided and consider:

the key themes?
the most specific/ high impact ideas?
ld need to be changed and how to allow these ideas to work?

to record your thinking and capture your thinking on the 'Proposal' proposal per template)

whether any of these ideas could be progressed today by people in the answer is yes add a 'Conversation Tile' to the 'Open Space' matrix is afternoon.

ll be asked to report back to the larger group on your work.

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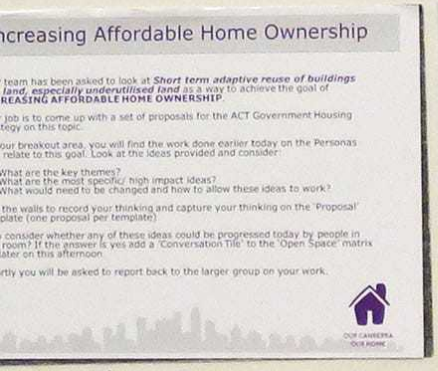
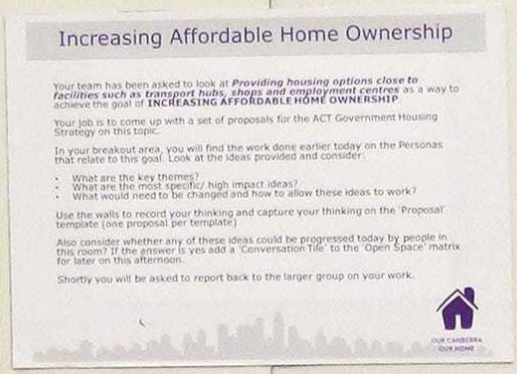
missing useable community open space!

Security of housing is objective
→ either ownership or secure rental model?
Ownership may not provide the level of long term flexibility people want

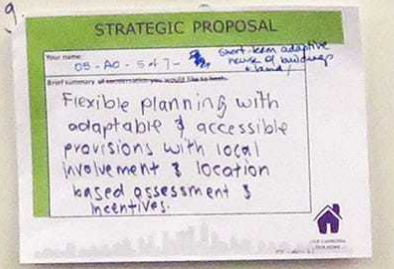
Proposals

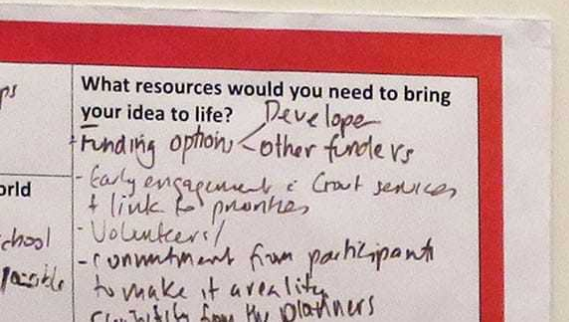
- 1. Flexible planning (eg if you provide a portion of affordable housing, you can build a taller building) (eg. parking requirements)
- 2. Adaptable provisions for existing buildings to become affordable.
- 3. Expand RZ2 zone to allow for more dual occ. with unit titling
- 4. Have a neighbourhood or district planning approach → where local community gets to influence local outcomes.
5. Require accessible housing in these locations.
6. Have location based assessment of fees/taxes (eg if in affordable category, pay less if buying in these areas)
7. Location based incentives for provision of affordable housing





good for commercial, but not housing.



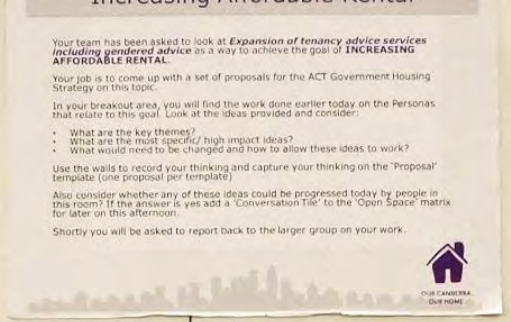


Could we be encouraging financial planners & retirement advisors to present a diversity of retirement housing options ?

- Funding advice is important but doesn't make the accom. more affordable
- Might need to consider changing RTA to - limit rental increases / take affordability for the tenant into when determining the increase.
- In addition to recent changes to RTA to allow for break lease in situations of DV - need to consider ongoing affordability (+ possible support for this) for rent after break lease. ↑$$ especially to stabilise after period of crisis.

↳ Eg. supporting woman escaping DV to stay in their private rental with short term crisis payments gives that woman stability to find more appropriate longer term options + prevents her from entering the homelessness system.

(need to change break lease arrangements in Housing Act to support women escaping DV to remain in property!



Increasing Affordable Rental

Your team has been asked to look at ***Expansion of tenancy advice services including gendered advice*** as a way to achieve the goal of **INCREASING AFFORDABLE RENTAL**.

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

In your breakout area, you will find the work done earlier today on the Personas that relate to this goal. Look at the ideas provided and consider:

- What are the key themes?
- What are the most specific/ high impact ideas?
- What would need to be changed and how to allow these ideas to work?

