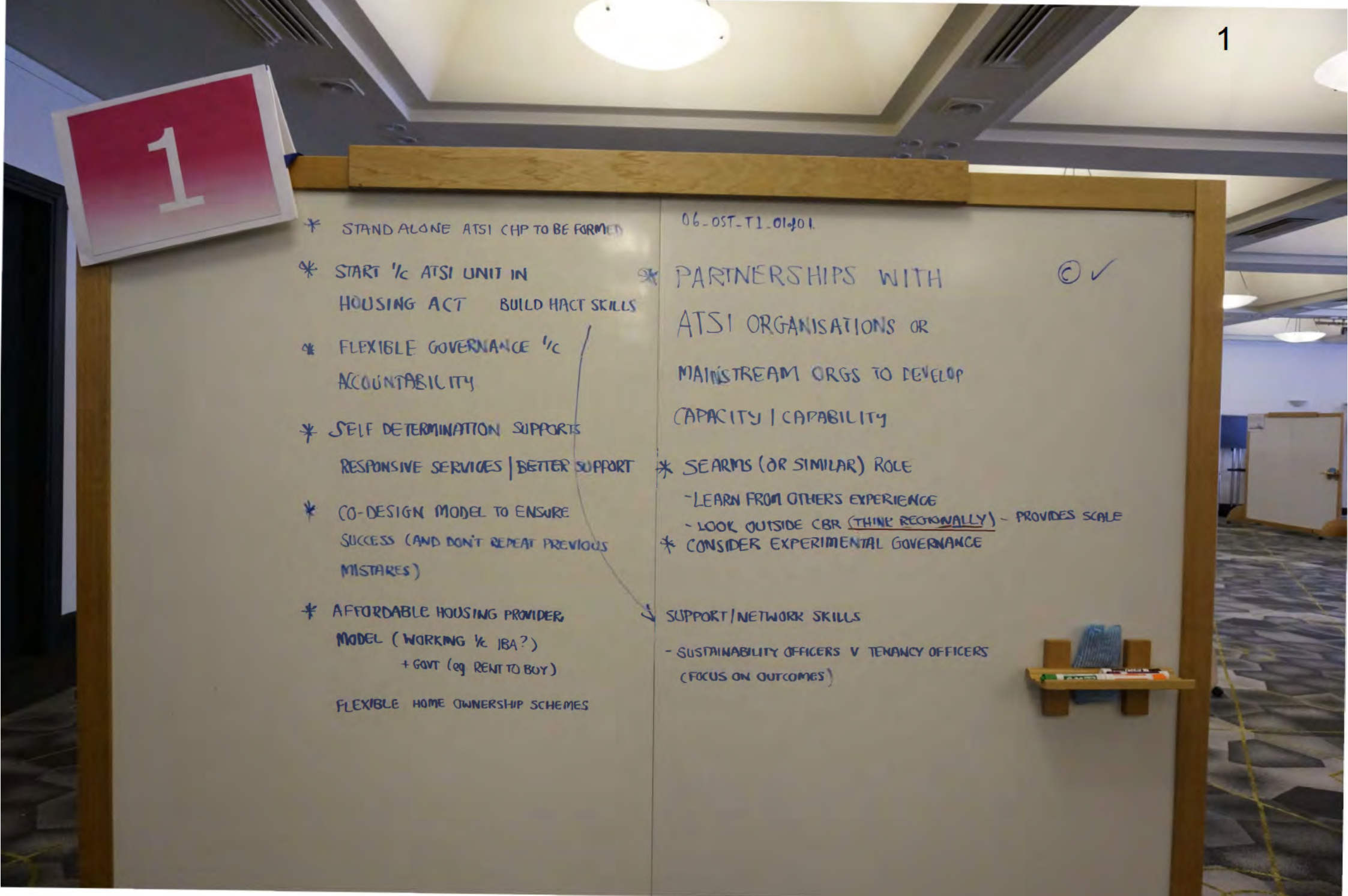

1
* STAND ALONE ATSI CHP TO BE FORMED
* START ½ ATSI UNIT IN HOUSING ACT BUILD HACT SKILLS
* FLEXIBLE GOVERNANCE ½ ACCOUNTABILITY
* SELF DETERMINATION SUPPORTS RESPONSIVE SERVICES | BETTER SUPPORT
* CO-DESIGN MODEL TO ENSURE SUCCESS (AND DON'T REPEAT PREVIOUS MISTAKES)
* AFFORDABLE HOUSING PROVIDER MODEL (WORKING ½ IBA?) + GOVT (eg RENT TO BOY)
FLEXIBLE HOME OWNERSHIP SCHEMES
06_OST_T1_01&01
* PARTNERSHIPS WITH ATSI ORGANISATIONS OR MAINSTREAM ORGS TO DEVELOP CAPACITY | CAPABILITY ©✓
* SEARMS (OR SIMILAR) ROLE
- LEARN FROM OTHERS EXPERIENCE
- LOOK OUTSIDE CBR (THINK REGIONALLY) - PROVIDES SCALE
* CONSIDER EXPERIMENTAL GOVERNANCE
SUPPORT/NETWORK SKILLS
- SUSTAINABILITY OFFICERS V TENANCY OFFICERS (FOCUS ON OUTCOMES)

1

06_OST_T1_2.2_R2

ROUND 2

1

Security

Connect to other services

Low barrier to entry

Options
- single, couples
- families?
- short term?
medium term?

Contribution
- financial or in kind

eg. Wesley Mission Darlinghurst
Shoalhaven
Safe Shelter

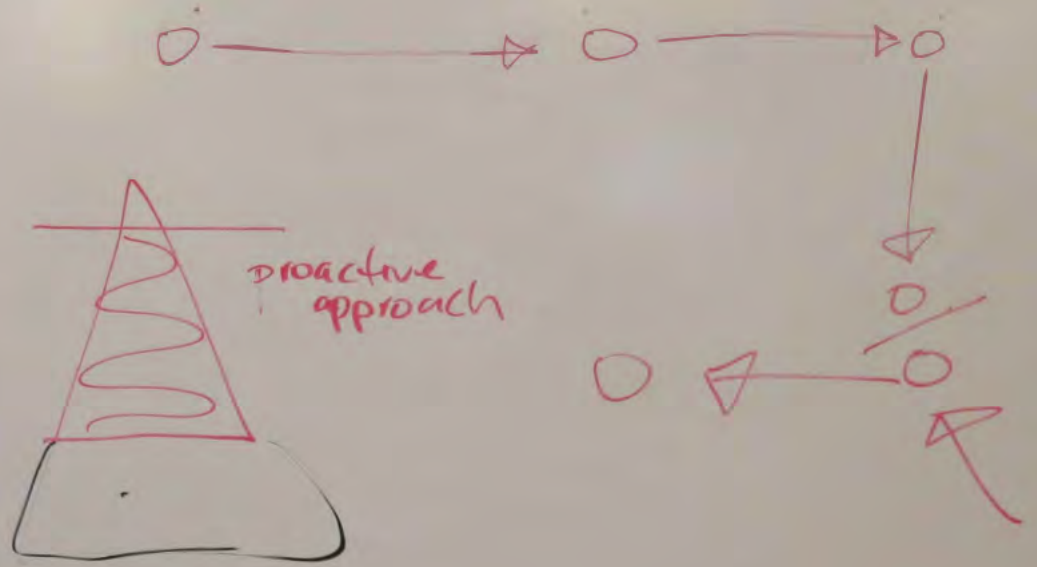
- assess needs when arrive + assist accordingly

06_OST_T2_2.7_R1

- run by/funded by Housing ACT
- purpose built platform
- privacy safeguards
- tailored information (not pages of details)
- information about process, supports, other options

(Havelock Housing working on portal for disability specific housing – can this show approach?)

- capacity to identify possible options (not just two way swaps but multiple moves)
- contact in Housing ACT to facilitate + support
- Housing to keep a register of adapted + adaptable properties
- electronically searchable asset register.



2

2

06_OST_T2_2.?_R1

- x run by/funded by Housing ACT
- x purpose built platform
- x privacy safeguards
- x tailored information (not pages of details)
- x information about process, supports, other options

(Havelock Housing working on portal for disability specific housing – can this show approach?)

