

REIMAGINING HOME INNOVATION PROJECTS

A Look Book

examples of social and affordable homes developed with and for older women on low incomes and a range of communities of identity

developed by Liz Lennon Nov 2020

supported by Shelter WA | Connect Victoria Park Inc | Lisa Baker MLA Maylands



A note from Liz Lennon

Hi, I'm Liz Lennon and I'm an older single woman on a low income with experience of homelessness and housing stress. Great way to stop conversation – anywhere!

I've worked in community development and social justice areas in Australia and Ireland my entire adult life. Housing and homelessness were areas I worked in for more than a decade in Dublin and wider Ireland, and now I'm back in Australia I get to experience it all personally – Yah me. Older single women on low incomes are the fastest growing demographic experiencing severe housing stress and homelessness in Australia. Nothing like being part of a growing trend.

My personal and professional style has always been to try and understand the complexity that underpin issues, explore options for solutions, and then see what partnerships can be formed to make a real difference. I've been trying to get the Reimagining Home research and Look Book done since 2016 and it wouldn't have happened without 2 great organisations and one wonderful woman who trusted me and supported this work. There's a special place in my imaginary bar for Shelter WA and Connect Victoria Park Inc, Shelter CEO Michelle Mackenzie, and Connect Victoria Park CEO Luke Garswood. They're my kind of partners – value driven, respectful, intelligent and not afraid to take creative and innovative risks. Thank you for making my idea a reality. Lisa Baker MLA Maylands has spoken many times in WA Parliament about the needs of older Western Australians on low incomes. She sponsored my presentation of Reimagining Home to 40+ invited guests at Parliament House on November 18 2020. My deepest thanks for her support. This Look Book is supported by a larger Reimagining Home document and a visual summary. All will be available on Shelter WA's website. In 2021 we hope to have all these examples on a Reimagining Home site within Shelter's site. You'll be able to download specific examples and we plan to add more examples. It will be a great information and learning resource for anyone interested in social and affordable housing development innovation.

This Look Book is all on me. I chose the examples because something about each one resonated and in some way made me think 'I'd like to live there'. There are so many more examples out there and this is just a taste of the possibilities. No project is perfect but each contains elements that delighted me and included:

- **Gorgeous design** – us poor people are allowed to live in beautiful spaces. Some of the examples in this Look Book just made me happy that there are architects, developers, governments and housing associations who take the leap and see that beauty in design makes a difference to everyone.
- **Affordability** – I've been exploring affordability in terms of the housing being a social and economic investment for the future rather than a cost cutting exercise to see how many 'units', or poor boxes, you can squeeze into an area. There's also the argument that proper front end investment, including sustainability and accessibility measures, can decrease resident costs as well as maintenance costs. Poor design and building is just a bad investment – cost cutting can backfire.
- **Sustainability** – it's not only good for the planet, it cuts energy and water costs for low income tenants and all residents. This is an important and exciting part of housing development into the future.
- **Community Connection** – I loved the examples in the Look Book where partners realised that just designing lovely open and connected spaces doesn't in itself create connections. Place making and activation is often needed, and I've included examples where partners have invested in staff to do place making as well as good management, support and governance.
- **Partnerships** – when it's done well, it can change the world. It really is about finding people within organisations who get excited by value driven and innovative housing developments. We need more of that vision and innovation excitement to permeate all levels of government, community housing associations, developers, architects, planners, builders and residents. A common vision creates the energy and trust to keep moving forward, particularly when the guano hits the fan, as it always will in a housing development, particularly with the risks inherent in innovation. Great partnerships leverage the strengths and assets of each organisation.
- **Collaborative housing** – I love the whole idea of collaborative housing design and management because it respects our social, creative, activist and intellectual capital. It's not for everyone, but governments and housing associations need to make more of an effort to understand how it all works rather than saying 'it's too different and too hard'. Folks, it's all about power and you need to share it when it comes to real participation and engagement processes for design and governance.
- **Tenure mixes\ density and rise** – mixed tenure housing developments appeal to me for many reasons including diversity mix and the fact that private sales can cross subsidise building social rental units. There are also examples that cover the density and rise spectrum.
- **Diversity** – there are examples of housing tenants that cover the spectrum – women only; intergenerational, seniors only, LGBITQA+, different cultures and people with a disability. People need to feel safe and secure in their housing, and community is defined in more ways than just a geographic location. Enjoy your wander through this Look Book. I hope that you connect with one of the examples and maybe it'll motivate you to explore new horizons when it comes to reimagining home so we can all age well and continue to contribute to our communities.



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Connect Victoria Park Inc WA – Village Hub - social rental housing for people over 60 on low incomes – great example of community connection

Connect Victoria Park Inc Working with their community for over 60 years

<https://www.connectvictoriapark.org/>

Connect Victoria Park Inc. is committed to changing the way we age by providing quality affordable housing for those over 60, as well as opportunities for connection and wellness for everyone 55+.

Connect Victoria Park offers affordable housing to 80 people aged over 60. They have 70 one-bedroom and bedsitter rental units on Mackie and Cargill streets are conveniently located close to public transport and the Victoria Park café and shopping strip. They are a few blocks away from the Swan River foreshore and a 10 minute bus ride to the Perth CBD.

In addition to residential units on Mackie and Cargill streets, they run a well-known community venue, The Homestead, on 5 Mackie Street.



Connect Victoria Park Village Hub

https://www.connectvictoriapark.org/content.aspx?page_id=22&club_id=873726&module_id=297638

Since January 2018, Connect Victoria Park have been implementing Western Australia's first Village Hub [and only the second in Australia], building a community of people 55+ who help each other, share knowledge and skills to be able to enjoy full and purposeful lives. Seed funding was provided by Town of Victoria Park, CVP and Lotterywest.

At the Village Hub, they are helping to restore a village environment and demonstrating that, with a little help from our friends, it's possible to age well, independently and interdependently, in the community we love.