Use the walls to record your thinking and capture your thinking on the 'Proposal' template (one proposal per template)

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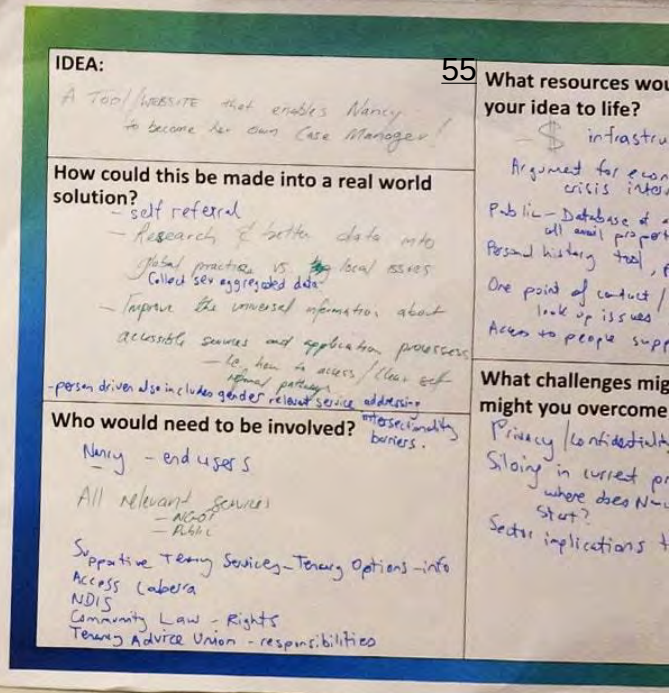
OUR CANBERRA OUR HOME



IDEA:

A Tool/WEBSITE that enables Nancy to become her own Case Manager!

How could this be made into a real world solution?

- self referral
- Research & better data into global practice vs. local issues
  Collect sex aggregated data
- Improve the universal information about accessible services and application processes
  - ie. how to access / clear set informal pathways
- person driven also includes gender relevant service addressing intersectionality barriers.

Who would need to be involved?

Nancy - end users

All relevant services
- NGOs
- Public

Supportive Tenancy Services - Tenancy Options - info
Access Canberra
NDIS
Community Law - Rights
Tenancy Advice Union - responsibilities

What resources wou[...] your idea to life?

- $ infrastru[...]
Argument for econ[...] crisis inter[...]
Public - Database of [...] all avail propert[...]
Personal history tool, [...]
One point of contact / [...] look up issues
Access to people supp[...]

What challenges mig[...] might you overcome

Privacy / confidentiality
Siloing in current pr[...] where does N[...] start?
Sector implications t[...]

This statement is poorly framed / unclear.

Advice ≠ affordability.

Rights are important as is awareness of and access to services but this does not change affordability without changes to the market or tenancy legislation.

We need more options + more flexibility.

- Consideration of in kind services in lieu of rent (need to consider legal arrangements around this)
- Consider tax deductibility status (or other incentives) to offer private rental at lower than market rent to ppl on lower incomes!

Greater flexibility around shared housing arrangements (+ legal protections around this).

One stop for info/advice & referral → - needs housing.
→ One link

Housing First → - start at social housing. 25% income.

- Coordination of supports in place

Stay in Place → - may require ongoing support & long term social housing

- with support, may ↑ income

Affordable rent

- property becomes affordable housing * model changes BUT individual/family stays in place

Affordable home ownership

- Opportunities to purchase

nion, so like a blind person they
ve without it."

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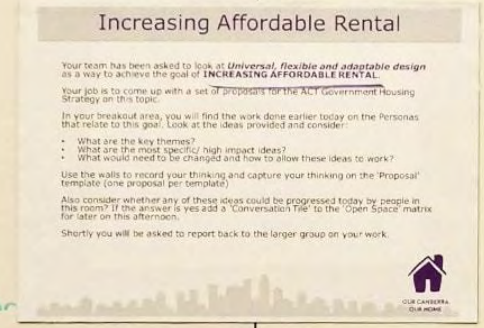
ACCESS

universal design standards
incorporating standards in new builds & refitting older properties
Adaptable houses, bldg houses so internal walls are movable, flexible design - 4br to 2x2 br
Group house, 5 bedrooms + a common area + own bathroom
challenge: unique support + equip mods
Solution: Flexible leases for equip mods



SOLUTIONS - scale these up to increase stock.

- DUAL OCC's
- TRI OCC's

LARGE RES BLOCKS

MODELS - scale up to increase outputs

SALE + LEASEBACK MODEL (DHA) (CHC)

- 10 YR MARKET LEASE
- AT THE OF 10 YRS < NEW CARPET NEW PAINT
- RENTED TO AFFORDABLE TENANTS
- REQUIRES MODEST ACT NRAS SUBSIDY

that relate to this goal. Look at the ideas provided and consider:

- What are the key themes?
- What are the most specific/ high impact ideas?
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OUR CANBERRA
OUR HOME

- Affordable houses to come with Solar panels

- Set of standards for a property to be deemed affordable. (which includes a high energy rating)

- New builds at a 5 star Energy Rating

- Education for Energy Efficiency

- Rebate from Government on water + Energy efficiency Products eg: washing machine + Fridges

- Capped Weekly utility charge Eg 2 Adults $25.00 p/w

- Draft proofing properties

- Efficient & Effective heating

- Single Set Peak time

- 75% Cap on utility charges

- Promote current Service providers & their products + Services

Act Govt - to ↓ bills

- double glazing
- proper insulation - roof - floor
- solar panels & battery storage Rebates
- proper curtains
- energy efficient appliances
- LED lighting
- energy efficiency audits on all properties / public housing / Cmty housing / Refuges / etc....

- BY GOVT REDUCING PRICE OF LAND & USING PREFAB & OTHER NEW TECHNOLOGIES TO BUILD NEW CHEAPER DWELLINGS BEING BROUGHT TO MARKET IN LOCATIONS WITH GOOD AMENITIES
- Private householders — renting out rooms
- people sharing = public / private.
  - public housing / public housing

- greater incentives for landlords to participate in schemes that rent to lower income families but have a governing body either community orgs or Real estate
  - similar to defense housing where landlord gives a house for 3-5 year period

- Increased Social housing / shelters models - case management option
- or tenancy through comm org's — need more stock

05_AR_6 & 8

Access to group utilities.
- W.F.
- Community/Street perspective.

