

Community Housing – *How It Works and Why It Matters* *Forum* - 1 September 2021

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Director



VENTURE
HOUSING COMPANY

Why Community Housing?

- Its our core business so we strive for excellence to make a real difference in tenants' lives
- Robust governance, skilled boards, robust regulatory frameworks- Government and industry can trust and have confidence in a well-regulated sector
- PBI status - tax concessions and benefits - and access to subsidies
- Access to low cost financing and subsidies, tailored for our sector- NHFIC
- Capacity to leverage our assets, generate more homes through access to Commonwealth subsidies and funding – the multiplier effect
- Efficient business models - with satisfied tenants and high performing assets
- Tenants are at the heart of what we do – *and* we apply commercial acumen and operate as social purpose businesses to ensure we reinvest every surplus dollar back into the business
- We have capacity and expertise to develop homes that are fit for purpose, sustainable and high quality – and we aim to hold them for the long term
- Our tenancy and property management are high quality and outperforms Government
- Community renewal Strong & resilient
- We are agile and adaptable and can respond to and drive innovation to create social and economic impact – education, jobs, aspiration

- NT has 6 registered community housing providers – with diversified service offerings across the Housing Continuum to respond to diverse and changing needs of diverse cohorts
- NT has 12 times the national average rate of homelessness of any other jurisdiction;
- Rental affordability, housing rental stress and severe and extreme overcrowding are key challenges in the housing policy space for households on very low, low and moderate incomes
- 16.5% of all Territorians under 18 are experiencing homelessness
- 81% of people defined as homeless in the NT live in severely crowded dwellings.
- 20% of Aboriginal people in the NT are experiencing homelessness
- Over 88% of the NT’s homeless population are Aboriginal, but only make up 30% of the NT population
- 46% of clients seeking homelessness services are escaping/victims of domestic and family violence

THE HOUSING CONTINUUM



The NT Community Housing Sector - some of our service offerings

Specialist accommodation, housing and support for people who are homeless or at risk of homelessness

Intensive tenancy management and support to sustain at risk tenancies;

Property and tenancy management of urban housing, town camps, remote communities, complexes

Long term social housing management and fee for service for Government or NGOs

Affordable housing for low to moderate income earners, including NRAS management, fee for service for investors

Specialist Disability Accommodation ownership and management and partnering with support providers

Licensed real estate agent services to diversify service offerings and revenue streams

Development and delivery of affordable housing developments for targeted cohorts and have capacity and resources to deliver more

Maintenance and property management services

Contract managers of multi million \$ infrastructure and maintenance programs which build capacity, create jobs and training

Place making, tenant engagement, and community engagement to facilitate community cohesion and opportunities to achieve aspirations

National Regulatory System for Community Housing (NRSCH)

aims to ensure a well governed, well managed and viable community housing sector that meets the housing needs of tenants and provides assurance for government and investors

seeks a clear separation between regulatory activities, and state and territory policy and funding activities

The scope of a Registrar's functions under the National Regulatory System is limited to regulatory activities

Policy and funding decisions are matters for state, territory and federal governments, which enable localised responses to meet housing need





Community Housing Homes, Parap, Darwin





Delivering social and economic infrastructure – benefits everyone

We are highly regulated and operate with robust compliance and performance requirements

We are assessed annually by the regulator to ensure we perform against the 7 NRSCH areas

We operate with business and commercial acumen and with social purpose –

We have benchmarks and standards to demonstrate our efficiency and effectiveness, and deliver social, economic and environmental outcomes

Our objectives focus on sustainable outcomes and impacts for tenants, households and communities

The homes we build or buy must be high quality, sustainable and fit for purpose – we are here for the long term

Our investment, financial and development decisions are robust and closely scrutinised by the banks – commercial arrangements

Collaborating for Success in the NT

NTG is developing a Community Housing Growth Strategy which demonstrates the Government's commitment to sector growth

The community housing sector is working with the NT Government through a trusted engagement and partnership approach which:

- recognises the unique opportunities and expertise held within the NT system and where there needs to be capacity growth – both within the sector and within broader Government
- facilitates co-design and co-owns the objectives, design and outcomes of the growth strategy and related housing programs and property transfers
- plans the implementation of an effective program which is integrated across the public, social and affordable housing system and which optimises impact through the existing eligible community housing sector in alignment with the Government's Community Housing Growth Strategy
- facilitates the growth of a sustainable sector and enables the emergence of Tier 1s within the NT
- assists Government at all levels to better understand the operational models and benefits the sector can bring to the housing system and broader social and economic policy environment

Principles for a successful Property Management Transfer

An effective transfer program should be underpinned by strategic objectives, which need to be co-designed and agreed between Government and the sector, to inform a program framework and implementation that is fit for purpose for the NT, and could include:

- delivering a coordinated and connected social and affordable housing system,
- optimising Commonwealth Rent Assistance,
- evidence based and responsive to the needs of tenants and communities,
- achieving broader social and economic policy objectives e.g. TERC, Closing the Gap,
- Local Decision Making (LDM) agreements and considerations
- facilitates capacity and delivers the benefits of efficiencies of scale, including debt lending to deliver more supply and reduce the waiting list
- for large scale transfers to achieve urban renewal
- terms and conditions and factors regarding long term lease, asset condition, tenant risk assessment etc. need to be agreed.

Further levers for growth and success

We need Government investment, funding and land to support the growth of the sector,

We need investment in capacity building and industry development -recognising that every other jurisdiction has done this

Sub market rental housing requires some level of subsidy

The Territory Economic Reconstruction Commission commitment to community housing growth through land and urban renewal opportunities across urban and regional centres

The adoption of Mandatory Inclusionary Zoning in the NT will assist in delivering additional social and affordable homes.
theconstellationproject.com.au



sustainable tenancy

government

place of opportunities

improved services

homelessness

thriving

housing

improved health

impact

home ownership

place

housing choice

affordable home

youth foyer

pride of place

opportunities

satisfaction

assets

aspirations

community

jobs

high impact

security

integrated

safe home

health & well

home

secure tenure

shared equity

happiness

essential key workers

tenure

connectedness

economy

economic outcomes

decision maker

public private partnership

outcomes

social impact

communities measurable social capital

social enterprise

community development

support services

improved educational engagement