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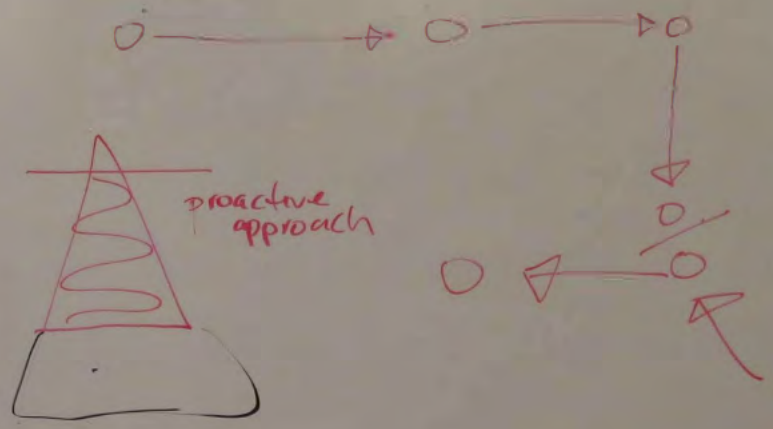
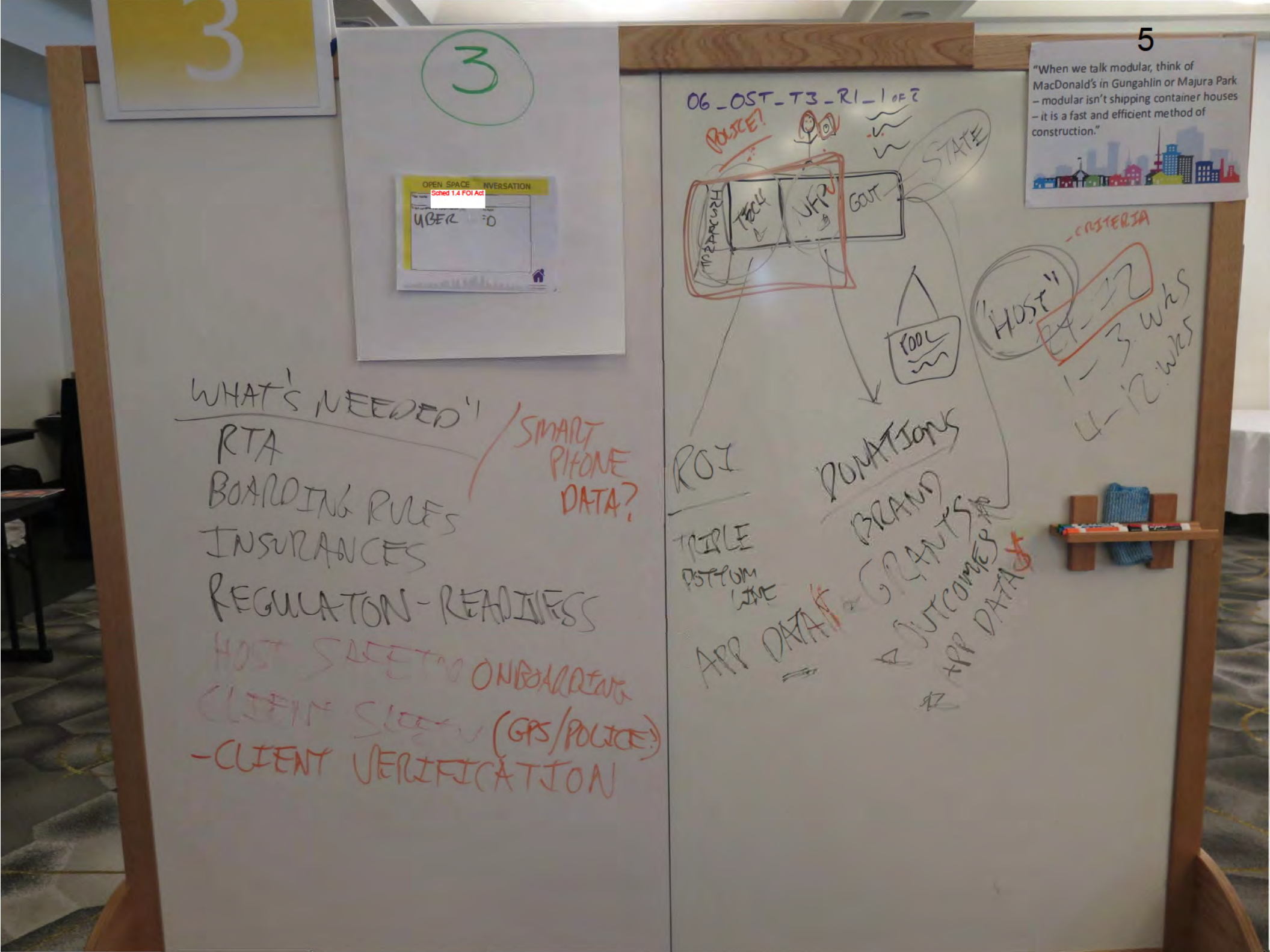
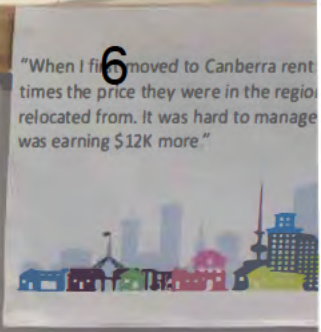



3
3
OPEN SPACE NVERSATION
Sched 1.4 FOI Act
UBER
WHAT'S NEEDED"
RTA
BOARDING RULES
INSURANCES
REGULATON - READINESS
HOST SAFETY ONBOARDING
CLIENT SAFETY (GPS/POLICE?)
-CLIENT VERIFICATION
SMART PHONE DATA?
06_OST_T3_R1_1 OF 2
POLICE?
STATE
INSURANCE
TECH
NFP
GOVT
POOL
"HOST"
-CRITERIA
1-3 wks
4-12 wks
ROI
TRIPLE BOTTOM LINE
DONATIONS
BRAND
GRANTS
OUTCOMES
APP DATA
APP DATA
"When we talk modular, think of MacDonald's in Gungahlin or Majura Park – modular isn't shipping container houses – it is a fast and efficient method of construction."



ELIGIBILITY OG_OST_T3_R1_202

1) HOMELESS ISSUES / DATA TO CONNECT USERS
2) AGE RANGES?
3) CENTRECINK? / CRN #
4) SAFETY OF USERS
5) ESCAPING DV
6) FILTER THROUGH CENTRAL
7) OVER 18

MARKET DEMAND

1) 12 MONTH FUNDING PROJECT
2) E-TRANSFER FROM NFP - AFTER CONFIRMED STAY
3) BUSINESS - SOCIAL ENTERPRISE
4) SUSTAINABLE CASH

ETHICS

ASSESS CLIENTS?

06_OST_T3_2.2_R2

3

ROUND 2:

3

Incentives to downsize
↳ assistance w removal.

→ Bedroom tax → ie possibility for over utilisation.

→ Fixed term Tenancy Agreements
↳ re-assess needs after a period of time.

→ modular + Demountable properties.

4

to share with others as even on a middle income I could
it ahead paying private rent at a single person. And
ng with my son and one other male, plus having two small
I have struggled to find us suitable affordable rentals. I
eal estate agents and owners very picky and not friendly"

06_OST_T4_102_R1

4

HOUSING PROVIDERS MORE THAN 'RENT COLLECTORS' when in arrears

- GIVE PEOPLE TOOLS TO BECOME OWN 'PROVIDER' (CM)
- HOW TO ENGAGE RENTERS (RE) TO ASSIST TENANTS B4 get to high RISK & eviction)

+ BANKS - system has responsibility not person

HOUSING PROVIDERS MORE THAN 'RENT COLLECTORS' when in arrears

- GIVE PEOPLE TOOLS TO BECOME OWN 'PROVIDER' (CM)
- HOW TO ENGAGE RENTERS (REI) TO ASSIST TENANTS B4 get to high RISK & eviction)

+ BANKS - system has responsibility not person

fordable rental on a single income in ally hard and if you have pets it's even nly option for me has been to pay 30% get a house that allowed pets (dogs, so be a yard)."

06_OST_T4_2OF2_R1

MISSING 62 MIDDLE

Risk factors

♀

single low income with children

Mental Ill health

disability

DV

Post divorce

older person

teenagers - disengaged

Triggers:

- interest rate ↑
- utility cost ↑
- DV
- Elder abuse

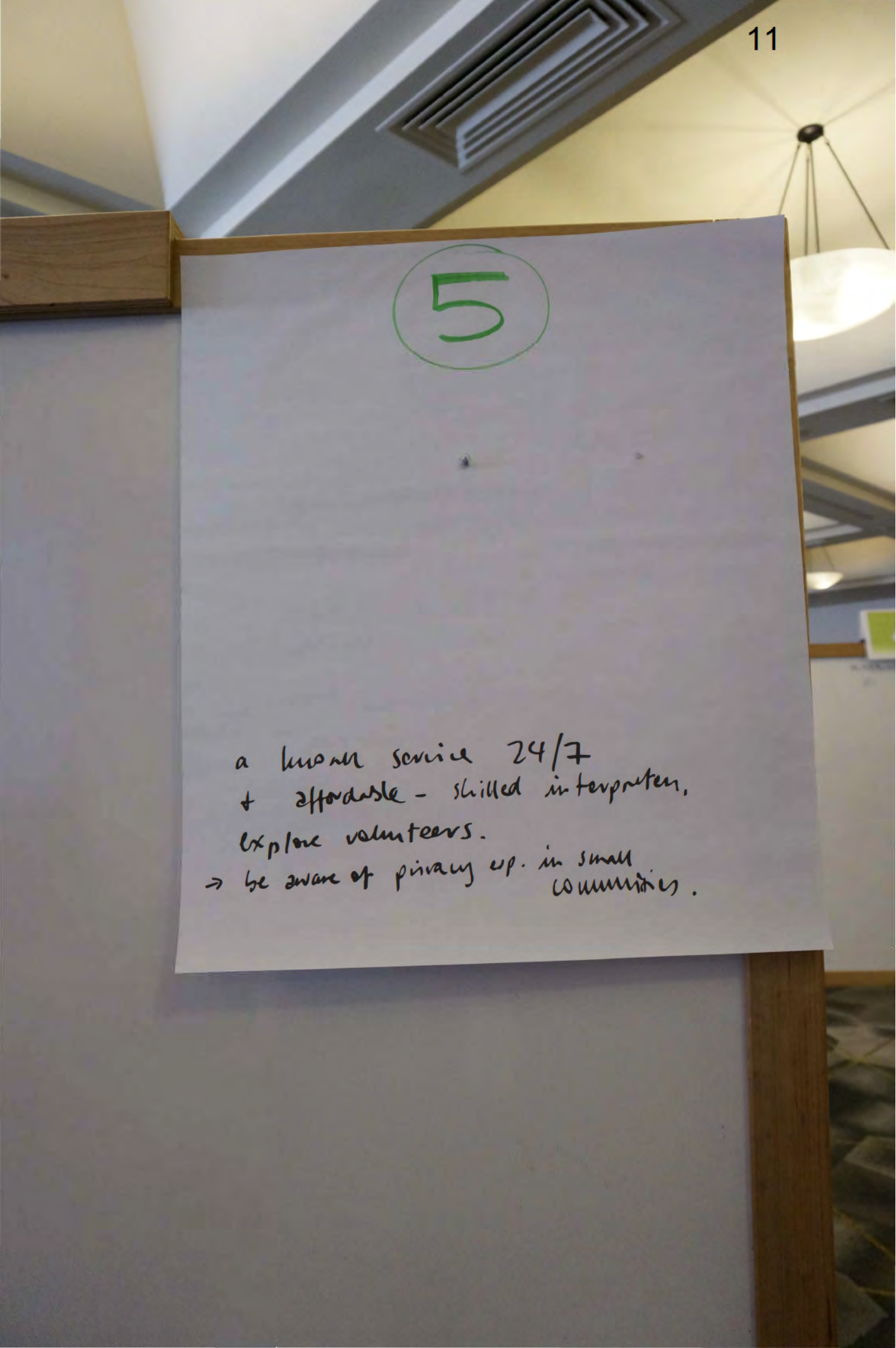
EVEN 2 YEARS OF SUBSIDISED RENT OR MORTGAGE WOULD BE CHEAPER THAN A LIFETIME IN PUBLIC HOUSING ETC'