Access to amenities & services (Town Centres) + associated schools medical costs.

Income Levelling to cover fluctuations in expenses.

Income Buffer

- Tenancy support when a renter's INCOME Falls or Ceases.

Important to retain security until capacity to pay resumed.

? why not 4 profit??

(not 4 profit) real estate:

- need properties
- " staff.
- " referral option -
  1. possibly care managers for support?
  2. practical housing staff/work etc.

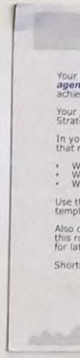
* prevention model.

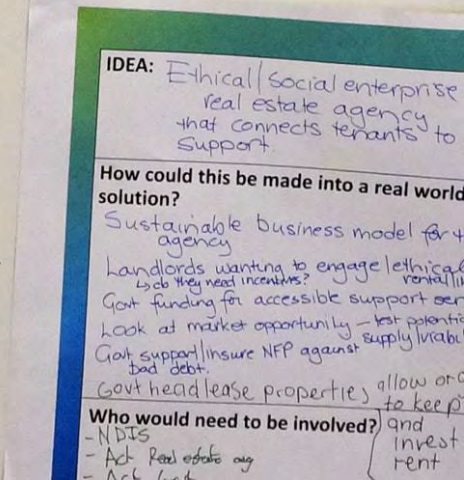
Link with property owners who are interested in renting → awareness.

- Similar to community housing model? / eg. common ground.
- accross ACT.
- NGO/other services - purchase houses for the purpose of renting.
- promote this idea/model to the business sector.

a service provider that integrates with others & community + deliver service provision.

eg -





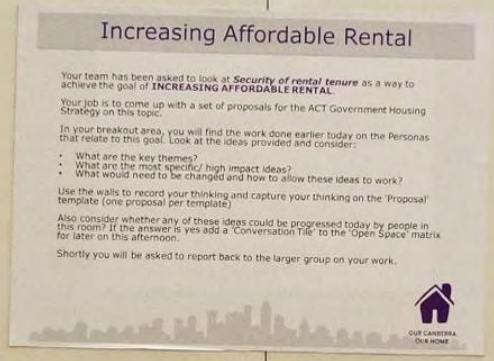
DIFFERENT OPTIONS

comm org.	private landlords	tenants
rental guarantees for crisis periods of no income or huge outlay i.e. medical cost etc.	rental subsidies for valued stable tenants who go through time limited periods of income stress	rental rebate to address 30% income or market rent changes

Increasing A
61
Your team has been asked to look a
in the private rental market as a
AFFORDABLE RENTAL.
Your job is to come up with a set of
Strategy on this topic.
In your breakout area, you will find
that relate to this goal. Look at the
- What are the key themes?
- What are the most specific/ high
- What would need to be changed
Use the walls to record your thinkin
template (one proposal per templat
Also consider whether any of these
this room? If the answer is yes add
for later on this afternoon.
Shortly you will be asked to report

- Change the Housing Act / Tenancy [illegible] (5 years)

- Long Term leasing product
- Specifically designed long term investment
- Specifically designed to attract long term investment
- Stamp duty, negative gearing, govt subsidy > make it more attractive to investors



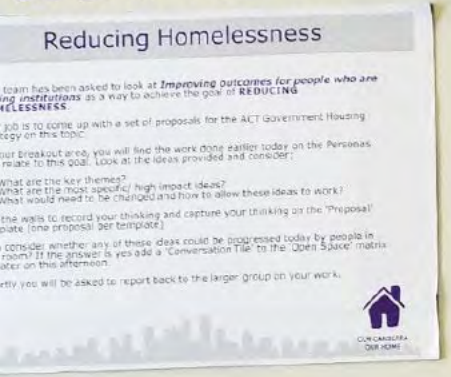
- adequate government subsidy for tenant - housing benefits for low income
- Reduced tax (particularly for young people working)
- Defence Housing model - a single entity renting a large housing portfolio -> incentive to investor
- Review whether lifetime tenure is appropriate to certain people in public housing.

people with disabilities who depend on therapy, companion, seeing etc animals have very limited if not no options to access emergency accommodation as 'pets' are not allowed. plus less able to access mainstream services due to disabilities. eg wheelchair

STRATEGIC PROPOSAL

05_RH-2 of 8

EXITS FROM INSTITUTIONS


Reducing Homelessness

team has been asked to look at **Improving outcomes for people who are ing institutions** as a way to achieve the goal of **REDUCING** ELESSNESS.

job is to come up with a set of proposals for the ACT Government Housing egy on this topic

ur breakout area, you will find the work done earlier today on the Personas relate to this goal. Look at the ideas provided and consider:

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What would need to be changed and how to allow these ideas to work?

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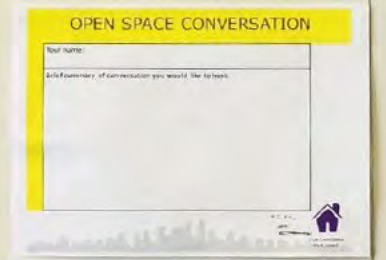
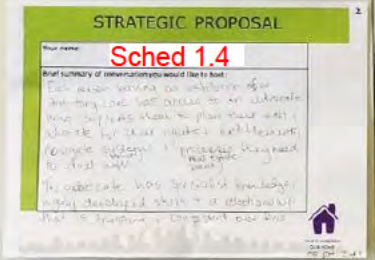

OPEN SPACE CONVERSATION

Your name:

Brief summary of conversation you would like to host:


STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to host:

Sched 1.4

there needs to be bigger variety in Canberra and there needs to be infrastructure and social policy options Canberra."

