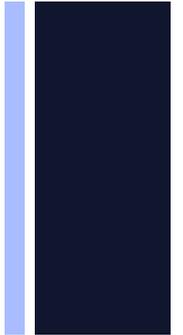


Presentation to Domestic Violence NSW
Annual Conference 2014

+ Acknowledgment



Address Housing manages housing on the land of the Gumbaynggir, Darug, Awabakal and Worimi and Cadigal people. We thank them for their care of country over many generations, celebrate their ongoing contributions and achievements in the communities we work with and acknowledge the terrible wrongs that have been committed against the Aboriginal peoples of Australia.

As an organisation that works to address domestic and family violence and provide housing, we acknowledge the particular challenges Aboriginal women have faced in accessing justice and shelter, and commit to working with them to address these challenges.



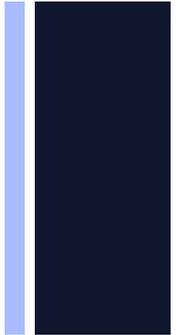
+ Background

- Address Housing was established as a partnership between Housing NSW and Domestic Violence NSW.
- The company was established to:
 - Provide appropriate housing solutions to women & children experiencing domestic & family violence
 - Consolidate existing knowledge on how best to provide tenancy and property management practices that are sensitive and responsive to the diverse needs of women & families
 - Grow the range and increase availability of housing products for women and children
 - Provide a new option for specialist homelessness services to transfer the responsibility for tenancy and property management for crisis accommodation and transitional housing,
- Subsequently, NPAH capital funds were made available to purchase properties to be managed by the company. This \$12.5million purchased 29 properties across NSW – in Western & South Western Sydney, Newcastle, Lake Macquarie & Coffs Harbour





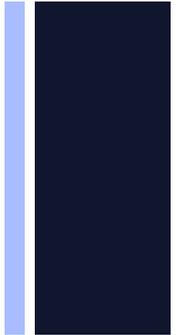
Governance



- Address Housing will have a Board of 9 Directors
 - 2 Directors from the SHS sector with experience providing support to women and children who have experienced domestic and family violence
 - 2 Directors appointed by DVNSW with specialist experience and knowledge of DFV & SHS practice
 - 5 Independent directors with a set of qualifications & experience including legal, finance, asset management and HR
- All SHS services we work in partnership with are invited to participate in an Advisory Committee to the Board to ensure practice knowledge informs our tenancy and property management approach.
- Membership of the company is open to our SHS partners, and to our tenants.



Operations, Portfolio, Service Delivery



- Our goal is for Address Housing to be registered and operational by the end of November 2014.
- With current arrangements we will manage a portfolio of seventy three transitional properties–
 - 29 Properties funded by NPAH capital funds
 - 5 Properties funded by other Housing NSW sources
 - 39 Transitional Properties managed on behalf of SHS services in a partnership arrangement
 - In addition we will hold the leases of a number of crisis properties, for services who do not want to maintain registration only to hold crisis leases.
- Our service delivery model will be a mix of in house and fee for service tenancy & property management.



+ Transitional Housing Plus

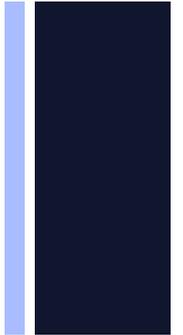
- THP is a new housing product developed in conjunction with SHS services.
- THP offers:
 - Up to five years of tenure
 - Property based, not income based rents
 - Rents begin at a level roughly equivalent to current transitional rents, and increase incrementally toward market rent.
 - Tenants will pay the market rent the year they enter the product in their final year of tenure. Factoring in market rent increases this is approximately equivalent to a fifteen percent discount to market rent in the final year, assuming rents increase at a rate slightly above CPI.
- THP is a supported housing product that aims to see clients transition to the private rental market. Clients are required to engage with a case plan that includes employment and/or training participation

+ Your DFV Housing Provider

- We are here to make sure that access to housing is not a barrier for women and children to be safe and reach their potential, and to make sure that housing services are sensitive to their needs.
- We were established to meet identified shortcomings amongst mainstream providers in providing housing to women and children
- We are focused on maintaining strong partnerships with SHS and other DFV services. We know good relationships between support providers and CHPs are crucial to successful tenancies



+ Growth Agenda



- As we all know, there is enormous unmet need for affordable and social housing. We were established to be a growth provider
- We are looking at best practice for growth models from Australia and overseas, and are lucky to have significant expertise in the UK & US affordable housing sectors on our board to direct us toward innovative models for growth
- We are pursuing partnerships with local government as that sector moves into the affordable housing arena

+ Our Challenges

- Low statutory incomes and recent changes to the parenting payment make it hard to develop a sustainable business model while charging women affordable rents
- Operating in the same space as much larger mainstream CHPs – an anticipated challenge when seeking stock transfers
- Uncertainty around growth agenda for CHPs – from state and federal governments
- Broader housing affordability crisis – a challenge for us and a barrier to growth, and a challenge for our transitional housing tenants looking to move into the private market



Contacting Address Housing

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