Responses

- Short term financial intervention to keep people in own home
- Micro-finance scheme
- Include Right to Housing in the ACT HR Act

- Policy / planning takes a homelessness prevention approach
- Eligibility level for financial supports increased to include more of quintile 2
- Real estate agents and banks connect in services before sending 1st notice re debt

-Actuarial approach to early intervention that saves $ over responding to crisis


5
a known service 24/7
+ affordable - skilled interpreters,
explore volunteers.
→ be aware of privacy esp. in small communities.

5

05_OST_T5_2.2_R2

RoundZ: Affordable doesn't have to look cheap

* community engagement
  - front loaded
  - ID benefits

If this is done the 3rd Party appeals.

Inclusionary zoning within Territory Plan

LVC → potential to feed this back into developing AH eg community benefits are demonstrated

* Alternative process : for developments that demonstrates community benefits

planning (both TPV and DA)

eg special design or planning process that streamlines appl

what can be improved:
Solar access envelope
car parking
setbacks
building envelope
deep root zone
permitted uses in zones eg densities in RZ*
waste collection & disposals
other utilities standards

* Appeal Rights eg – ID precents for special developments

ACAT process

- Cost is bourne by developer not appellant
- Should it be a shared cost?

* we need a merit based assessment process

- flexibility in design
- performance based

↓ better management of frivolous & vexatious claims.

'Add-ons' such as water tanks add cost to build but reduce the living costs

7

06_OST_T7_1.1_21

NOT FOR PROFIT REAL ESTATE

- NFP controls stock/prop. through govt lease transfer:
  - or
  - Stock
- Cost analysis of
  - Govt ownership
  - VS
  - NFP ownership or management

∴ Upfront investment by NFP in govt development

- wraparound support attached to properties as needed
- adaptable properties for rent
  - → private rentals for PWAD
  - → database for PWAD looking for rental & matching with property owners
  - * Similar to model "Investors can help"
- incentives for property owners
  - ↓ rates, land tax
  - funding pool for repairs
- term of lease
- insurance to underwrite properties
- Consider partnering with Govt. dept.
  - Partner with established Real Estate
  - 'Summer Foundation'
- funding gap still needs to be covered by Govt.
  - * Savings for Govt. → they don't have to provide as many Public Houses.

nnovative
heir merits,
at would
product."

06_OST_T7_1.-R2

ROUND 2:

7

LOW COST DEVELOPMENTS FOR MARGINALISED GROUPS, LIKE REFUGEES, EX-PRISONERS, LBGTIQQQ MENTAL HEALTH SUFFERERS, HOMELESS ETC

NAME of CONVERSATION 'SUGGESTER':

Peter

8

Independent Living.

- Good for Mental Health
- Pet owner is accountable
- Unconditional love
- Pet owner take responsibility
  - noise
  - Welfare dog
  - education.
    - how to detress the pet.

"Pets in the park" Vet run
Vaccination / training (need)

- Grief Counselling - (Pet dies)

06_OST_T8_R1_01.f.1:

Refuge - Emergency
Group Homes Accommodation.
Group Accommodation

Challenges.

- To many pets (multiple) in the one property
- Liability if they bite someone
  - Owners fight

Solutions - Size of property
Yard - Kennels.
- DV - safe place for children / Pets
- Pet Bond
- Have a framework re housing pets
- Have a poo bin

9

Country Town

Gosford City Council example

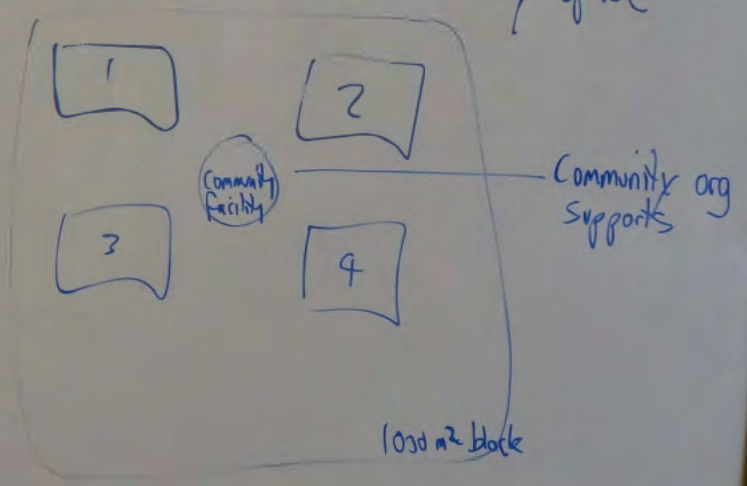
* Each tiny house $ 30k
  Yurt as central community room/space
* Council donate land for 2 yrs
* Tiny houses are relocatable.
* Small community not ghetto

06-OST-T9-R1-01of02

Homelessness Option

Tiny house community

4x tiny houses + Community space



9

06_OST_T9_R1_02of02

Sharing Empty Houses

Home in Queanbeyan

Successful supported accommodation model providing 24 hr care & support to people with enduring mental illness

20 self contained units with ensuite & cooking facilities

- Proposed to build My Home in Canberra based on successful Home in Qbn model

OPEN SPACE CONVERSATION

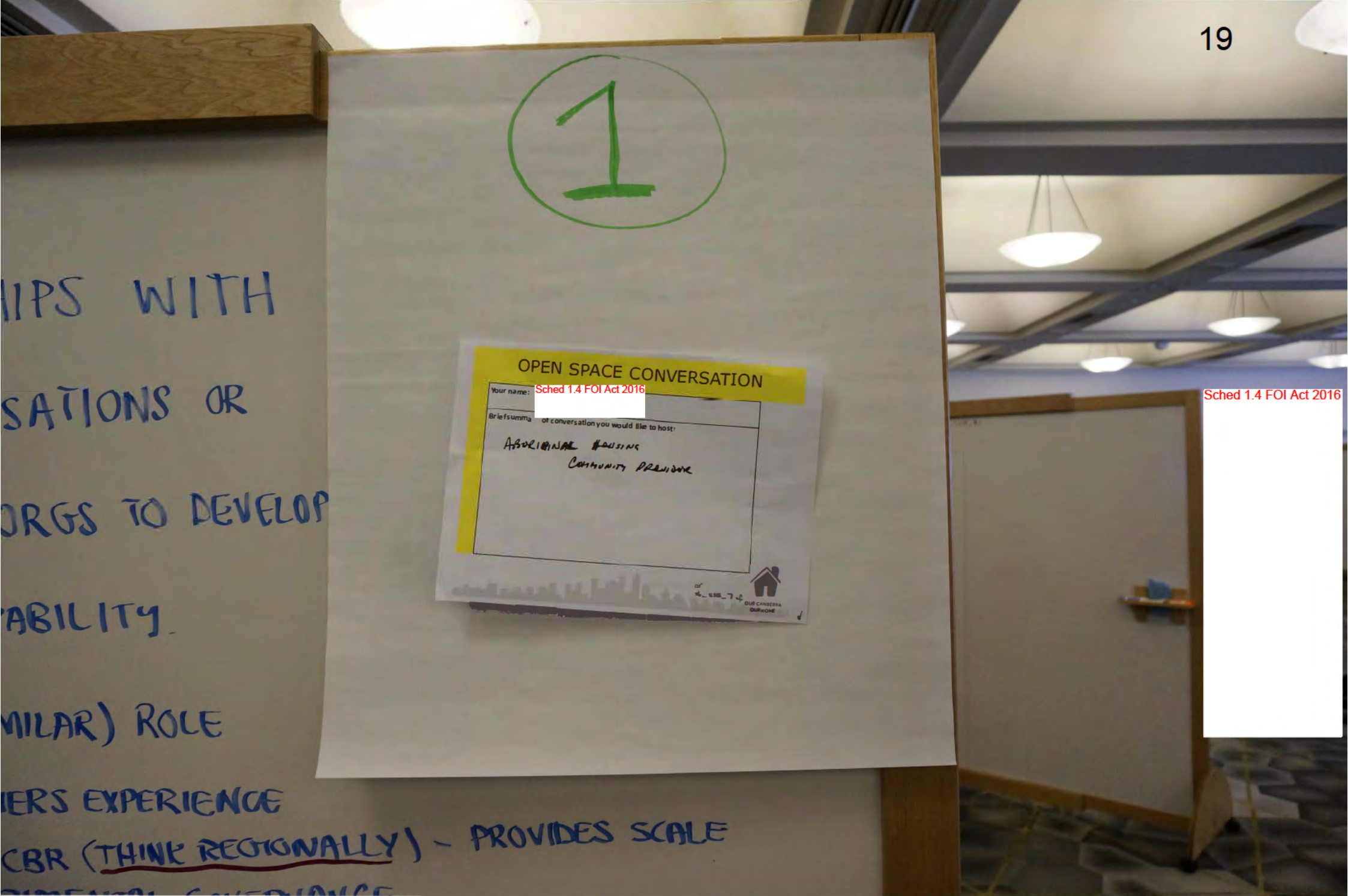
Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