The Village Hub offers a calendar of classes, courses and events, and provides a venue for groups to meet and run activities of interest. Examples of member-led activities are our social cycling, creative writing and photography groups, book club, tech savvy sessions, excursions and a popular monthly sundowner. Fitness sessions include – ballroom fit, chair yoga, gentle pilates and tai chi. Other activities have included intergenerational noongar singing; outdoor movie nights; Italian and Greek themed lunches; jazz in the park and lots of dancing!

Members can access support from the Village Hub Help Centre at The Homestead, and request or offer help through the Neighbour-to-Neighbour volunteering program. The Village Hub's 18 month evaluation showed that members enjoyed a high quality of life and benefit from social connection.

During the Covid 19 lockdown Connect Victoria Park provided free access to classes via zoom. They also ran regular 'How to use Zoom' sessions for members.



Summary

Older women led cohousing project UK

www.owch.org.uk

Name of project, country - New Ground - older women's cohousing, UK

Developed by - OWCH; Hanover Housing Association; Tudor Trust

Year - Completed 2016

Target group/s - OWCH 26 older single women – 50+

No of dwellings- 25 1, 2 & 3 bed flats

Cost - £7.8mil (land:£1.5M build:£4.8M fees & development costs:£1.5M)

Funded by - Hanover Housing Assoc; Tudor Trust; private sales

Type: Hybrid – mixed tenure

Rise: Low

Build: Repurpose - new build

Issues / Opportunities addressed

- Need for affordable housing for older single women to age well
- Women created community of support by meeting regularly
- Ran many capacity building workshops
- Take time to build trust and keep talking about the values that drive you

Beautiful

design

Flats clustered around a walled garden; all flats have own patio/balcony; communal meeting room with kitchen and dining areas; shared laundry, allotment and guest room. Worked with architect Pollard Thomas Edwards to codesign through a series of workshops. Conservation area so some design constraints

access

one of the fundamental features of cohousing – that design fosters informal and spontaneous contact – is certainly shaping the day-to-day togetherness of the group, leading to casual conversations, nipping down to the shops together, spur-of-the moment visits to local cafes and so on. The communal kitchen is well used.

Affordable

to build

17 homes sold (leasehold) to older single women who were part of the group; 8 are for social rent managed by Housing for Women. Prospective buyers paid a 10% deposit. This helped de-risk the project for Hanover and all 25 homes were presold/prelet. Hanover forward funded the scheme. Tudor Trust gave 1.5 mil to build the social rental apartments. By the time the project had been completed and the apartments occupied the agreed prices were significantly less than the going rate for similar homes in the same area.

to live in

long term tenure and sustainable building keeps energy costs down. Rent for 1 bed social [2017] 137 wk.

Sustainable

eco

High performance windows and doors. The homes comply with Level 4 of the Code for Sustainable Homes. Each home has its own gas fired boiler (early plans for a central plant were scrapped), and mechanical ventilation heat recovery (MVHR) units are fitted in each apartment

tenure

Housing for Women is the social landlord, managing the eight affordable homes. They own the freehold of the whole development, and have issued a 999 year head lease to OWCH. The private owners purchased their own flat (and a share of the common facilities) on a 250-year lease; the affordable homes are rented on an assured tenancy via Homes for Women. Selling – OWCH has 6 months to sell to another member at a reasonable price or to a woman 50+

Connected

community

Close to shops and public transport. The residents keep any eye out for each other. One resident was told that the support her neighbours provided over just a couple of weeks after she had a fall would have cost thousands of pounds via an independent care organisation.

smart tech

Powerful

partnerships

OWCH partnered with Hanover to get land and forward fund the project. They also worked closely with the architect and building team. Eligible women were allocated rental flats through the OWCH membership process, along lines agreed with the Trust and Housing for Women.

process

The group is legally constituted as a not-for-profit Fully Mutual Company – OWCH (Barnet) Ltd. Effectively it is a housing co-operative where all the leaseholders and all the tenants are members. They manage their community through regular group meetings, along with a small elected management committee. In addition, they have small service teams to take care of the building, the garden, their communal life and outward-facing activities like membership and communications. The group first formed in 1998, building started 2014 moved in 2016. Long process; difficulty finding land and financing; change of project manager

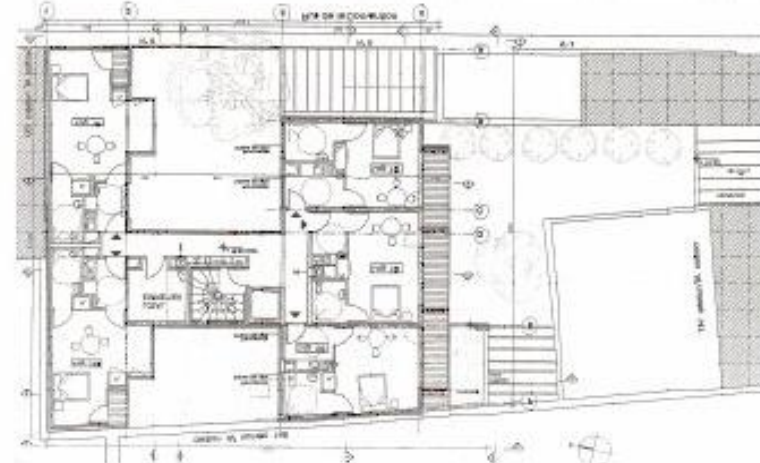
New Ground – Older Women's Cohousing UK
First seniors cohousing development in the UK. Completed 2016.