64

For young people turning 18 when they have been in OOHC

→ enable young people to stay in same housing after they turn 18

→ ACT Govt as "parent" takes responsibility for getting young person a job when they turn 18 and/or finish eduction

Invest Education, Justice + Health $ on housing interventions that reduce demand for crisis interventions

Non-Statutory, Non custodial / non inpatient models for intensive support including access to mental health service and alchol + other drug and child protection / family safety services

→ improved pathways to recovery support + housing service with integrated support services

Each person has an advocate who can support people to plan their exit process, advocate for their rights and entitlements and navigate systems that they need to engage with.

- rapport
- trust
- warmth
- consistency

...et ahead paying private rent as a single person. And ...g with my son and one other male, plus having two small ...l have struggled to find us suitable affordable rentals. I ...eal estate agents and owners very picky and not friendly."

05_RH_3 of 8

SAFE ACCOMMODATION & PETS

NIGHT & WEEKEND SERVICES

Reducing Homelessness

Your team has been asked to look at ***Access to safe accommodation in Canberra*** as a way to achieve the goal of **REDUCING HOMELESSNESS**.

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

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OUR CANBERRA OUR HOME

Reducing Homelessness

Your team has been asked to look at ***Strategies to mitigate the risk of pets for social housing providers and private landlords*** as a way to achieve the goal of **REDUCING HOMELESSNESS**.

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OUR CANBERRA OUR HOME

Reducing Homelessness

Your team has been asked to look at ***More night and weekend services*** as a way to achieve the goal of **REDUCING HOMELESSNESS**.

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Adaptable re use

→ Removal of tenure for public housing
→ Match public housing ☐ Demand.
→ Service Continuum
→ Support for people sleeping rough
→ No traditional accomodation – 24 hour drop in centre
→ Safe house – semi private accomodation.
→ out each support.
→ accomodation/services on weekend + pt.
→ Women only facilities.
→ pets.
→ No judgment.
→ purpose built accommodation.

Reducing Homelessness

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STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to have:

Match Social Housing to demand (household composition)
Continuum of Service
24/7 Outreach → Living Room
Safe Houses → WINTER NEHAM / Matfam 70

STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to have:

Sched 1.4

WILL CARD

Your name: Sche

Brief summary of your idea on Reducing Homelessness (Short term easy!)

IMMEDIATE CRISIS ACCOMODATION!

COMMUNAL FUNCTION CENTRES – by CULTURE SOCIAL – Cassandra Pass
TURNED INTO "AT TO BE" "ENVIRONMENTAL" WITH COMMUNAL
BATHROOMS/COOKING/SHARED AREAS) SUITABLE TO
"ACCOMODATE" CERTAIN DISPERSED INDIVIDUAL FAMILY
NEEDS (ex "institutionalised person", "domestic violence
victim", "youth searching for own space", Food centre
could be run by a couple/family, etc

STRATEGIC PROPOSAL

Your name:

Brief summary of conversation you would like to have:

On Link – extended hours shop front (homes?)
Weekend – breakfast + referrals
Facilities Government provider
Accommodation
Government regulation – working hotel

- Shop Front
- Advice available after hours – particularly important for DV response!
- Shower facilities
- Weekend – breakfast + referrals
- Service like ONELINK – extended hrs
  - Services to share intake assessments so these can be done by ONELINK worker to assess their needs vs safety to & fast stream service access to crisis accommodation – rather than having to wait till Monday morning.
- Interpreters
- Prioritise:

Youth
Women / Men
365 days or Seasonal.
Families

Risk v Reward

COMMUNICATION & ACCESS TO INFO

By ACT Gov

Reducing Homelessness

Your team has been asked to look at ***Better communication and access to information about services and supports available in the ACT*** as a way to achieve the goal of **REDUCING HOMELESSNESS**.

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OUR CANBERRA OUR HOME

- 24 hours 7 days access

* Not everyone has access to computers / internet how do they get info?

MELESSNESS

nent of the Government. Homelessness is a complex issue, but is eople face including family breakdown, domestic violence, housing cohol or financial pressures such as a loss of job or income. A safe, rt services are needed to help individuals and families overcome or

ng $19.8 million through 28 dedicated homelessness support rams to the community. This is in addition to a range of new actions ding the Common Ground model in Gungahlin to a second site; ing for future support requirements and associated long-term h and complex needs; responding to homelessness through a lens response to contribute to improved long-term outcomes for clients.

t be achieved by the Government working alone; it is a joint

STRATEGIC PROPOSAL

Your name: Shared information and client records Central Database which can be accessed by orgs

Brief summary of conversation you would like to host:

- All [illegible] orgs/supp service can access for one person who is vulnerable.
- Better training for staff
- clear roles and objectives defined for orgs - not passed around
- 24/7 access
- A key worker to monitor and update client record

OUR CANBERRA OUR HOME

OPEN SPACE CONVERSATION

Your name:

Brief summary of conversation you would like to host:

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Shared information DBase

Shared client record
- client can access
- range of services access
- key worker maintains record & disseminates
- Training programs
- Clear roles and objectives for support providers
  - not passed around

l housing – a lot of supply that could
e from a different approach to social
ing than that currently used in the