ABORIGINAL HOUSING

COMMUNITY PROVIDER

OUR CANBERRA
OUR HOME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COMMUNITY PROVIDER
OUR CANBERRA OUR HOME
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OUR CANBERRA.
OUR HOME.

OS_AR_1.

OPEN SPACE CONVERSATION

Your name Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

7 ~~days~~ nights hostel

All genders

Low threshold

Safe + Secure

- Pathway to Services

OUR CANBERRA
OUR HOME

OPEN SPACE CONVERSATION

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

Engagement of lsf. to know agency for early intervention

OUR CANBERRA
OUR HOME

OPEN SPACE CONVERSATION

Your name:

Brief summary of conversation you would like to host:

Using technological platforms to help tenants facilitate housing swaps + to connect | get advice

05.555_1 of

OUR CANBERRA
OUR HOME

OPEN SPACE CONVERSATION

Sched 1.4 FOI Act 2016

Your name:

Brief summary of conversation you would like to host:

- Matching Properties to Peoples / Demands Changing needs. Why & How Can we do this?

OUR CANBERRA
OUR HOME

05-A0-91

✓

OPEN SPACE CONVERSATION

Your name: Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

UBER BED

OUR CANBERRA
OUR HOME

OPEN SPACE CONVERSATION

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PREVENTING HOMELESSNESS IN THE FIRST PLACE!

OUR CANBERRA
OUR HOME

05 - RH - Sht 5

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THE FEASIBILITY OF CAHBS, A RESTRICTED SECTOR OF THE ACT HOUSING MARKET, AS OUTLINED BELOW.

OUR CANBERRA
OUR HOME

OPEN SPACE CONVERSATION

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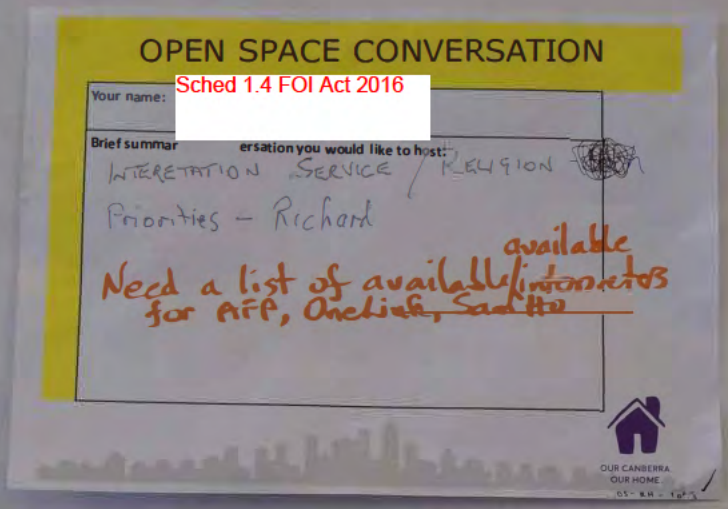
OUR CANBERRA
OUR HOME

5



4

a known service 24/7
+ affordable - skilled interpreters,
explore volunteers.
→ be aware of privacy up. in small communities.

OPEN SPACE CONVERSATION

Your name Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

More than a home –
empowering public housing tenants
to pursue their own pathways
towards a beautiful life

OUR CANBERRA
OUR HOME

OPEN SPACE CONVERSATION

Sched 1.4 FOI Act 2016

Your name:

Brief summ

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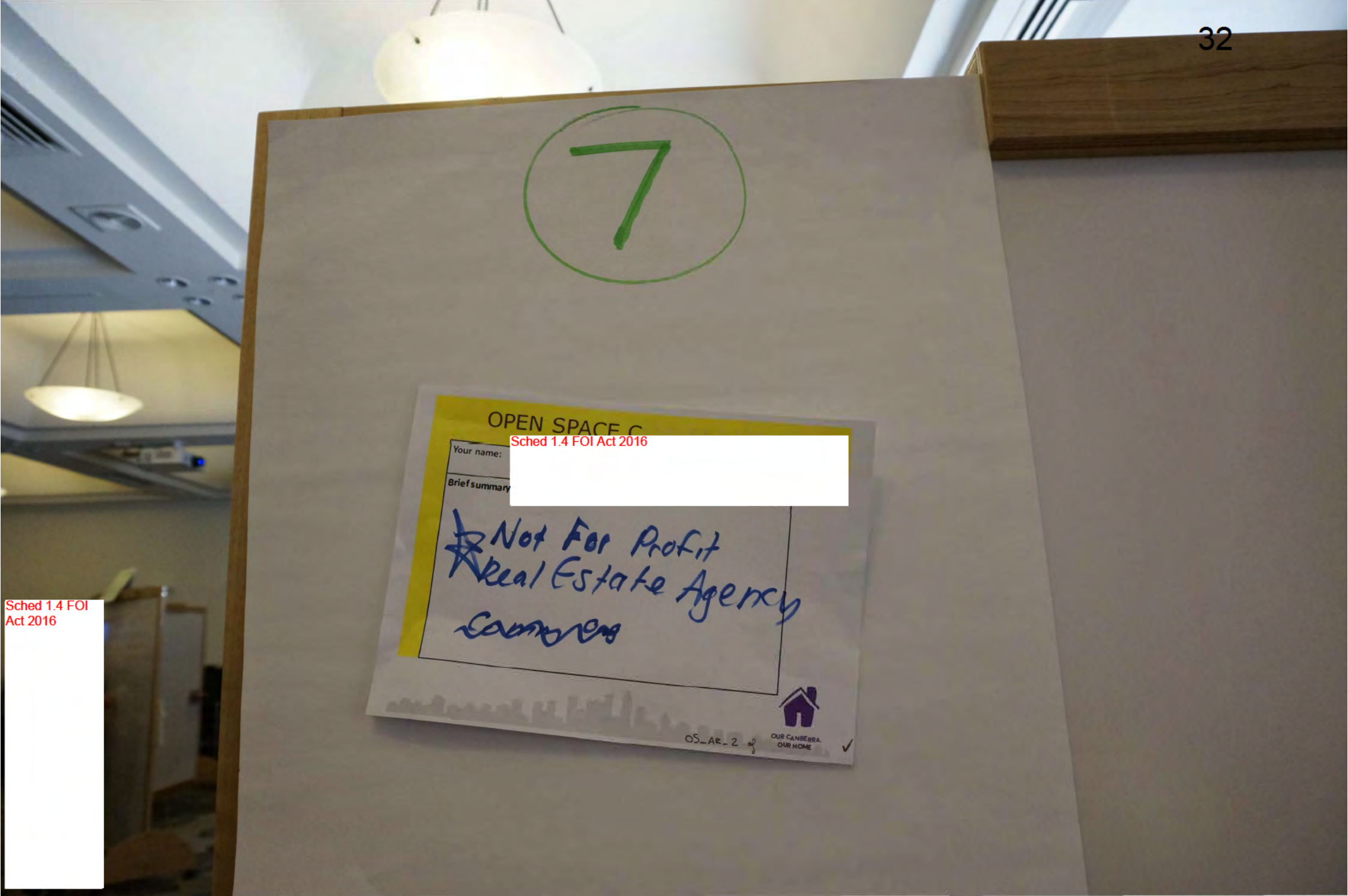
OUR CANBERRA.
OUR HOME.


