



CO-OPERATIVE SOLUTIONS

TO THE AGE OLD PROBLEMS IN HOUSING

Sydney 2017

JAMES BROWN, CEO

ABOUT COMMON EQUITY NSW

- Est. 2009 - peak body for housing co-ops in NSW
- Currently support 33 rental housing co-ops managing 500 properties
- Tier 2 community housing provider
- Higher efficiency than much larger housing providers
- Governed by a Board of technical experts (incl. TENANTS !)
- Ambitious growth plans + savage appetite for strategic partnerships
- Less than 1% of total housing but on the rise

A SHOW OF HANDS



CO-OPS & MUTUALS ARE A BIG DEAL



HOUSING CO-OPERATIVES OVERSEAS

- 15% of total housing
- 40% in the capital, Oslo
- Housing Co-Ops have been nation building projects & pathways to home ownership (over 80%)



Norway

Frysja Housing Co-op, Oslo
(900 units)

HOUSING CO-OPERATIVES OVERSEAS

- 22% of total housing
- Shares in co-ops are bought and sold in the free market



Sweden

HOUSING CO-OPERATIVES OVERSEAS

- 91,000+ units
- Majority rental co-ops relying on Government support



Canada

HOUSING CO-OPERATIVES OVERSEAS



USA

Co-Op City, New York is the largest housing co-op in the world housing 45,000 people

- 1.2m+ co-op units
- Mix of equity & rental co-ops

HOUSING CO-OPERATIVES OVERSEAS

Hunziker-Areal, Zurich

- 4.5% of total housing
- Typically high quality buildings designed by architects



Switzerland

HOUSING CO-OPERATIVES OVERSEAS

- High quality shared spaces
- 30,000 new co-op dwellings from 2012-2016
- 6% of total stock



Germany

Big Yard, Berlin

WHAT ARE HOUSING CO-OPS ?

- Intentional communities self-managing their housing
- Formal legal entities
- Member-based organisations
- Can be full equity, part equity or zero equity
- Unit blocks or groups of free standing houses (even across suburbs)

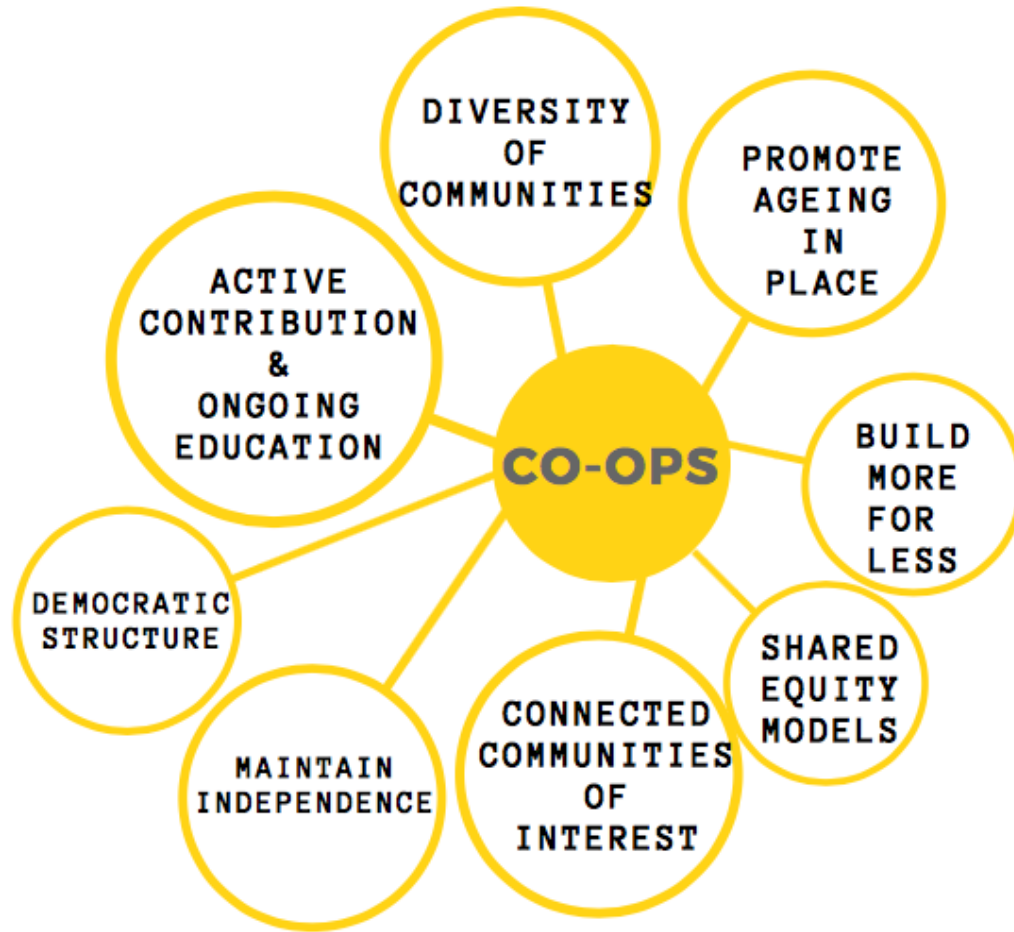
HOUSING CO-OP RESPONSIBILITIES

- Property & grounds maintenance
- Collecting rent
- Filling vacancies / tenancy selection
- Record keeping
- Tenancy management
- Paying bills
- Resolving disputes
- Growth & development (personally + collectively)

Supported by Common Equity as peak body

CHALLENGES FOR SENIORS HOUSING

- Limited housing choices
- Age-appropriate design
- Lack of supply
- Affordability
- Sense of Purpose
- Loneliness & Isolation
- Loss of Independence
- Rising costs
- Consumer control
- Inactivity



THE CASE FOR CO-OPS



KEY BENEFITS OF CO-OP HOUSING

- Higher resident satisfaction due to autonomy, responsibility and control
- Stronger sense of community
- Support networks created + resilience enhanced
- Capacity building and skill development
- Better health & wellbeing outcomes
- More economical to construct + lower operating costs
- Lower costs to Governments (cost avoidance)
- Efficient way to pool and organise resources from multiple entities

GROWING BODY OF EVIDENCE

- Abundance of anecdotal + pockets of quantified benefits
- Social benefits
- Economic benefits
- Community benefits
- Health and wellbeing benefits
- Need for market diversity + alternative housing options

University Research commissioned for Australia !

NEW CO-OP MODELS

- Retirement village alternatives (last home buyers)
- Shared equity (older single women, first home buyers, etc)
- Specialist disability accommodation
- Mixed equity developments
- Ground lease models (sustainable economic return + influence housing outcomes)

WHO CARES ?

- Australians (all stages of life, all property market sectors, all income levels)
- Governments (planners, policy makers, funders, social service providers, health providers)
- Investors (ROI + SROI)
- Community Housing Providers
- Land holders who want to target specific outcomes through housing
- Developers

CO-OP HOUSING, A NEW PATH TO

- Design Innovation
- Enhanced Cash Flows
- Community Building
- Resilience & Independence from Government
- New solutions to the problems you are trying to solve
- Developing new markets

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