Reducing Homelessness

Your team has been asked to look at **Service coordination, integration and information sharing** as a way to achieve the goal of **REDUCING HOMELESSNESS.**

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

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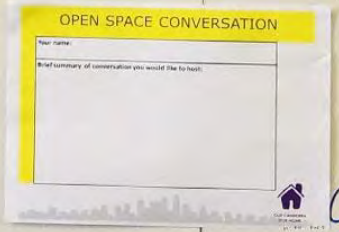
SERVICE CO-ORDINATION INTEGRATION & INFO SHARING

Break down Silos
eg homelessness and NDIS

Funding Silos aren't helping flexible / holistic responses

Key worker model
- requires stable workforce
- key worker able to respond flexibly to need/wishes of person
  - not a programatic response



OPEN SPACE CONVERSATION

Your name:

Brief summary of conversation you would like to host:

OUR CANBERRA OUR HOME

05_RH_6 of 8

WRAP AROUND SUPPORT

Themes

* Early Intervention - children - family
Trauma-specialists
Family Support - Parenting Skills.
- Education

Ideas

- Identifying – Objective screening
- Managing
- Referring

Community Support Services - Empowerment + Self determination

Changes

Communication between agencies + one link - FAMILY

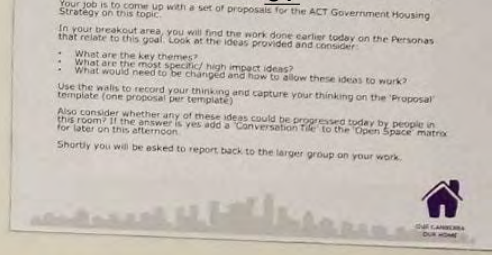
More flexible + mobile in support

* Coordination of support

* Through care.

Transition points
- for people already in homelessness
- as they step from one crisis service to another

Look @ the person not the situation.



Reducing Homelessness

Your team has been asked to look at **Wrap around support services** as a way to achieve the goal of **REDUCING HOMELESSNESS.**

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

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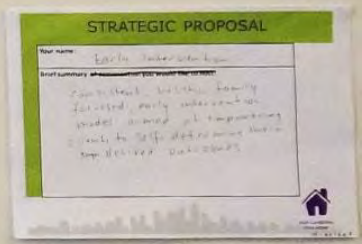


STRATEGIC PROPOSAL

Your name:

Brief summary

IDEA:

DOMESTIC VIOLENCE

Your Job: is to come up with a set of proposals for the ACT Government Housing strategy on this topic.
Look at the ideas provided + consider:
- What are the Key themes?
- What are the most high impact ideas?
- What are the most high impact ideas?
- What would need to be changed? + How
Capture your thinking on the Proposal tablet.
Can any of these ideas be progressed today? → if yes = fill in Conversation tile. + add to matrix.

- STOCK TRANSFERS OF PUBLIC HOUSING TO WOMEN AT RISK OF HOMELESSNESS BUT WORKING

- RAPID REHOUSING OF DV VICTIMS TO FAMILY FRIENDLY HOUSING - NOT INTO CRISIS SERVICES (ISSUE IS NOT LACK OF ABILITY TO MAINTAIN HOUSING)

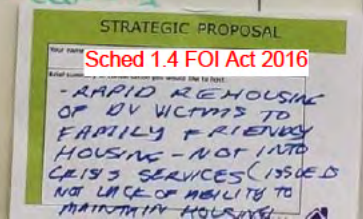
- Dedicated/quarantined housing for both emergency + longer term recovery (must allow pets)

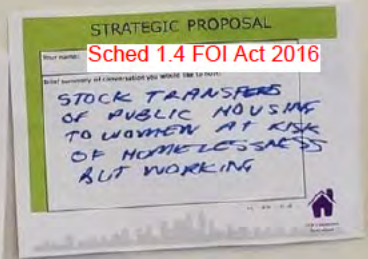
Divert use funding for homelessness/social housing/public housing to help women sustain private rental/mortgage through the financial crisis of DV

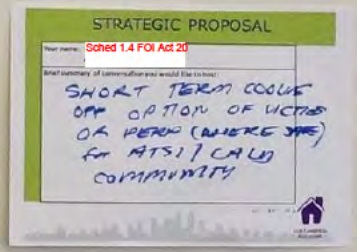
- private sector eg Banks
- mortgage holiday
- no interest loans?

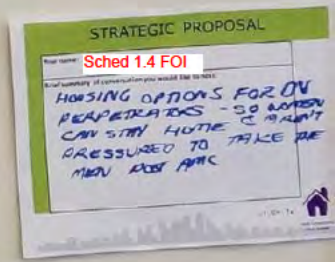
housing options for perpetrators – so women can stay home & aren't pressured to take the men post AMC

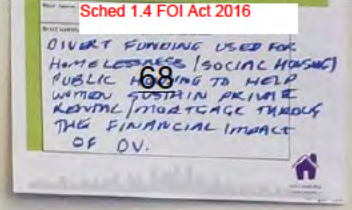
SHORT TERM 'COOLING' OFF OPTION FOR VICTIMS OR PERP (WHERE SAFE) (ATSI/CALD COMMUNITY)











…our pet. People would
…re less restrictive rules."

Additional exit pathways from crisis accommodation

Reducing Homelessness

Your team has been asked to look at ***Additional exit pathways from crisis accommodation*** as a way to achieve the goal of **REDUCING HOMELESSNESS**

Your job is to come up with a set of proposals for the ACT Government Housing Strategy on this topic.