<p>Summary Older women led cohousing project</p> <p>Name of project, country - Babyagas House, Montreuil, Paris</p> <p>Developed by - Older single women on low incomes</p> <p>Year - 2012</p> <p>Target group/s - 21 women 66 to 89 – 1/3 on poverty line</p> <p>No of dwellings- 25 flats – 4 for students</p> <p>Cost - 4 million euros</p> <p>Funded by - 8 public sources including Montreuil city council</p> <p>Type: private, social, hybrid - Self managed social housing</p> <p>Rise: L,M,H - Med – 6 storey</p> <p>Build: New</p> <p>Issues / Opportunities addressed</p> <ul style="list-style-type: none"> • Need affordable housing for OSW • Many OSW on low incomes and live alone • Takes time to get all the funding • Took a while for government to understand how to work with the group 	Beautiful	design Quote from founder Therese Clerc “The Maison des Babayagas is not a social project for aging people, much less a gerontological project. It must be beautiful and show that old age is not a terrible age... to live long is a good thing but to age well is better”	access 21 flats built for accessible design. Flats are in east Paris and connected to transport, cafes, health services and everything Paris. It's self managed social housing devised and run by older women who want to keep their independence and live in community	
		to build Construction subsidised from 8 different government sources including the Montreuil City Council. Cost 4 million euro to build in 2012. 6 storey apartment block on 600sqm, with 25 apartments – 21 are for older single women and 4 are for students. Founder, Therese Clerc, felt that government policies about Ageing in Place embedded isolation for older single women. She believed that self managed social housing saved the government money on health and social costs of ageing, and government investment in this housing would save costs of OSW being placed in government run aged homes.		to live in Residents pay an affordable rent [420euro mth] for their own small, 35m2, apartments to the OPHM [local city council] and share the cost of a monthly visit by a health care professional
	Affordable	eco The Maison des Babayagas in Montreuil was built with the requirement of energy saving and respect for the environment. In its daily operations, residents pay particular attention to rigorous management of water, energy and waste.		tenure Life long tenure. Women only. Residents chosen for their willingness to contribute to the world using their social, activist and creative capital. They have a plan and accommodation in place in case live in care is needed
		community Babayaga House has an 860 square ft. ground floor space that is an open university that anyone from the surrounding community can attend. The Babayagas run courses, offer discussion groups, do creative writing and give concerts. One of the tenets of the Babayaga model is that the residents will be actively engaged with the world politically, socially and culturally.		smart tech
	Connected	partnerships Women led process with eventual funding support from 8 government sources. Office Public de l'Habitat de Montreuillois [OPHM] of Montreuil City Council built the building. the communal center of social action of Montreuil (CCAS) which acts as the interface between the association and the OPHM.		process started by activist/feminist Therese Clerc when she was in her mid 60's. Took 13 years to get it built – most of the time was spent trying to get funding. The women contribute 10 hours each a week to chores and housing management activities.
		Powerful		
	Sustainable			
	Powerful			

Babayagas House Paris

Led by older single women activists. Founder Therese Clerc got together with some activist friends and came up with the idea to create an exclusively female, self-governing, environmentally friendly cohousing collective for women who want to live independently into old age — yet within a supportive and fully engaged community. They would call it the Babayagas' House after a supernatural being in Slavic folklore — a witch who offers guidance to younger women. Therese died in 2016. Rest in power dear woman.



All the Houses of the Babayagas are:

- **Self-managed:** no public supervision intervenes and there is no director. The collective of the inhabitants is sovereign.
- **Solidarity:** collective housing and the project that supports it help to age well together and to die in collective life.
- **Citizens:** the houses are open to their neighborhood and their city. Thanks to large spaces on the ground floor, the Babayagas houses can accommodate the social and cultural activities of associations in their neighborhood or city.
- **Ecological:** the Maison des Babayagas in Montreuil was built with the requirement of energy saving and respect for the environment. In its daily operations, residents pay particular attention to rigorous management of water, energy and waste.[from interview with founders on this link <https://www.leroymerlinsource.fr/autonomie/vieillesse/la-maison-des-babayagas-les-qsortieres-de-montreuil/>

A Babayaga model is being developed in Canada – Baba Yaga Place - <http://www.babayagaplace.ca/>

Summary

Women Led Housing Cooperative – WA

Name of project, country - Inanna's House – Hilton WA

Developed by - The women as a cooperative

Year - 1998

Target group/s - Women on low incomes and their children

No of dwellings- 9 houses

Cost - \$245,000 land; \$628,000 build

Funded by - State [build] and federal government [land] grants

Type: Hybrid – cooperative

Rise: low

Build: 3 repurposed homes and 6 new rammed earth homes

Issues / Opportunities addressed

- Build a sense of sharing and support
- Women led and managed
- Affordable housing Live by cooperative housing principles
- Inanna House is a member of Cooperation Housing WA
- co-operationhousing.org.au

Australian Women Focused Housing Organisations

Women's Housing Limited - Victoria – womenshousing.com.au

Women's Housing Limited (WHL) is a not for profit organisation that provides low costs housing to women at risk of homelessness. Those groups that are likely to experience housing stress include older women over 55 and women who are forced to leave their home because of family violence. WHL provides rooming houses and long-term community housing [ranges from studio apartments; one bed units to 3 bed houses].

Since becoming a Housing Provider, WHL has significantly expanded and diversified its housing portfolio and housing development capacity. WHL will continue to advocate for the housing needs of women and children and contribute to the growth of affordable housing stock. WHL also provide additional services including:

1. Intake and assessment services for homeless women
2. Distributing Housing Establishment Funds to assist women experiencing a housing crisis
3. Housing assistance and referral to women exiting prison

In June 2020 WHL received a \$9 million low interest long term loan from NHFIC in its latest social bond release. WHL will use the loan to refinance its current debt [\$5.5 mil] and contribute to the development of new properties [\$3.5 mil].

Women's Property Initiatives – Melbourne area wpi.org.au

For over 21 years, WPI has provided women on low incomes (and in many cases their children) long-term, high-quality housing solutions which allow them to start again. WPI currently provide homes for over 200 women and children around Melbourne in thriving communities. Tenants pay rent, but it is no more than 30% of their household income, giving them the financial freedom to do more than just survive. WPI converts as well as new builds homes. WPI is currently working with WINC women's cohousing to develop their cohousing dream.

Women's Housing Company – NSW – wpi.org.au/about-us

The Women's Housing Company is a registered Tier 1 not-for-profit community housing provider that operates under the National Regulatory System for Community Housing and provides social and affordable housing, as well as crisis and transitional accommodation for women on limited incomes. They manage over 1,000 properties across Sydney, the Hunter Region and Coffs Harbour. Women's Housing Company has a particular focus on older women, including housing that is targeted for women aged 55 years and over. They have a focus on services and programs to support older women in social housing to stay connected with their local community, access services and live comfortably in their home as they get older. Opened in late 2017, the \$7.4 mil Woolloomooloo Older Women's Housing Hub was built by the NSW Land and Housing Corporation, providing 20 universally designed units with landscaped courtyard for older women to age in place. The design and security elements balance tenants' privacy with opportunities for connection with neighbours, enhancing community cohesiveness and personal wellbeing.