7
OPEN SPACE C
Your name:
Sched 1.4 FOI Act 2016
Brief summary
Not For Profit
Real Estate Agency
OS_AR_2
OUR CANBERRA. OUR HOME
Sched 1.4 FOI Act 2016

ROUND 2:

7

LOW COST DEVELOPMENTS FOR MARGINALISED GROUPS, LIKE REFUGEES, EX-PRISONERS, LBGTIQQP MENTAL HEALTH SUFFERERS, HOMELESS ETC

NAME of CONVERSATION 'SUGGESTER?':

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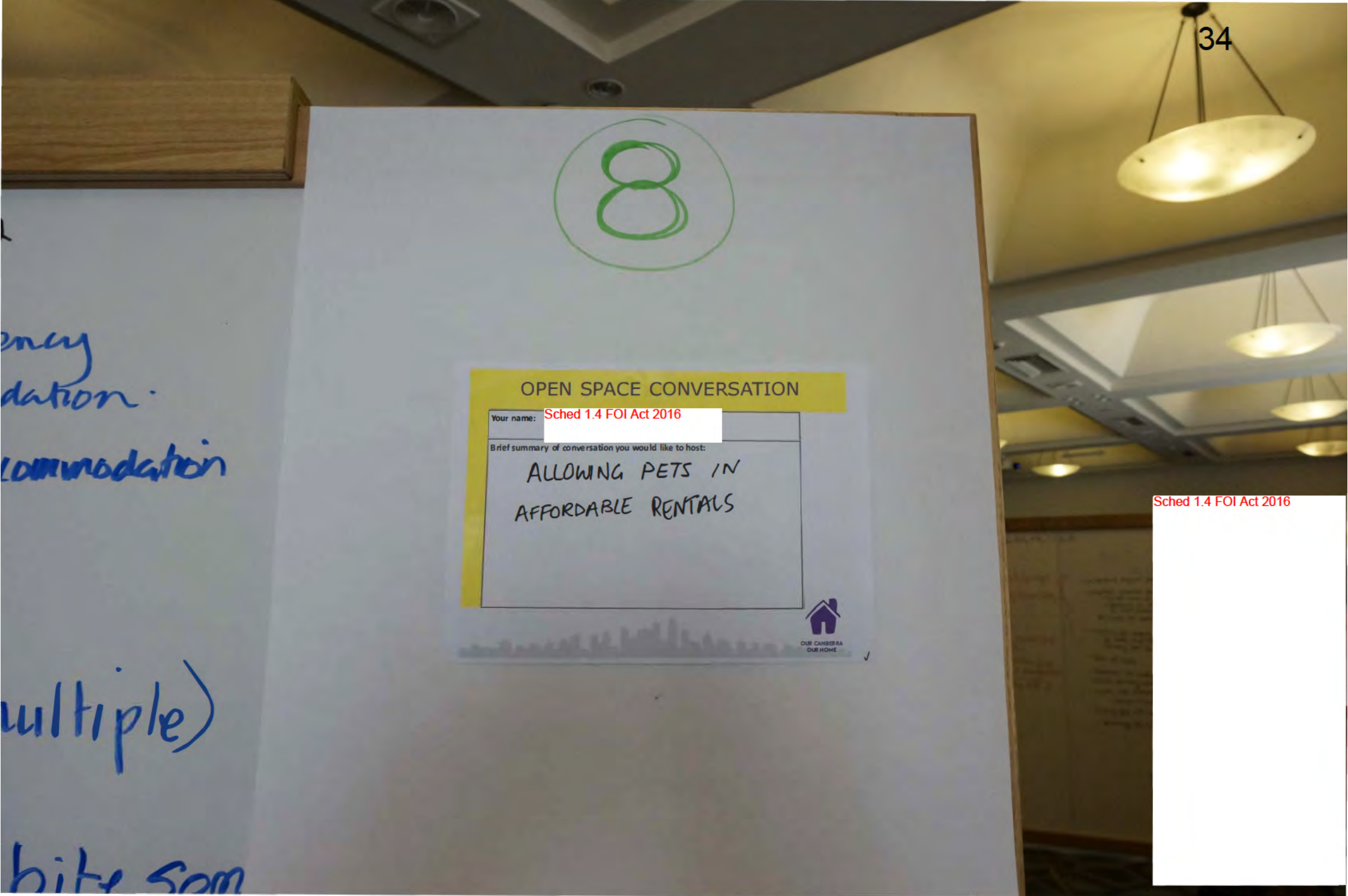

Sched 1.4 FOI Act 2016

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Creating Pathways for employment, Job opportunities, training and education to brake the cycle of Poverty and Provide Community with economic and social resources to be independants.

Collaboration between GOV - Community - tenants - Private sector (service Providers)

OUR CANBERRA OUR HOME

RND 2 4

OPEN SPACE CONVERSATION

Sched 1.4 FOI Act 2016

Your name:

Brief summar... host:

Homes for Homeless

Gov/Private Sector

Community Org

OUR CANBERRA.
OUR HOME.

OPEN SPACE CONVERSATION

Sched 1.4 FOI Act 2016

Your name:

Brief summary of conversation you would like to host:

Not For Profit
Real Estate Agency
Canberra

OUR CANBERRA.
OUR HOME.

OS_AR_2 of

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05 - RH - Sat 8

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Smaller homes
Smaller mortgages
Affordable repayments

OUR CANBERRA.
OUR HOME.

OPEN SPACE CONVERSATION

Your name Sched 1.4 FOI Act 2016

Brief summary of conversation you would like to host:

INTERETATION SERVICE / RELIGION

Priorities – Sched 1.4 FOI Act 2016

Need a list of available/available interpreters for AFP, OneLink, Sam House

OUR CANBERRA
OUR HOME

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Not For Profit
Real Estate Agency
Comms

OUR CANBERRA
OUR HOME

OS_AR_2 of

OPEN SPACE CONVERSATION

Sched 1.4 FOI Act 2016

Your name:

Brief summary of conversation you would like to host:

ALLOWING PETS IN AFFORDABLE RENTALS

OUR CANBERRA.
OUR HOME.

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OUR CANBERRA.
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IDEA: DV IS PRESENTING ISSUE! INFORMATION IN CULTURALLY APPROPRIATE WAYS TO RIGHT PLACES SO EASY TO FIND INFO

How could this be made into a real world solution? ENGAGE CALD GROUPS & services which provide support to them to know what to do
- CIT, ESL providers (BORDER PROTECTION SUPPORT)
- MARRS, COMPANION HOUSE
- CHILD & FAMILY CENTRES, CHILD IMMUNISATION SERVICES (DOCTORS)
- MULTICULTURAL RADIO PROGRAMS (RED CROSS)
- CHURCH LEADERS, SCHOOLS

Who would need to be involved?
- PARTICIPATION & INCLUSION TEAMS
- CHN
- CIT
- MARRS, MYS, COMPANION HOUSE
- RADIO STATIONS
- EDUCATION DIRECTORATE
- BORDER PROTECTION
- CHURCH LEADERS

What resources would you need to bring your idea to life?
- FUNDING TO COORDINATE WITH ALL THESE GROUPS & DESIGN / DEVELOP RESPONSES — LOCAL COMMUNITY BASED
- FUNDING TO REFUGES TO SUPPORT THE WOMAN NAVIGATING THE SYSTEM
- ECEC POLICY CHANGED TO PROVIDE SUPPORT TO ALLOW WOMEN TO WORK

What challenges might you face and how might you overcome them?
- $, Resources — INFO / TRANSLATORS / CONSULTATION
- not being listened to
- RECOGNISE WILL INCREASE DEMAND & THE NEED FOR LARGE HOUSES & SUPPORT FOR CHILDREN
- ECT
- GOV
- + DEDICATION CALD SPECIFIC REFUGE WITH MULTIPLE LARGE HOUSES

Jodi

IDEA: make the house fit the family rather than the other way round. which in this case includes pets.

Class pet as an assistance animal during crisis

How could this be made into a real world solution? Pet Bond for private landlords

Change tenancy law as per Vic - private rental.

Social housing - head leases are insured for pets - and appropriate properties allocated.

Discretionary funds for pet relief (Govt brokerage funding expanded to recognise this as emergency relief)
- vetinary bills/stays
- vaccinations
- boarding during crisis or pet foster care
- consumables

Who would need to be involved?

Gov contract managers

Real Estate Agent providers, champions

Politicians (state) lobby for ACT pets in rentals

Jodi (law reform)

Community housing providers

NFPs

RSPCA pet advocates

Bond Board

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

360° stats re % animals that are taken to RSPCA because they can't be relocated when a family moves.

advocacy / lobbying

awareness tools for pet owners about housing rights & responsibilities

change classification for assistance animals

Volunteer program Pet Assistance & Wellbeing Service (PAWS) run by Northside Community Centre - expand this

What challenges might you face and how might you overcome them?

- the pet that is not well behaved - the problem pet
- at the end of the day you've housed the pet but how are the other family supports going?
- priority of the issue vs other crisis concerns
- overcoming this with a lead pet agency
- solution: wrap around services
- removing the "pet as a barrier" when the family actually is eligible across all other criteria

Jodi

IDEA:

Who says you have to pay rent in cash?

How could this be made into a real world solution?

- HECS-style loans to cover rent
- Allow sweat equity to contribute to rent
- Funding models for Community Housing need to enable rent to be coverd in different ways including using surplus to provide free/subsidised

Who would need to be involved? Employment service

Housing ACT – contract design & management.

Community Housing providers

Jodi free Childcare to support training/employment & childrens needs

Loan funder

Child Support & Immigration to solve long term

Onelink. – accom options + family supports

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

Initial loan

People who have the courage to do things differently

Range of providers with different expertise

Eligibility for family payments

→ how do you define 'no income'? eligibility rules.

What challenges might you face and how might you overcome them?