In your breakout area, you will find the work done earlier today on the Personas that relate to this goal. Look at the ideas provided and consider:

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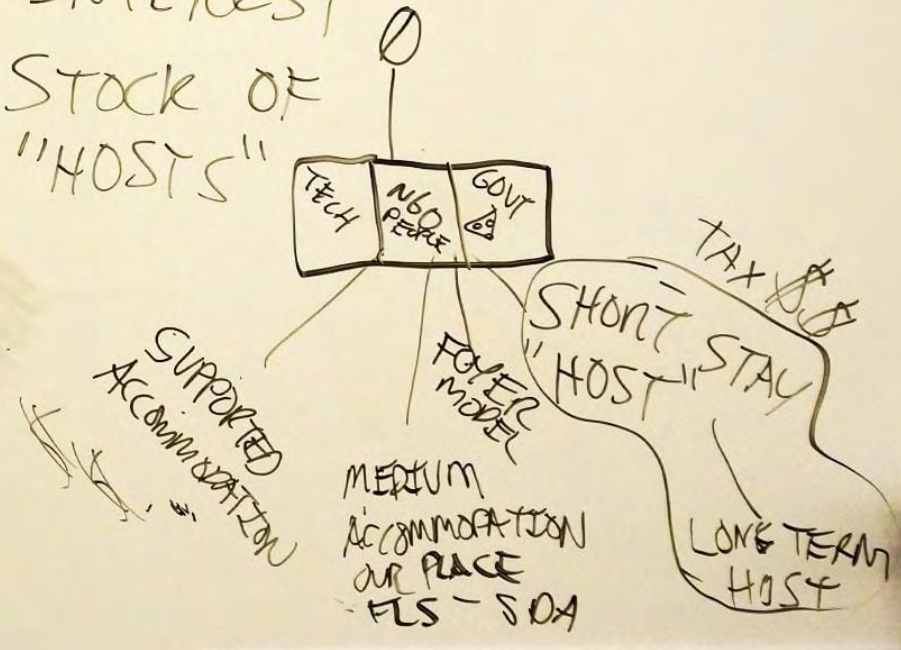
OUR CANBERRA. OUR HOME.

Focus on permanent Housing
→ granting people those ~~homes~~ permanent - not crisis
long term - on going support
advocy

WHAT NEEDS CHANGED

- DETERMINE INTEREST
- STOCK OF "HOSTS"



IDEA: EXIT PATHWAYS

What resources would you need to bring your idea to life?

(• Higher number of residents / higher potential for conflict)

• Community housing models that facilitate shared housing → Ensuited bedrooms / lg shared kitchen w individual lockable pantry cupboards / balkyards / shed storage

Existing co-ops 'ECHO'

• Support required to assist / enable skills to share within Public Housing

• Diversity of housing options / larger houses for sharing

• Older women pooling finances

• Build more suitable housing for 'shared' accomodation
'lower establishment costs w one residence

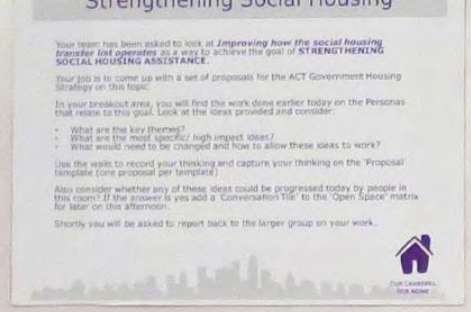
• 'Hosted' type houses c manager on site

large properties 'downsized' tenant same property → shared housing

shared disability housing already provides lease model to manage change

JANE

IDEA:	What resources would you need to bring


Strengthening Social Housing

Your team has been asked to look at ***Improving how the social housing transfer list operates*** as a way to achieve the goal of **STRENGTHENING SOCIAL HOUSING ASSISTANCE**.

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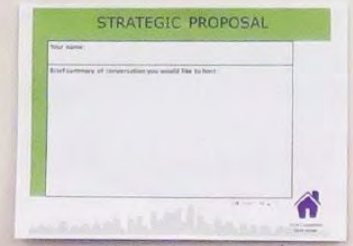