The only picture on the internet of the Woolloomooloo Older Women's Housing

LGBTIQA+ Cohousing developments with some that include LGBTIQA+ people on low incomes

WinC – Women’s Cohousing – Daylesford Victoria. Under development.

winccohousing.org.au/plans

WinC is an incorporated non-profit association of women, to develop a cohousing community for older women that aims to prevent homelessness, provide affordable housing to aging women, create a supportive ‘family’ of women, strengthen community connections, and offer the model for other groups to recreate.

we’re a group of older women – aged between 50 and 75, most of us are lesbian but not all. We also welcome women who don’t identify as lesbian. We plan to create a positive, vibrant community where older women and lesbian feminism are highly valued.

From their site

They plan to create 24 to 30 1 and 2 bedroom homes with a common house with dining area, a lounge area, large kitchen, 2 guest rooms with ensuites, a shared laundry, a place for gym equipment, an art and craft room and a wood working workshop. All areas in the common house are to be designed for universal access.

The development will be reminiscent of a village. The design, including the layout, paths of circulation, and human scale details will be such that residents and visitors will frequently cross paths and have spaces to meet both formally and informally. Cars will be kept to the periphery of the site. Having 2 car parks for every 3 units is acceptable because they plan to car share electric vehicles and some older residents may no longer drive.

A minimum of 4 of the homes will be social rented through Women’s Property Initiatives [WPI]. The group is also trying to access sponsors/funding for those older women who may have some financial assets but not enough to buy a home outright. They also have women interested in buying a home and renting it for a number of years.

On WinC facebook page July 20 2020

WINC has begun 3-way negotiations with Hygge Property developers and not-for-profit social housing provider Women’s Property Initiatives [WPI] to build our cohousing eco-village on a Hygge site at 17 Smith Street in Daylesford. The 1880’s sandstone house will be re-purposed as the WinC common house, providing the centrepiece for our older women’s community. Hygge are working with Breathe architecture to build the first Nightingale housing in Ballarat, and this team has now begun work with us on WINC in Daylesford. We are very excited about the innovative possibilities of what we can create working with people who understand community and share our commitment to sustainable, energy efficient buildings that are also affordable, beautiful, accessible and enhance human interaction.

Village Hearth Cohousing - A 55+ intentional neighborhood for LGBTs, straight friends, and allies in Durham, North Carolina. USA

www.villagehearthcohousing.com

The neighborhood is made up of 28 single-story fully equipped cottages on 15 wooded acres, with private backyards and inviting front porches. The homes cluster around the common house, leaving almost ten acres for natural open spaces, gardens, and outdoor activities. All homes have Universal design with wide doorways, roll-in showers, and gentle grades throughout ensures the entire community is accessible to everyone.

There’s a central green space, the common house, the gardens, the dog park, the art studio, and the workshop offering plentiful opportunities for connection, creativity, exercise, and fun. The common house has a large gourmet kitchen, a multi-purpose dining room, office, laundry, exercise room, guest suite, sitting/game room, and sewing/craft room.

Policies are agreed on by members of the community. They are a non-smoking community. Pets are welcome.

Liz Note – this cohousing development, like many, is only accessible to people with enough income and savings to buy their homes



LGBTIQA+ Cooperative Housing in Australia

Planet X - LGBTIQA+ cooperative - Chippendale Sydney NSW, resident led

Information from this article - assemblepapers.com.au/2018/05/24/planet-x-an-intentional-community

Planet X first met in the late 1980s with a vision of starting a housing co-op: the group was dissatisfied with the private housing market and its inability to meet their living needs. After almost 10 years of searching, it took up occupancy of a building in Chippendale after former public housing was allocated to the co-operative sector. This was made possible with support from the Association for the Resourcing of Co-operative Housing (ARCH) – the predecessor of Common Equity Housing NSW (CENSW) – a not-for-profit community housing provider that works closely with Housing NSW. All properties in the NSW co-operative program are either leased to or owned by CENSW and the overall responsibility for the housing properties is a shared arrangement between CENSW and the co-operatives.

The Chippendale building comprises 12 single-person dwellings – a mix of one-bedroom, studio and loft apartments. There's a shared courtyard, laundry, a clothesline, a storage room, a library, a bathroom with a bathtub (apartments only have showers) and an office space.

In 2002, Planet X expanded to include two three-bedroom houses in Marrickville. In response to the changing needs of residents, these homes now accommodate two families or 'living groups' – a term used instead of 'families'.

There are currently 14 members of the co-op, each responsible for ongoing committee roles. Responsibility is divided across important areas: finance, rent, office space, common areas, external affairs, training, conflict resolution, tenancy applications and onboarding, plus an elected chair each year.

The co-op also seeks to prioritise women, people of colour and non-binary or transgender people when looking for new tenants. These groups rely on secure housing within supportive neighbourhoods – which is often not as accessible as it should be. Planet X endeavours to have at least 65 percent of tenants meet the income eligibility requirements for public housing, as determined by Housing NSW. Rent is calculated at 25 percent of tenant's gross income (up to a maximum equivalent to local market rent). The remaining 35 percent with higher incomes is needed to keep a balance and make it viable for those paying minimum rent.



SAGE NYC housing for low income LGBT seniors

Note – I use LGBT for the USA examples because that's what their organisations use

Stonewall House in Fort Green

Stonewall House is New York City's first affordable, LGBT-friendly senior [62+] Housing Development that opened December 2019. Located in the Fort Green, Brooklyn neighborhood, it is one of the largest developments of its kind in the country. This development was a partnership between the New York City Housing Authority (NYCHA), BFC Partners, SAGE, the New York City Housing Development Corporation (HDC), and the Department of Housing Preservation and Development (HPD). Stonewall House received financing from HPD's Senior Affordable Rental Apartments (SARA) program, HDC, and Wells Fargo.