Integrated service buy-in (share risk/responsibility)

Immigration delays – income support eligibility

Family Court/child support delays

Lack of engagement/obstruction by former partner

Whether approach supported by CHP + funding agency

Capacity to pay off loan.

Jodi

IDEA: Centralised Case Management to Support the Whole family

How could this be made into a real world solution? Utilising exsiting Services

Who would need to be involved?

Defense Forces / RSL

- NDIS
- Budgeting (Care financial)
- Men Sheds
- Community Support Agencies
- Conflict Resolution Service / family tree house
- Community Repair w Neighbours
- Drug / Alchol services.

Everyman Service

- Comm. Orgs

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

BUILDING RELATIONSHIPS.
GAINING TRUST.
FAMILY BUYING IN.

What challenges might you face and how might you overcome them?

CONSISTENCY OF SERVICE DELIVERY.
BUDGET LIMITS.
FAMILY BUYING IN.
ENGAGING BACK WITH ADF FOR FAMILY.

Josh & Rachael RND 1

IDEA: Reducing negative perceptions of Social Housing Tenants

More good news stories of success

to challenge stereotypes in community + build connections

How could this be made into a real world solution?

1) Common ground
2) My Home in Canberra / UCare affordable housing
3) Home in Queanbeyan

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

- transport support
- cleaning services
- Donations
- Fundraising
- Community Events (meet the community)
- Financial Support · Gov. + Corporate Support.

What challenges might you face and how might you overcome them?

Who would need to be involved?

1) Faith based organisation
2) Community organisations
3) Businesses / Philanthrophists
4) Service Providers
5) government
6) Wider Community

- Volunteer army
- NDIS support
- community councils
- cafés

Josh & Rachael

IDEA: OPTIONS FOR SOCIAL HOUSING MANAGERS TO BETTER SUPPORT TENANTS.

How could this be made into a real world solution?

* CURRENT SOCIAL HOUSING MANAGERS JOB DESCRIPTION LIKELY DOESN'T FIT FOR PROPERTY/TENANCY MGMT + SUPPORT.
* SEPARATE HOUSING MGMT WITH SOCIAL SUPPORT -> DEDICATED RESOURCES.
* MAY BE "RED FLAG" ALERTERS FOR SUPPORT FROM TENANCY MGMT VISITS.
* Lead Coordination agency identified in Community (* Distinct difference between tenancy + support
* Co-locate Community + HACT

Who would need to be involved?

- Govt
- Community orgs. Eg
- Education
- Youth services
- Mental health services

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

- Flexible funds to facilitate specific supports
- Standard tools (forms, database etc) used for both Community + HACT
- Co-training for team members

What challenges might you face and how might you overcome them?

- $ - redistribution of some funding to develop community coordination e.g. CASF | Common Ground support services

Josh & Rachael

IDEA: Early warning system for at risk youth not engaged in education
Strategy - on meaningful engagement for at risk youth

How could this be made into a real world solution?

- co-designing solutions with youth at risk.
- case conferencing in school with 'wrap around supports' targeting 'needs' of teenagers.

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

Shared information
Case conferencing
Early intervention team (multi disc)
evidence based-best practice models
- proactive whilst still in school system.

Who would need to be involved?

Dept Education /schools - NSET Teams.
Family/child centres
Housing
Education support offices
Family
Youth based networks /services
Schools
Centrelink Social Workers

What challenges might you face and how might you overcome them?

What if they say 'not ready'
Youth at risk not interested in community /service engagement

Josh & Rachael 2014

IDEA: All new housing built ~~to~~ to the Livable Housing Australia Standards

How could this be made into a real world solution?
Regulated housing - ACT Gov't & other gov't

Who would need to be involved?
Gov't
Builders Industry
Community
Real Estate

What resources would you need to bring your idea to life?
* political motivation, commitment & funding (transition)
* Research
  - UK Model
* Regulation commitment
* Community

What challenges might you face and how might you overcome them?
* resistance to change
* building industry
* implementation / transition
* retraining
* funding
* govt - always been resistant

IDEA: We need a Co-ordinated Approach to Nancy's issues
- Through 1 Agency / Person.

How could this be made into a real world solution?
- 1 CASE Worker
- 1 Central Contact point / org.

Who would need to be involved?
- The Case Worker Co-ordinates what Services / Advice / Support needs to be actioned.

Nancy Should only need to Deal with 1 point, Not Several.

What resources would you need to bring your idea to life?
- Funded Case Worker through $$ a central organisation that everyone knows about and uses
- Promotion of this Central Organisation $$
- Continuity of Case Worker / Retention of Good Case Workers.
- Community Education.

What challenges might you face and how might you overcome them?
- Continuity of Case Worker for Nancy.
- Ensuring everyone works together On the Same page For Nancy.
- This is a Complex Issue, So requires experienced, grass roots people that know the Sector.

IDEA: Preventing escalation of people w multiple vulnerabilities into homelessness.

How could this be made into a real world solution?

- Advocacy funding
- Funding for comm/public housing
- Investment in specialist services

Who would need to be involved?

- Government policy – housing & disability
- CMTEDD
- Range of comm orgs.
- NDIA.
- Centrelink / Job Network.

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

- Housing advocacy
- Holistic assessment of needs
- NDIA package for son
  - child care / therapy / aids / equip OT / respite.
- Guidance re adaptable housing
- community mental health.
- "social worker" / connector.
- CARE financial counselling
- Centrelink.

What challenges might you face and how might you overcome them?

$ funding
silo'ed service delivery
lack of ability to connect dots.
denied access by NDIA.
capacity limits of comm orgs.
→ Lack of models to access this type of support.

Nancy

IDEA: Not for profit Real Estate Agency is a good idea But would need planning as there will be a lot of challenges

How could this be made into a real world solution?

* Public Registes to connect groups.
* Independent governing body to oversee to stop cheating.
* train Agents in social work
* land tax / Rates cuts to owners to participate for goal
* Divose investment opportunities for investors like buying "Bricks".
* Clean Return like DHA Policy.

Who would need to be involved?

* govt
* Real Estate professionals
* Social Services / Housing.

& maybe make it a part of Housing Act?

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

* $$$.
* Community.
* Investors.
* Qualified facilitators
* staff.
* Support networks.

What challenges might you face and how might you overcome them?

* Public Resentment.
* Greed.
* Public Relations + public perceptions of low income
* Quality of Builds / life span ect.
* $$$ invested effect long term Return

Nancy

IDEA: Affordability of utilities and energy efficiency

How could this be made into a real world solution?

- Improve energy efficiency in private rental dwellings - eg appliance/insulation / especially for new dwellings
- Means testing for low income people on their bills / staggered payments

Who would need to be involved?

- Energy companies
- ACT Government
- Landlords / Real Estate
- Tenants Union ACT
- ACAT

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

- Retrofit established dwellings - incentives for landlords e.g. rebates, rate reduction for improved energy efficiency
- Proactive debt management policies

What challenges might you face and how might you overcome them?

- Minimum standards (in RTA) for energy efficiency
- Coordination of services
- Resistance of Real Estate Industry
- Scheduling appointments out of work hours

A resolution - A coordination body

Tim

TIM

IDEA:

Security of rental tenure

How could this be made into a real world solution?

- Changing eligibility criteria for Social Housing re: income

Changing legislation - re:

- stopping no cause of action (26 week notice for no cause evict) RTA
- ensuring that dwelling is energy efficient

More support for Tenant's Advice/Union ACT - more community based presence

- Low cost or no cost childcare

Who would need to be involved?

- Tenants Union ACT
- Community Sector Orgs
- ACT Government
- Real Estate / Landlords
- ACAT

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

24hr childcare subsidised.

- Provide incentives to landlords (insulation, solar panels)
- ACT Govt change of legislation
- Support from government for low cost childcare
- Ensure functioning facilities are provided and emergency repairs

What challenges might you face and how might you overcome them?

Child care on shift pattern.

Resolution:

A Government body that will coordinate and support private renters and regulate security of tenure

Tim

IDEA:

Shop front - one stop shop, having all services at hand, digital support & digital/online options.

ACT - act commonwealth (gov and non-gov)
Advocacy and support / CONSENT TO OBTAIN / SHARE information.

How could this be made into a real world solution?

Options ?
Support people
honesty about situation
Social housing would relieve low high rental market stress

Who would need to be involved?

Short term Emergency relief services
Energy efficient long term contracts
Centrelink
employer
Innovative community housing / social housing
Dept of employment place relations
superannuation ? - options for redraw.
land lord
-tenancy advocacy service.

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

Support
Centrelink family support.
One stop online rego support
Emergency, short term Support services
Support person / Liaison / advocate
use of technology.
knowledge of services.
To ensure he get resources he is entitled to.
Rental Bond Loan.

What challenges might you face and how might you overcome them?

Employment assistance for single Parent with young children.
lack of resources $$$ - (government)
how to monitor future issues that have already been reoccurring.
Access to public transport / transport

Tim

TIM

IDEA: Tying emergency rental support to the rental bonds/loan scheme.

How could this be made into a real world solution?

Access within 2 years
- top up rent support
- financial counselling
- referral to other services.

Who would need to be involved?

Act Housing
Access Canberra (intake).
Community services.
Care.

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

Budget allocation for payments & structure.
More Housing.
Funding services for extra referrals.

What challenges might you face and how might you overcome them?