Client focussed/led decision making
- working in partnership

71

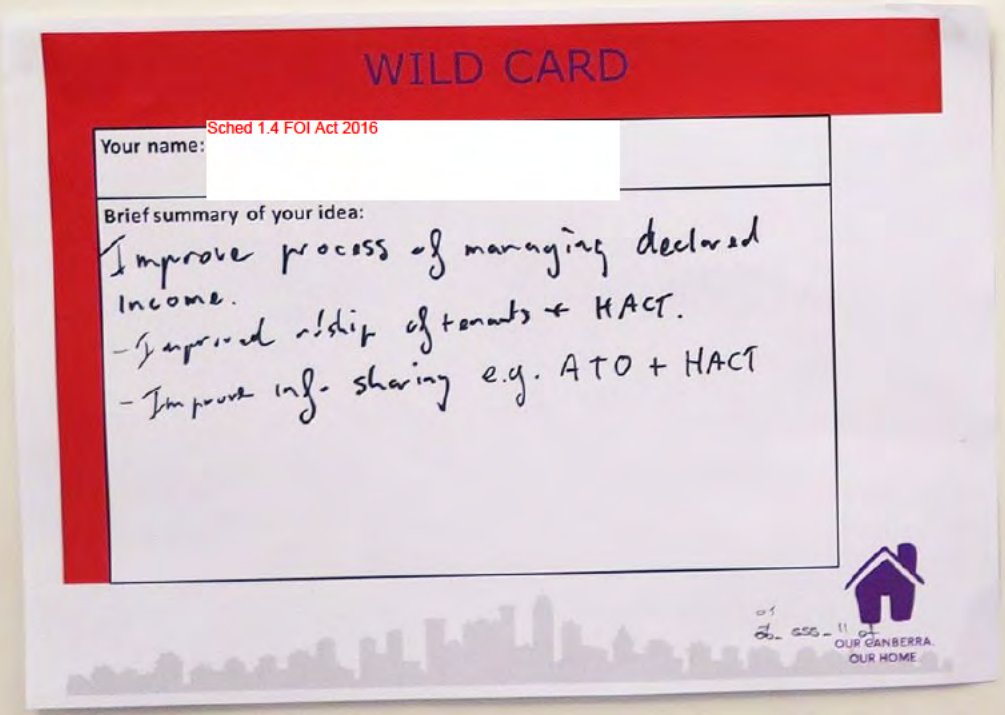
Go digital
- easier to find swaps

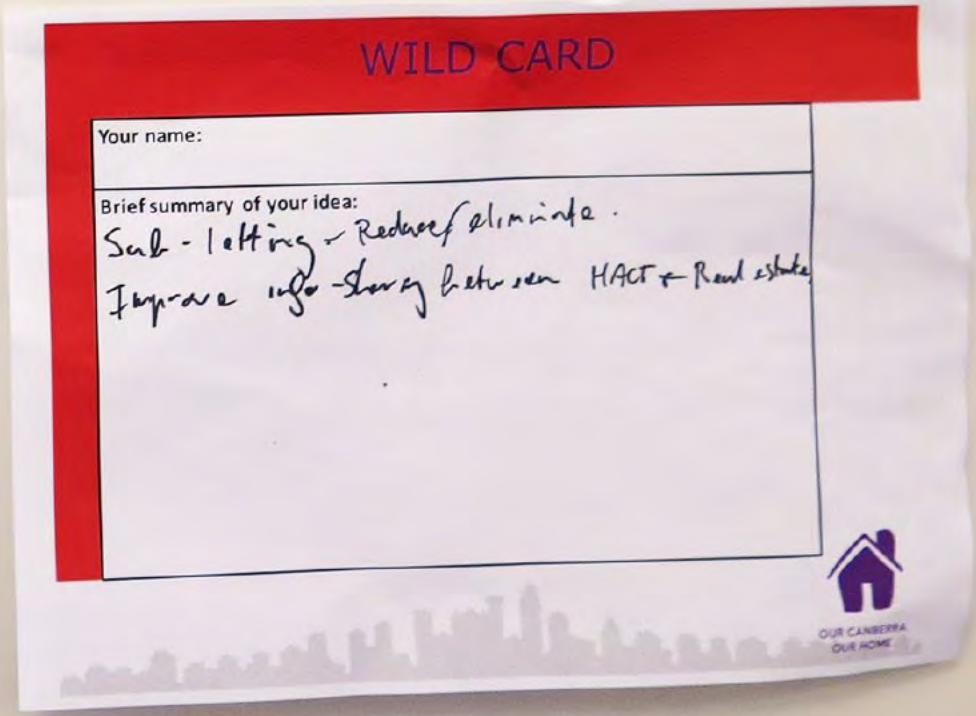
Forward planning + multiple swaps
- if start with a vacant property

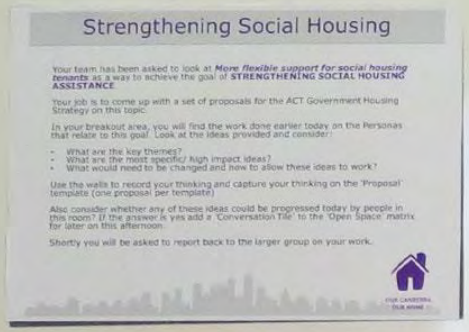
Expansion of bond loan program
to cover removal costs
(+ professional organiser)
- RAI Program (Qld)

05_SSS_4 OF 13

- financial incentive ie Covering the cost of move.
- Consultive incentives. ie area or type






Strengthening Social Housing

Your team has been asked to look at **More flexible support for social housing tenants** as a way to achieve the goal of **STRENGTHENING SOCIAL HOUSING ASSISTANCE**.

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1) Full assessments of clients to identify 'goals' to improve their situations, to see change happen for them

2) Identify the clients needs/plans of & target services (NGO) to meet these.

Life Skills - such as cleaning/cooking
- self care
- sorting support (the 5 whys)
- understanding bills/rent/phone/debt

personal skills

self skills/has to be NGO to input this

A ⟷ B Both ways work

A ⟿ B end goal is to get B from A

Identify services

Start early with skills

Treat them like adults they will change

Targeted services

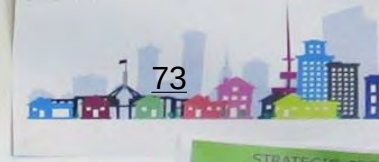
- Men
- Women
- ATSI
- LGBTIQA+

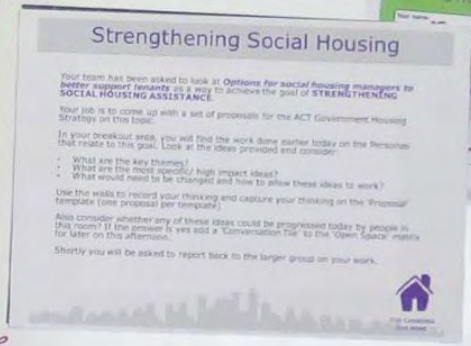
Not just social housing mangers - it takes a village to raise a child

Beyond just house provision

- if housing not immediately available
  - .... lockers, laundry, showers

more "niche" social housing providers




Strengthening Social Housing

Your team has been asked to look at **Options for social housing managers to better support tenants** as a way to achieve the goal of **STRENGTHENING SOCIAL HOUSING ASSISTANCE**.