Stonewall House features 145 units over 17 storeys, split between 54 studio and 91 one-bedroom apartments, laundry facility, a communal lounge, roof deck, and terrace. 25% of residents are formerly homeless older people. To be eligible a person must be over 62 and earning 60% or less of the area median income. There is an onsite resident manager.

SAGE, operates a 6,800 square foot community centre offering programs and services for LGBTQ older adults and their allies.



Crotona Senior Residences – Crotona Park North

SAGE NYC is building the Crotona Senior Residences, a brand-new, LGBT-welcoming, affordable senior housing development in the Bronx. These one-bedroom and studio apartments are specially designated for individuals and couples who are 62 years and older and income-qualified for affordable housing in New York City. The building will have an on-site SAGE Center that will provide health and cultural programs, meal service, and a computer lab.

Construction on Crotona Senior Residences is underway in 2020. It will be built on Crotona Park North in the Bronx and feature 83 state-of-the-art new apartments.



SAGE USA

SAGE is America's largest and oldest organization dedicated to improving the lives of lesbian, gay, bisexual and transgender (LGBT) older adults. Their mission is to lead in addressing issues related to lesbian, gay, bisexual and transgender (LGBT) aging.

SAGE offers innovative services and programs to LGBT older people throughout New York City and nationwide through their affiliate network, SAGENet. From arts and culture, to health and wellness, and much more, SAGE's innovative services and programs support thousands of LGBT older people in communities around the country.

On a national level, SAGE also trains aging providers, develops consumer resources, and advocates for public policies to support LGBT older people

Los Angeles LGBT Centre housing for low income LGBT seniors

Triangle Square affordable housing for LGBT seniors – Los Angeles

Triangle Square Apartments was the nation's first affordable lesbian, gay, bisexual, and transgender (LGBT) housing development of 104 private, individual apartment homes. Opened 2007. 75% residents identify as LBGTQ; 35 of the units are for people living with HIV/Aids or at risk homeless; 36% residents living with HIV/Aids; average age is 75; 87% residents live alone; 76% residents live at or below poverty line; 46% residents have food insecurities; 85% residents live with at least one chronic condition.

[http://wdacs.lacounty.gov/DailyNews/Los%20Angeles%20LGBT%20Center%20Senior%20Services%20%20-%20The%20Golden%20Gay%20Years%20\(1\).pdf](http://wdacs.lacounty.gov/DailyNews/Los%20Angeles%20LGBT%20Center%20Senior%20Services%20%20-%20The%20Golden%20Gay%20Years%20(1).pdf)

On-site services provided by the Los Angeles LGBT Center address the health, social and recreational needs of LGBT elders 62 and over.

The controlled access, energy-efficient one- and two-bedroom homes offer European style cabinets and Energy Star appliances including: refrigerator, range and hood and garbage disposal. Laundry facilities are located on every floor of the building. The apartments are centered around an open-air courtyard and pool. Over 60 activities offered each month in the community room at no cost to residents including: yoga, acupuncture trivia, lesbian movie nights, computer classes, the One Voice Senior Chorale, bingo, and chair workouts., including a reduced cost lunch program for residents and their guests Monday through Friday in partnership with Project Angel Food. There is a media room, library and gym for residents use. Also available:- Case Management and Mental Health services; medical treatment in partnership with the Center's Jeffrey Goodman Clinic; monthly grocery distribution in partnership with Inspire LA; Grief and Loss Therapy in partnership with Tranquil Care Hospice; Blood pressure screening, flu shots, and wellness workshops in partnership with CVS Pharmacy; Healthy Living workshops presented by Partners In Care Foundation



LA LGBT Ariadne Getty Foundation senior housing – opening later 2020

The LGBT Center's Ariadne Getty Foundation senior housing is anticipated to be completed in fall 2020 and will feature 98 new, affordable, low-income units designed for people who are ages 62 and over:- 19 studios, 75 one-bedroom and 4 2 bedroom rentals. There will be fully accessible units for people with mobility hearing, and/or vision disabilities. Future residents will be welcomed into the LA LGBT Center's wide range of community programming specializing in HIV+ wellness, gender identity, and LGBT social and cultural support. Other services will include meals, case management, employment training, and more. More than 1200 people applied for one of the 98 homes. 72 will be leased through a lottery system. The remaining 26 units will be set aside for individuals experiencing chronic homelessness whose rents will be paid for by county and city grants.

The new senior housing site will be located adjacent to the Center's Harry & Jeanette Weinberg Senior Center at the Anita May Rosenstein Campus on N. Las Palmas Avenue in Hollywood, just east of the City of West Hollywood, and is a project of the Los Angeles LGBT Center and Thomas Safran & Associates. The City of West Hollywood contributed \$2.1 million to the project from the City's local housing trust fund.



This housing is placed within the LA LGBT Center's \$141 million 4 acre Anita May Rosenstein Campus. The campus is gorgeous and contains - a new senior community center, youth centre and youth academy, a dormitory and showers for 100 homeless clients, administrative offices, a retail space, and several cultural events spaces. Check this article for gorgeous pics of the campus - <https://www.dezeen.com/2019/05/10/anita-may-rosenstein-campus-leong-leong-kfa-lg/>

