

# What's happening in community housing?

managing tenancies and properties  
supporting clients  
building strong communities  
delivering new housing  
expanding into diverse service areas

## Innovation in regional disability accommodation

### About the project

North Coast Community Housing (NCCH) partnered with ko:ho to deliver a new model of affordable housing for people with a disability in North Coast NSW. The project saw the development of three properties providing 12 places for single people, plus shared living space.

NCCH contributed \$600,000 of its own funds to the project and secured over \$1.8 million through the Australian Government's Supported Accommodation Innovation Fund. The properties were delivered on time and under budget, to a very high design and construction standard.

The average cost of \$150,000 per place to government was significantly below estimates of \$400,000 per place.

### About the partners

North Coast Community Housing is a not-for-profit company managing social and affordable housing for people in housing need on very low, low and moderate incomes. The company has been serving the far north coast community of New South Wales since 1985.

Its partner, ko:ho, is an award winning designer, developer and builder of housing for people of all abilities.

### Industry capabilities in action

#### Supporting clients

The ko:ho design and construction approach combines self-contained living units with purpose built communal amenities. The objective is to support the day-to-day needs of clients and meet their desire for independent, but not isolated, living. NCCH residents also benefit from ongoing support provided through partnerships with organisations such as House with No Steps, Ballina District Community Services Association and Lifebridge East.

#### Building strong communities

The project supports community diversity by delivering affordable housing for people with complex needs in one of the least affordable parts of regional NSW. The homes are located in established communities and are indistinguishable from their neighbours. The design of the communal spaces within the properties optimises opportunities for interaction between residents, reducing social isolation.

The project was a finalist in the 'Innovation in independent living' category of the 2013 NSW Disability Industry Innovation Awards.

#### Expanding into diverse service areas

The project is an example of community housing providers' involvement in a wide variety of social support and business activities. It demonstrates the industry's ability to deliver new models of housing to meet the focus of the National Disability Insurance Scheme on individual choice and flexible services.

### Key features

- Demonstrates North Coast Community Housing's strong culture of building successful partnerships
- Shows the importance of partnering between organisations with shared values
- Provides an innovative housing model to meet the housing needs of single people with a disability
- Demonstrates high quality financial and project management
- Builds social capital and inclusion by integrating housing for people with a disability in existing communities
- Leverages from provider investment and expertise to deliver value for money for government and the community

