

# SUMMARY OF CONSULTATION

## Joint Pathways

<b>Date of consultation:</b>	29 August 2017
<b>Group consulted with:</b>	Joint Pathways
<b>Number of attendees:</b>	13
<b>Name of organisations:</b>	Early Morning Centre, Australian Red Cross, OneLink/Woden Community Service, Catholic Care, Beryl Women Inc, Doris Women's Refuge, Barnardos, YWCA, Havelock Housing, Conflict Resolution Service, ACTCOSS, St Vincent de Paul

## Key themes arising from the consultation

- Affordable rental housing sector needs to grow.
- More rental models are needed other than just rent charged at 74.9% of market rent or 25% of household income.
- More incentives to encourage downsizing are needed to achieve better utilisation of properties.

## Key quotes

- “The mix of tenants in group share homes is critical. This model can be very successful for older people and for students”
- “If people are allowed to stay in their home or move to a smaller home on the same block this would sort out a lot of the underutilisation and social isolation issues.”
- “We don't have enough diversity in public housing – no boarding houses, one caravan park - so we need more diverse housing options.”
- “There's not a lot of options for women and children sleeping rough, like a Safe Shelter for women would be great.”
- “There are a lot more people with complex mental health issues turning up in crisis accommodation and there is not enough funding to deal with that particular issue.”

## What is working well?

- Land rent scheme.
- Two affordable housing group homes for older women.
- Share accommodation model for particular cohorts (e.g. older women, students).
- Affordable housing model (where rent is charged at 74.9% of market rent) is more likely to work where market rent is not too high (as is the case for shared housing).

## What could be improved?

- Expansion of land rent scheme.
- Scale of affordable housing – the sector is too small.
- Ways to overcome barriers to enter private rental market (e.g. for women who are blacklisted for property damage as a result of domestic or family violence or people who don't have a rental history).
- Incentives to downsize.
- Exits from AMC, especially given that the population in AMC has increased significantly.
- Greater investment in Ainslie Village.
- Funding for mental health support – a replacement for HASI/HARI is needed.
- Reduction in Housing ACT properties head-leased to support agencies (under the HAAP) has been a big issue.
- More larger public housing dwellings for families with 4 or more children are needed. These families are being forced to stay longer in crisis accommodation creating bottlenecks in the system.
- Greater diversity in low cost housing e.g. tiny houses, well planned transportable and modular dwellings (esp. for some rough sleepers for whom high density housing is not a feasible option). Should be sound-proofed and not be concentrated in one area.
- Better utilisation of public housing dwellings by offering incentives e.g. funding for moving costs, opportunity to stay close to existing supports.

## New ideas

- Public housing eligibility should include women with unresolved immigration status who are experiencing family violence. This would free up crisis accommodation.
- Housing options in between affordable rental housing model of 74.9% of market rent and the social housing model of 25% of household income.
- Look at Home Ground model of housing from Victoria (not-for-profit real estate agency). In the case of group share tenancies, the matching of tenants should be done by a third party.



- Planning reforms to encourage development of granny flats. This would allow people to remain close to their communities of support and resolve some of the problem of underutilisation of properties.
- Develop a scheme where rent is used to develop a savings pool. There is a need to provide other methods that facilitate the building of equity.
- A shared equity model for low income earners is supported.
- Assistance to encourage downsizing in social housing – allow one spare bedroom; provide moving assistance (including from professional downsizers).
- If there is an option for a spare bedroom, a surcharge may be appropriate. This would provide people with a choice and still act as an incentive to downsize if they have that option available.