<div><div>Summary</div><div>Artists social rental cooperative Western Australia</div><div>www.shacfreo.com/about-shac.html</div></div> <div><div>Name of project, country - SHAC – Sustainable Housing for Artists & Creatives. Fremantle</div><div>Developed by - SHAC with Access Housing</div><div>Year - 2017</div><div>Target group/s - Artists and creatives – includes older artists</div><div>No of dwellings- 12</div><div>Cost - \$4.56 million</div><div>Funded by - Access Housing - NRAS</div><div>Type: social</div><div>Density: medium</div><div>Rise: low</div><div>Build: new</div><div>Issues Opportunities addressed<ul style="list-style-type: none">Provide affordable housing and workspaces for artists and creatives who often live on very low incomes and couldn't afford to live in FremantleBuilt to One Planet principles</div></div>	Beautiful	design 12 dwellings consisting of three three-bedroom townhouses, eight two-bedroom units and one one-bedroom unit. It incorporates two creative working spaces used for meetings, exhibitions and events. Car parking is located at one end of the property which has meant that uninterrupted landscaped areas around apartments promotes interaction between residents. Cross flow ventilation: Low VOC paints/sealer/varnish. Natural light and ventilation		access Universal access design. Links to local transport.
	Affordable	to build SHAC and the overall White Gum valley housing development [100 dwellings] has shown that density and diversity in housing can be done well and create affordable options for home for people on low to medium incomes.	to live in Social rental. SHAC has a 10 year MOA with Access Housing. The embedded solar energy network is sold back to them by Access Housing at below market prices. Many of the sustainable design and building features make it more affordable to live in.	
	Sustainable	eco Feature an embedded solar energy network that will provide tenants with more affordable and sustainably sourced electricity. Built to One Planet principles. Solar passive design and water wise management. This link has a lot of information on SHAC sustainability features sustainablehouseday.com/listing/shac-one-bed-apartments		tenure SHAC has a 10 year MOA with Access Housing that provides social rental.
	Connected	community SHAC's resident members are part of the new White Gum Valley (WGV) community development which has received international endorsement as a One Planet Living Community, only the 11th project in the world to receive this recognition.		smart tech
	Powerful	partnerships SHAC formed a partnership with Access Housing who accessed funding for the housing development. Other partners included Landcorp and City of Fremantle.	process SHAC started as a conversation between artists and creatives working in the Fremantle area. Sustainable Housing For Artists & Creatives Co-operative (SHAC) is a Not for Profit (NFP) Non-distributing Co-operative Registered under the Co-operatives Act 2009 trading as SHAC Ltd. working in partnership with affordable housing developer Access Housing.	

SHAC housing in White Gum Valley WA has won One Planet Living Accreditation

This document provides a detailed description of the WGV development and its one planet principles

<https://www.landcorp.com.au/Documents/Corporate/Innovation%20WGV/Innovation-WGV-Comprehensive-Guide-for-Residents-LandCorp-June-2016.pdf>



Summary

All social rental housing cooperative – resident led Australia

Name of project, country - Murunduka Cohousing Community. Heidelberg Heights Vic

Developed by - Earth Co-Op and Common Equity Housing Ltd Vic

Year - 2011

Target group/s - People on low incomes – intergenerational

No of dwellings- 18 homes – up to 40 people

Cost – Unable to source

Funded by - A Federal Government stimulus package in 2010

Type: Hybrid – rental cooperative

Density: Medium to high

Rise: low

Build: new

Issues / Opportunities addressed

- All social rental
- Sense of community and support
- Sustainable values and practice

Beautiful

design

Built across what was previously 3 house blocks in suburban Melbourne, it consists of two 3-storey apartment blocks arranged around a large central common house. Each block has nine fully self-contained apartments, ranging in size from 1 bedroom to 4 bedrooms. The common house has a commercial scale kitchen and large living space. There are three guest rooms, a shared bathroom, shared laundry and a library/TV room. The outdoor area contains a BBQ space, garden and chicken run, all of which are shared.

access

all the common areas and garden are designed for informal contact but the homes are designed to enable privacy – a good balance

Affordable

to build

couldn't find information on build costs but it was funded through a Federal government stimulus package in 2010. CEHL accessed the funding and drove the design.

to live in

Rents linked to income – 25% of weekly income. As a rental coop they pay rent to CEHL. The Energy Freedom project has decreased energy bills. Weekly shared meals keep costs down

Sustainable

eco

Energy Freedom Project - www.murundakacohousing.org.au/energyfreedom started in 2014, the goal was to reduce energy use across all properties; reduce the cost of energy bills and switch to 100% renewable energy. They installed an Energy Management System; changed their lights to led's and installed a 17kW 'grid connected' solar panel system. Results? 25% less energy use; energy bills reduced by 50% and produce 100% of electricity needs. They also have a reuse and recycle room; carpool and have a number of electric bikes

tenure

Secure tenure. Part of Common Equity Housing Ltd.

Connected

community

Hold events and tours to show people cohousing in real life. Internally they have participated in a range of workshops to build capacity in communication, decision making, conflict resolution and other skills related to gardening and sustainability gregfoyster.com/my-dream-co-home/ - story by someone who lives there

smart tech

solar panel system

Powerful

partnerships

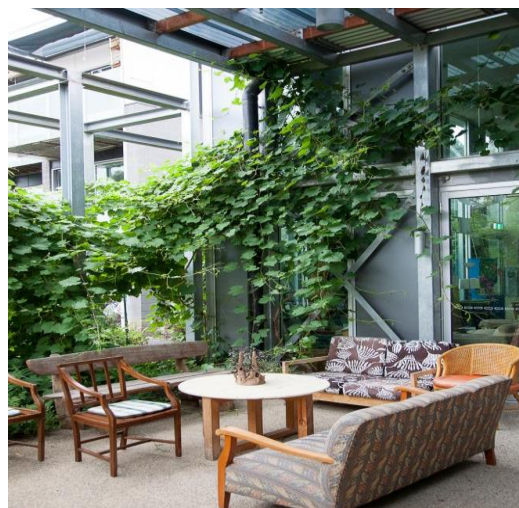
Earth co-op partnered with CEHL to develop Murundaka.

process

Murundaka has two legal entities: the self-governing Common Equity Rental Cooperative, Earth, that decides on all matters relating to the cooperative; and Murundaka Cohousing Community Association Inc that deals with all non co-op cohousing community activities. Both entities use consensus decision-making based on a modified form of sociocracy.

Murunduka Cohousing Community

was developed by CEHL Vic and Earth Co-op in 2011. It's the first urban cohousing community in Victoria



Common Equity Housing Ltd – Victoria. Cooperative social rental

www.cehl.com.au/AboutCEHL/IntroCEHL

Common Equity Housing Limited CEHL, is a registered Housing Association, a provider and developer of affordable housing. CEHL partners with independent co-operatives to provide the CEHL Housing Program. Each co-op is an independent organisation that works together to meet the needs of its own members within the framework of the CEHL Housing Program. Co-ops are run by members, for members, they:

- manage governance and planning for their co-op and members needs
- have a say in the CEHL Housing Program and in decisions that affect their housing by:
 - electing co-op member representatives to the CEHL Board
 - input into policies and key program topics
- act as landlord by managing tenancies, finances and maintenance (for Community Managed Co-operatives CMCs these functions are managed by CEHL)

CEHL hold the title of properties; manages and grows the housing portfolio; is responsible for the overall management of the Housing Program including reporting and compliance; develops and provides resources to member co-op development and function.