Change of govt.
[illegible] funding.

Tim

END 1

IDEA: REDUCE/SUBSIDISE costs such as build, transaction costs, planning

Better access to finance.

How could this be made into a real world solution?

Developments getting concessions to planning requests.
Economic levers
Land sales to owner occupiers deed
Incremental purchase of land. land.
LIGHT IN LAVE MODEL
Reinvisaging 'developers' - more participation
REDUCE COST OF LAND

Who would need to be involved?

ACTPLA - 2 year period extended? (to build)

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

- Subsidising on cost
- lowering sub division costs.
- ACT GOVERNMENT - shared equity
  - less profits on land
- self funded community development.
- Government support in financing agency/3rd party

What challenges might you face and how might you overcome them?

- Community opposition.

Alberta & Carlo

3. Alberta & Carlo

IDEA: SHARED EQUITY MODEL WITH ELIGIBILY CRITERIA. TO PROVIDE PATHWAY TO HOME OWNERSHIP

How could this be made into a real world solution?

- Use the affordable criteria database.
- identify suitable locations/blocks within 400m of amenities (shops & transport)
- long term commitment by equity partners (govt/investors)

Who would need to be involved?

- community consultation & engagement
- Public / Private Partnership.
- ~~for~~ Planners to provide carparking concessions on site to reduce land take & costs of construction for developments close to shops.

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

- Developers / govt in partnership.
- Developer know how / competency
- supported by social & community programmes.
- long term resourcing team to manage shared equity schemes.

What challenges might you face and how might you overcome them?

- investors demand
- maintaining & monitoring eligibility criteria is up to date an database + Equity arrangements
- resources
- quality affordable products with min running costs.
- current utility & rates are too high for low incomers

Alberta & Carlo

2

IDEA: Interest Only Loans
- ↳ Fixed Period (3-5 yrs)
- ↳ Deposit Considerations
  - Rental Ledger Recognition.
  - 5% deposit.

How could this be made into a real world solution?

* Small number of lenders who are prepared to offer this loan
* Loan Availability Framework
  - Builds Existing Affordable Framework to Bridge Gaps
  - Register for Applicant - Eligibility Conditions
  - Option that Loan Converts to Standard Mortgage Should Personal Income Improve (↑ % salaries)
* Long-Term Commitment for Property to Remain as Affordable Stock.

Who would need to be involved?

* Financial Institutions
* Act Govt (Framework + Register)
* Realestate Agents
* Financial Planners / Counsellors -

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

- ⇒ Identified Affordable Housing Stock.
- ⇒ Staff / Resourcing - Register
  - Marketing
  - Design / (Framework)
  - Legislation / Regulator.
- ⇒ Support Team Financial Institutes
- ⇒ Education Promotion of Current Concessions
  - Deferred Stamp Duty

What challenges might you face and how might you overcome them?

- ⇒ Push Back from Financial Institutions
- ⇒ Availability of Affordable Stock.
- ⇒ Robust Education Program (Lessons Learned from Land Rent Scheme)

Alberta & Carlo

IDEA:

SHORT - TERM SUPPORT
MEDIUM - TERM SUPPORT
LONG - TERM SUPPORT

How could this be made into a real world solution?

SHORT TERM - THAT IMMEDIATE NEED → SAFE SHELTER, FOOD, HOUSING etc.

MEDIUM TERM - CONNECT WITH COORDINATED SERVICES - NDIS or NOT? SERVICES

LONG TERM - SAFE + SUPPORTED + LIVING AN INDEPENDENT & SUPP. LIFE.

Who would need to be involved?

- ANDREW (CHOICE + CONTROL)
- FAMILY
- FRIENDS
- GUARDIAN
- SERVICES (HOUSING, MH, EMPLOYMENT, CONFLICT RESOLUTION)

3000 SERVICES IN ACT, NEED TO TAILOR SERVICES TO MEET NEEDS OF CLIENT HOLISTICALLY.

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

- EXPANSION OF SUCCESSFUL PROGRAMS
- $
  - COMMONGROUND
  - MY HOME ACT (CURTIN)
- BOARDING HOUSE (SUPPORTED INDEPENDANT CRISIS ACOMM.)
- FARM (MT OAK BREDBO)

What challenges might you face and how might you overcome them?

- $
- INTERSTATE ARRIVALS
- ANDREW BUY-IN / NOT SUPPORTIVE
- DRUG/ALCOHOL / COMPLEX HIGH NEEDS
- PREDATORS
- COMPETITION BETWEEN SERVICES FOR CLIENTS
- GAPS BETWEEN CBO.
- UNDERSTANDING OF ISSUES BY GRANT ASSESSORS.

Andrew

→ Similar to Bush Healing Farm

IDEA: 1. Step down facility + co-morbidity treatment.
2. Colocated/1 stop shop / Community HUB/ One central case worker + Supported accomodation (with employment options etc).

How could this be made into a real world solution?

3. "Tiny homes" model (Gosford)
4. Common Ground (more ++)
5. Community support "Yellow Ribbon"

Co-ordinated Support: one central case worker.

6 Mainstream 'Prison to work" program.

Who would need to be involved?

GoV.
Community.
NGO's

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

Funding: pooled for collocation
Land
Office front.
Cross disciplinary teams: policy, services gov + non gov.
Central HUB of support in 1 location.
Making sure ppl are NDIS ready before leaving institutions.

What challenges might you face and how might you overcome them?

Limitations of current contracts.
Community expectations
Siloed gov. departments.
Transparent evaluation leading to program revision + improvements

Andrew

IDEA: 7 days a week hostel (men & women)
- ~~Support services~~
- short term ? ..... medium term ?

How could this be made into a real world solution?
- 7 nights per week
- low barrier access
- support services or OneLink outreach at hostel in the morning
- engagement occurs in the morning rather on intake (on service-user terms)
- look for pre-existing accommodation / adaptable buildings
- showers available over weekend

Who would need to be involved?
- Government to donate building
- Existing services
- Location

What resources would you need to bring your idea to life?
- Funding - design, staff etc.
- Accommodation building
- Location important / access to public transport
- Pets accommodated

What challenges might you face and how might you overcome them?
- how would a men & women servic
- public transport.
- not a DV response
- how would the inclusion of pets work
- security & safety
- managing ~~but~~ "visitors"
- managing high needs

Andrew

IDEA:

1) UTILIZATION OF VACANT COMMERICAL BUILDINGS FOR O/NIGHT ACCOMMODATION

2) UTILIZE VACANT (WELL LOCATED) CARPARKS FOR OVERNIGHT TENT ACCOMMODATION

How could this be made into a real world solution?

1) INCENTIVE DEVELOPERS TO USE VACANT BUILDINGS FOR SAFE ACCOMMODATION.

2) IDENTIFY WELL LOCATED/SAFE CARPARKS IN CITY, WODEN, TUGGERS.

Who would need to be involved?

1) GOVT., LANDLORD, COMMUNITY, UTILITY & COMMUNITY PROVIDERS

2) CAR PARK USERS, LOCAL COMMUNITY GROUPS, ACT GOVERNMENT/OWNER OF CARPARK

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

1) I.D. VACANT COMMERICAL BUILDINGS & SUPPORTIVE DEVELOPER (LEASE VARIATION CONCESSION)

2) I.D. SUITABLE CARPARKS IN TOWN CENTRES

BOTH 1+2 WOULD NEED A COMMUNITY BASED ORGANIZATION TO MANAGE/OPERATE + SOME GOVERNMENT FINANCIAL SUPPORT

What challenges might you face and how might you overcome them?

1) COMMUNITY OBJECTION, MODEST COST TO LEASE REVENUE TARGETS

2) COMMUNITY/OWNER OBJECTION. FUNDING FROM GOVT TO FUND OPERATOR

Andrew

IDEA: Repurpose the current shops into community hub + some housing (ST)

How could this be made into a real world solution?
- Identify NGO partners
- Consult with communit/school
- talk c ACT Housing need/possible clients
- Planning/consents etc to secure the property
- Commercial opportunities eg Artists

Who would need to be involved?
- Community
- Planners
- Developers
- Environmental sustainable housing
- Set up advisory group
- Identify possible tenants/services/support

What resources would you need to bring your idea to life?
- Funding options < Developer / other funders
- Early engagement c Govt services + link to priorities
- Volunteers/
- commitment from participants to make it a reality
- Flexibility from the planners
- Lease/Body Corp → group involvement + commitment post development

What challenges might you face and how might you overcome them?
- Lack of engagement/interest from community
- Openness from developer to the ideas proposed
- Planning changes may not see this option being available
- Identifying residents/services to set up

David

IDEA: Short term accom for workers on infrastructure Projects (Light rail)

How could this be made into a real world solution? Identify ACT Gov land for use
Engage with provider of transportable accom.

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

Land Services

Land

Surrounding infrastructure

Supporting stakeholders (eg i.e. Gov)

What challenges might you face and how might you overcome them?

Approval, fees and charges

Community opposition

Re use of accom.

Who would need to be involved?

ACT Gov

Transportable Housing Providers

Local Community

CHP

Head Contractor/developers

David

IDEA:

Cooperative housing

How could this be made into a real world solution?

Facilitation or enabler

Demonstration project.

Lessons learnt to move from 'test' to mainstream

Who would need to be involved?