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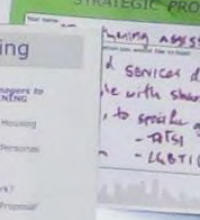
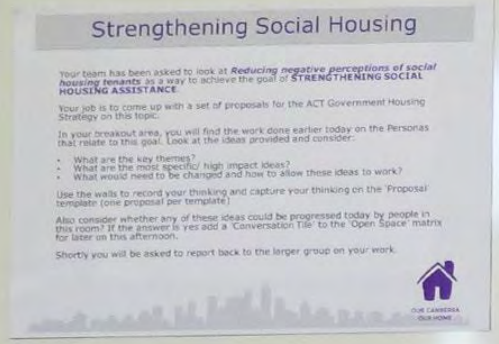
by people with shared/lived experiences


STRATEGIC PRO


Strengthening Social Housing

Your team has been asked to look at **Reducing negative perceptions of social housing tenants** as a way to achieve the goal of **STRENGTHENING SOCIAL HOUSING ASSISTANCE**.

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OUR CANBERRA OUR HOME

1. CHOOSE RIGHT LOCATIONS

2. CHOOSE RIGHT TYPES OF BUILDINGS

3. BUILDINGS SHOULD BE OF GOOD QUALITY — NO CHEAP RUBBISH (NBN + FOXTEL!?)

4. MANAGEMENT OF TENANTS & BUILDINGS
   - CHANGE RTA ACT TO MANAGE ANTI-SOCIAL BEHAVIOUR. ✓

5. Case Management to Support Individuals with anti-Social Behaviours. / Poor upkeep of Properties.
   Change Behaviours Habits of the Small % who give all a bad reputation to Social Housing tenants.

Mixed tenancies esp. in large blocks

6. Profiles of some clients who have made the changes to show it can be a good experience + change

7. Identify possible 'risky' clients and be clear if there are issues by regular checks

Proving the capacity to pay rent when sleeping ro

Different models of housing options
- units
- flats
- shared
- high / low density
- rural

Application process
- selling
- buying
- lists

Housing Stock - fluid / constantly changes to meet need
- houses allocated to meet tenants need as need changes, allocations change

- Life skills education in schools
- Tenancy skills training eg: 'Rent it, Keep it'
- Strategies to break generational poverty
- Public/ Social housing becomes stepping stone (not home for life) eg: employment pathways.
- Create pathways through

change

- focus on prevention rather than early intervention
- young people/children participating in education & other opportunities

On - who does the assessment of the factors that contribute to 'poverty' as some could change with support?

Collect

$2 : $7K

Cost Rates + Land Tax $4K

3K.

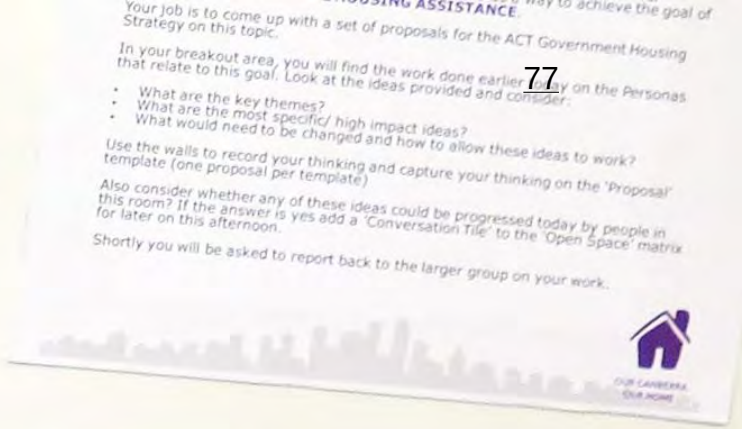
How do you Pay Maintain Wages to Manage

* CONCESSION SUPPORTED IF MONEY RETURNED TO SOCIAL HOUSING.

* Any Benefits that are provided are retained in perpetuity for the Benefit of Social Housing. (No loss of Assets once in the Sector)

* Direct Grants to Community Housing Providers to Strengthing Social Housing Vs. Complex Methods. This would be a More Cost effective way to Support than an Expensive administrative process.

...HOUSING ASSISTANCE.



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OUR CANBERRA OUR HOME

- incentives for private development + rental
  - return on construction
    - real estate agents
    - private owners: indemnify- income
      - property condition
  - $ viability / sustainability
  - access to stock eg. HAAP

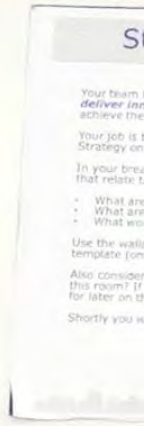
continuity / constant service person in place
- crisis provider → com provider → Public → affordable rental (in same house)

- opportunity for different modes of living aging in place / homeshare

- European model - share house aging / youth.
- evaluate/ assess current models → new cohorts
- SVA
- innovation hub to explore 'good ideas'
  - expand current to have focus on social issues

IDEAS:

- OHA model for affordable rent
  - tax reductions
  - secure income
  - property condition insurance
  - + tenancy mgt + support.
- for community 'buy-in' + tenant support.



what needs to change?

- tax reform * govt.
- community education
- investor education
-

Indentify a reference group to support plans for these clients + have representatives as part of the structure of all community housing providers