CEHL has

- 108 cooperative housing groups under its umbrella
- 4,375 people housed
- 2,119 homes

People in the CEHL Housing Program enjoy:

- Secure long-term housing
- Affordable rent
- Contributing to decisions that shape the Program and their housing
- Building supportive communities

Two examples of CEHL Vic projects and cooperatives are on this page and came from their site and other online sources



Herbert Street Harmony Village – People 55+ housing in partnership with Doutta Galla Aged Services

The development, completed in 2013, sits on a 10,142 square metre site and consists of 92 one and two bedroom units in 12 buildings, with basement car parking, a residents' community centre and native landscaping. Special consideration has been given to environmentally sustainable design including passive solar, natural ventilation, water efficient fittings and appliances and water harvesting. The village is located within walking distance to shops as well as public transport. The village has a bus shuttle service, which offers transport to various parts of central Dandenong, so residents don't have to rely on their own vehicles. Renting rates are affordable for residents, who are all over 55 years of age and either live by themselves or with a partner. Residents pay 25 percent of their income plus 100 percent of the Commonwealth Rental Assistance payment. 60 units are cooperative social rental and 32 sold by Doutta privately. The design is 'tenure blind' meaning you can't tell which units are social rental or privately owned.

More details:

http://australia2012coop.com/downloads/UDIA_Entry_2011_Harmony_Submission_CEHL_WINNER-2/index.pdf



Gipps Street Abbotsford – mixed tenure development with 6 disability designed homes with 24/7 onsite support worker

59 units - 25 are co-operatively managed; 6 disability adapted housing with an on-site 24/7 support worker; 28 privately owned. Completed 2013

Developed by CEHL for \$30 million using a funding mix – CEHL, Vic Dept Human Services and NRAS. CEHL cooperatively manages the 25 units and Summer Foundation manages the 6 disability adapted homes.

Common Equity Housing NSW Cooperative social rental

www.commonequity.com.au

Common Equity NSW is a provider and developer of community housing across NSW, operating in 25 Local Government Areas (LGAs) and managing in excess of 500 properties that are a mix of 31 cooperatives and 107 community properties directly managed by CEH NSW.

Common Equity is the peak body for housing co-operatives in NSW. They are a nationally registered Tier 2 Community Housing Provider, a not-for-profit organisation and a registered Specialist Disability Accommodation Provider under the NDIS.

Common Equity provides a unique offering as the only housing provider in NSW that delivers co-operative housing. All properties in the NSW Co-operative portfolio are either leased to or owned by Common Equity and the overall responsibility for the housing properties is a shared arrangement between Common Equity and the Co-operatives. Co-operatives enter into Residential Tenancy Agreements in accordance with the rules of the co-operative and any other relevant legislation or policy. Residents pay social rental of 25% of weekly income.

They are legal entities that operate to protect the rights and interests of all members. They run according to 7 Principles;

- Voluntary and open membership
- Democratic member control
- Member economic participation
- Autonomy and independence
- Education, training and information
- Co-operation among Co-operatives
- Concern for the community

CEH NSW manages 31 co-operatives that house a range of diverse communities, among others: young women, LGBTIQA+ people, Tamil Seniors, women only coops, a variety of cultural family coops, artists, single household coops, shared accommodation coops, as well as 107 community properties (DM's). Out of those they are currently working with one DM community site to become an incorporated multicultural seniors housing co-operative, and with another community site to merge with an already established co-operative. *Two examples of their coops are on this page.*



Vietnamese seniors and intergenerational cooperative living Cabramatta

42 bedrooms in a range of configurations including studios, self care units, family and multi family units with a number of shared facilities all connected to shared gardens. The project features outdoor kitchens, produce gardens and space within the homes to observe religious practice. Consultation revealed a wish for a Vietnamese architectural style called Nha Lau that is characterised by tall and very skinny buildings allowing multi generational families to live in one building. Common spaces include gardens, library, kids play area, a coworking space, washing and drying areas, outdoor cooking areas and a pet yard. This is a rental cooperative that will be managed by residents who receive a range of capacity building supports in running a cooperative.

May still be under construction



The Van Lang & Lac Viet Housing Cooperatives

www.collaborativehousing.org.au/stories-vietnamese-seniors-housing

Provide affordable rental housing for people from the Vietnamese community. The cooperatives operate three properties, including one in Canley Vale that is specifically for older people. The two-storey building has 17 units and a shared community room. The upper level is accessible by a wheelchair-friendly ramp and a lift. The site has been operating as co-operative housing since December 2011. Land bought by co-op from rent surpluses and construction funded through NRAS. Co-operative members organise and participate in a range of cultural and community activities as well as meeting formally as a committee to collectively manage their properties. The three properties are supported by a part-time co-operative support worker, employed by Common Equity, which further helps to maintain the community. Everyone pays social rental of 25% of weekly income. Has a long waiting list particularly seniors.

Example of international cooperative rental housing development

Mehr als Wohnen [more than living] Cooperative rental Zurich

www.mehralswohnen.ch/fileadmin/downloads/Publikationen/Broschuere_maw_engl_inhalt_def_181004.pdf
issuu.com/birkhauser.ch/docs/more_than_housing

This 2015 cooperative rental housing development was created after the City of Zurich organized an open design competition on a city owned 4 hectare industrial site in 2008. It cost 170 million euro and took 3 years to build. The building costs of the project were slightly less expensive than comparable buildings due to the size of the project, a cost framework from the beginning and a strategy on cost effective construction. But the main difference is the non-profit principle of the cooperative which makes the difference that leads to low rents. All buildings belong to the Mehr als Wohnen cooperative and are leased to residents on long term leases. Due to the cost-rent calculation, the average costs for apartments are 20–30% less than market values for comparable apartments. A 4-room apartment costs less than CHF 2000 a month, whereby the average on the market are CHF 2500–3000.