~~For~~ Financial backers / institutions / investors

Local community to ensure they don't become a blocker later (if not engaged, will be negative)

Legal advice

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

Legal framework is available 'off the shelf' to de-risk establishment for first developers

What challenges might you face and how might you overcome them?

Getting investors in a new model

Consider opposition from private landlords & impact on house prices if done at large scale.

Not affordable for low incomes? It is an idea for people who can afford housing, not for ~~the~~ people in housing stress.

David

IDEA: Flexibility within the planning ACT to support innovation where community benifit can be demonstrated

How could this be made into a real world solution?

G'ment needs to create a 'pathway' for change
- subjective assessment not rules based assessment as 1st check.

Needs to be clear $ have a firm/binding commitment.

Who would need to be involved?

- industry
- community
- G'ment - Planning
  - Revenue.
- Financial Institutions
- Community Housing provider.

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

- Capital or /$ inkind
- A site to demonstrate what this might look like.
- Clear communication strategy
  - Why? who? outcomes?
- Community support.
- LVC - instead of a $ fee - 'hand back' of dwellings for Affordable/community housing.

What challenges might you face and how might you overcome them?

Nimbi mentality
Traditional thinking
G'ment processes.
Planning $ Zoning
Demonstration of community benifit

David

JANE

IDEA: Downsize - but remain in the same suburb/area.
(To support an established lifestyle)

How could this be made into a real world solution?

- gov create employment opportunities - breakcycle - lead to self-determination.
- education, training programs.
- rent private properties for transition period.

Who would need to be involved?

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

· strategic stocktake

What challenges might you face and how might you overcome them?

- older women don't have resources to own their own property (no income/super gone etc).
  → pastoral care - employment - the
  - understand contemporary world (ie technology/$$$ etc)
- having to provide the same personal info when tenancy arrangements change
  → centralised info?
  → housing managers to operate corporately.
- stigma re public tenant as
  - get to know the neighbour.
  - △ culture thro' education

How could thi
solution?

① Deliver more hous
in a greater diversity

② Build framework

③ Individuals
for review
for their

Who w

Tenant

Act th

Suppo

IDEA: Transfer list

How could this be made into a real world solution?

* Audit of those in smaller houses: Are they aware of their options to upsize? → then can we swap or make options available to all.

* Utilise the houses for people in need

Who would need to be involved?

* Clients to be at the centre of decision-making.
* ACT Housing management/leadership to support staff in flexible decision making AND support to lower staff turnover. ⇒ Housing officers to assess needs in time (5 years ago when rich moved out)

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

⊗ Tech-facilitated tools to enhance visibility of what is available? needed? project future needs.

What challenges might you face and how might you overcome them?

*Audit of tenants who over years their income threshold has changed (increased) and they still remain in public housing and this limits opportunities for others.

IDEA: - MORE GROUP HOUSING FOR OLDER WOMEN
- ALTERNATIVE MODELS IE NETHERLANDS THAT WORK IN AN AUSTRALIAN CONTEXT
- Adaptable + accessibility.

How could this be made into a real world solution? Homeshare part of Parliamentary agreement just been funded!
- Refurbishing existing AHs buildings

Who would need to be involved?
The women + women orgs.
Community service organisations - especially gendered services + Aboriginal-led organisations.
* Health practitioners + connected to health services.

What resources would you need to bring your idea to life?
Ambassador well rooted in the community
Research (location, design + who?)
Buy-in from all sectors.
Tenancy hub for older women

What challenges might you face and how might you overcome them?
Urgent need. NOT in 10 yrs, to address homelessness now.
Need right mix of tenants - & designed for purpose
clear rights for all parties and support service

IDEA: Facilitating the downsize

How could this be made into a real world solution?

* "Case Managers" or "Community Connectors" working in NGO's to facilitate and support the downsize

Who would need to be involved?

* NGO's - case managers with specific skills in 'downsizing'
* Tennancy Support Service
* Housing ACT
* Tennant themselves
  Mentors from existing places

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

* Funding for "case support workers" in this case culturally specific
* Partnerships with Govt & NGO's

What challenges might you face and how might you overcome them?

. FUNDING.

Jane RAD1

IDEA:

GROWING A SUSTAINABLE INDIGENOUS HOUSING ORGANISATION LED BY ABORIGINAL AND TORRES STRAIGHT ISLANDER PEOPLE

How could this be made into a real world solution?

- INDUSTRY COLLABORATION TO DETERMINE REQUIREMENTS (TO CREATE A STRONG FOUNDATION) BUT GOVERNANCE NEEDS TO BE SEPERATE
- INDIGENOUS COMMUNITY CONSULTATION / DEVELOPMENT OF OPERATING MODEL
- ESTABLISH STRONG GOVERNANCE

Who would need to be involved?

- INDIGENOUS COMMUNITY
- GOVERNMENT
- ACADEMICS - SOCIAL IMPACT, ARCHITECTS
- PEAK BODIES: ACTCOSS, ELECTED BODIES
- PRIVATE SECTOR: DELEVOPERS, SERVICE PROVIDERS, PROPERTY MANAGERS,

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

- HOUSING STOCK (PRIVATE + PUBLIC)
- FUNDS TO ESTABLISH ORGANISATION
- REPRESENTATIVES OF STAKEHOLDERS
- MODELLING OF COSTS (FINANCIAL VIABILITY)

What challenges might you face and how might you overcome them?

- LEARN FROM PAST PROCESSES + GLOBAL BEST PRACTICE
- POLITICAL WILL
- LEVERAGING ACT GOVERNMENT PROCUREMENT TO ENSURE DIVERSE INCOME STREAMS (CREATING JOBS + EMPLOYMENT FOR INDIGENOUS COMMUNITY) EG: 5% ACT HOME MAINTENANCE CONTRACTS
  EG: TENANCY SUSTAINABILITY + SUPPORT

IDEA: ALL INVOLVES A SUBSIDY or "OPPORTUNITY COST" — RECOGNISE THAT → Community Benefit → is greater than foregone revenue.

How could this be made into a real world solution?

(1) YES — MANDATED PROVISIONS
(5) Govt commitment
(3) YES — but is dependant upon retention of products in Affordabe Pool — no windfall gains — pays several times over home lifespan. (20–40 yrs)

DEFERRED PAYMENT OF AN AFFORDABLE HOME PROPERTY TAXES (INDEXED) UNTIL PROPERTY SOLD TO A BUYER WHO IS OUTSIDE AFORDABLE POOL — MINIMUM INITIAL PERIOD IN POOL — SAY 10 YEARS

Maximum rental provisions apply.

Who would need to be involved?

(1) Govt — Particularly Treasury
ESDD
INDUSTRY.
CHP's.
(5) Govt | industry | MACT | EPSDD | Treasury

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

(1) Very few - Policy Initiative
(4) Ability to write off change of use charge for Affordable Housing provision

CONDUSIVE PLANNING POLICY to encourage innovative / affordable development.
(5) 'Focused' resources on CAPITAL Delivery

against market or CPI?

What challenges might you face and how might you overcome them?

(1) Few challenges - Needs Treasury not to PUT THE FUTURE LAND FOR AFFORDABLE HOUSING INTO THE REVENUE FORECAST FOR GOVT.
(2) SLA Monopoly in Land Supply.
(3) inadequate supply of developed land (to reduce costs)
(4) Taxation Policy - ↓ Stamp Duty / lease variation charges / Land Tax + Rates.
(5) Govt will.

Current model is creating a poverty trap (widening gap unsustainable)

IDEA: Rent remit to govt to be tied to income of tenants OR
* transfer title to com. housing providers instead of via HAAP

How could this be made into a real world solution?

As part of strategy, set a target for X number of dwellings to have title transferred to community housing providers, each year → becomes self-sustaining (MOU in place to ensure it is retained as comm. housing)

Who would need to be involved?

Housing ACT.

Community housing providers.

Treasr.

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

Budget allocation for construction / refurb of dwellings. (tied to increased access to supply eg land).

Asset transfers would allow providers to increase balance sheet values, allowing them to be more self-sustaining over the longer term & renewal of dwellings through sale & acquisition (gives comm. housing providers autonomy)

What challenges might you face and how might you overcome them?

- Gov assets affecting gov balance sheet BUT not responsible for wear & tear anymore.
- Construction of dwellings BUT could be done efficiently via existing programs / budget allocation

IDEA: Develop a system that enables new ideas to be tested & provides access to longer term funding if they are successful.

How could this be made into a real world solution?

- SVA style organisation.

Who would need to be involved?

- ACT Government.
- financiers / consultants
- influencers / champions.

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

- testing ideas, working examples to build a compelling business case
- assistance to technical resources to help

What challenges might you face and how might you overcome them?

- long term access to guaranteed funding
- access to $ for major periodic maintenance
- options for cross subsidisation
  - eg premium rental uses to subsidise social housing stock.
- future proofing.

IDEA:
Service Coord.
Integration. Info Sharing

How could this be made into a real world solution?
change to visa regs
assistance before
leaving the house.

Consistency + Simplified Visa Status.

Who would need to be involved?
agency (DV)
needs assessment.
Immigration
Mechanisms to see if
the perp. can leave the
hse

What resources would you need to bring your idea to life?
Cooperation
between agencies
~~police~~ social housing 4
migrants + refugees.
Emergency social welfare

What challenges might you face and how might you overcome them?
Privacy concerns -
Collarboration.
Cultural issues.
Language Barrier.
Funding challenges.
& Trust Issues.

Jodi