Although the rents are low, additionally, 20% of all apartments are subsidized for people living on the poverty line. Rules for renting include minimum occupancy, participation and community engagement, ecological standards, sharing economy principles and diversity. In addition to the 20% subsidized apartments another 10% of all apartments are reserved for charity and non-profit foundations supporting people with a disability, immigrants, students and children under child-welfare. The result is a development that includes a mixture of people, ranging from recently settled refugees to middle income professionals.

Mehr Als Wohnen was funded by fifty small co-operatives, who banded together to support the project. The final project contains 13 buildings consisting of - 395 dwellings [mix of studio and family apartments to shared and satellite apartments], 35 retail spaces, and shared laundry, care and community facilities. 1200 residents and 150 employees live and work across the precinct. As part of the heritable building right agreement with the City of Zurich, Mehr als Wohnen invested 0.5 percent of the construction budget in art within architecture projects. They also set up a gallery and space for rent to professionals from the world of art and culture. The project follows a low energy/low tech approach and is a certified 2000-watt-area; they have a strict mobility concept which makes the site nearly car-free, and 45% of the required electricity is produced by photovoltaics on all roofs.

Some of the 10 common areas were already defined in the planning process (exhibition and seminar room, sauna, two standard community meeting rooms). Others were the result of local groups' initiatives, who submitted proposals to the commons committee for their projects. Communally used commons complement private accommodation and include community gardens, a repair shop, a yoga room and an indoor playground and they ease some of the burden on low-income household budgets. They foster social contact among the residents and enable them to take the initiative and organise things for themselves. Local groups comprise at least five residents sharing a common interest. They organise not profit-oriented activities open to the neighbourhood and general public. The local groups can apply to the commons committee for the use of rooms and for financial contributions. These come from the cooperative's Solidarity Fund, which is financed by income-dependent contributions from residents. There is a community Intranet and What's App to communicate and share information. A paid participation manager helps coordinate and support more than 40 local groups.



<p>Summary Australian developer corporate social responsibility partnership Grocon</p> <p>Name of project, country Elizabeth Street Common Ground Victoria</p> <p>Developed by - Grocon construction and development</p> <p>Year - 2010</p> <p>Target group/s - Homeless people and low income earners</p> <p>No of dwellings- 11 storeys 131 units</p> <p>Cost – Contract budget \$44mill Delivery price \$34 mill</p> <p>Funded by - A mix of state and federal funding</p> <p>Type: Social - community</p> <p>Density: High</p> <p>Rise: High</p> <p>Build: new</p> <p>Issues / Opportunities addressed</p> <p>Accommodation and support for homeless people Accommodation for city low income workers Property developer returns \$9 million to Community Housing Provider Accessible units created</p>	Beautiful	<p>design http://ancr.com.au/common_ground.pdf - full case study on the Grocon project</p> <p>11 story 141 units, 131 studio and 30 2 bedroom units. 65 studio apartments for long term homeless people and 66 studio apartments for low income workers and students. The 30 2 bed units provide affordable tenancies for low income earners. Every unit has a balcony. Other design and services include - A green roof with vegetable and herb plantings, medical facilities [including foot baths and podiatry services], mental health facilities, an art therapy room, a common computer room, a recreation room, employment referral services and a library as well as 24 hour concierge.</p>		<p>access There is a unit designed for disability access and use on every floor; the building entries are disability friendly.</p>
		<p>to build Grocon's initial contract price was \$44 million. They worked for no margin and undertook to return any cost savings. 70 of the subcontractors and suppliers also worked for a reduced or no profit. Nearly \$9 million was returned to Yarra Community Housing. Grocon used their expertise to reduce the planning process from the average of 1 year to 3 months.</p>		<p>to live in The eco initiatives ensure that ongoing life is more financially sustainable for tenants due to decreased water and energy consumption. It was estimated that energy and water bills were reduced by \$10 a week.</p>
	Affordable	<p>eco five-star green accreditation – rainwater harvesting; natural ventilation through the central void and sliding doors means no aircon needed; 30 solar panels boosting gas fired hot water. Central boiler delivers hot water to radiators for safe heating in each apartment. Double glazing for effective thermal insulation. Recycling waste storage on each floor.</p>		<p>tenure Unison owns and manages the building, while Launch Housing provides staff for 24/7 logistical support as well as onsite social and medical services. Social rents are set at 30% of weekly income. Tenures are secure.</p>
	Sustainable	<p>Community Launch Housing provides health, social and employment services to residents who are their clients. When a homeless person receives tenancy in one of the studio units they are given what they need in terms of linens and furniture. Many activities including a weekly resident bbq and a resident choir.</p>		<p>smart tech C-Bus lighting and electrical control system in common areas integrated with motion detectors for automated lighting. Energy smart meters in each apartment.</p>
	Connected	<p>partnerships Grocon, State and Federal Governments, Yarra Community Housing, Home Ground Services [now Launch Housing]. There are a range of partners involved in providing health, mental, social and employment support</p>		<p>process Grocon worked for no margin and their undertaking was to return any cost savings on the original contract budget of \$44.1 million. Up to 70 subcontractors and suppliers showed their commitment by also working for reduced or no profit, and combined with construction innovation, this resulted in an actual delivery price of \$34 million. Grocon returned just over \$9 million – almost 20 percent of the original contract price - back to Yarra Community Housing. Grocon also employed two people referred by the Brothers of St Laurence under Grocon's community employment program</p>
	Powerful			

Elizabeth Street Common Ground Housing



An Australian Housing Association innovating in a number of areas.

Information is from their site - housingfirst.org.au/portfolio/properties and their capability statement housingfirst.org.au/images/pdf/CapabilityStatement_online_version_22July2019-2.pdf

HousingFirst is a Victorian registered housing association regulated by the Victorian Housing Registrar. Their approach is characterised by successful place management, creating a sense of place that tenants can call home, building relationships with the surrounding community to enhance the experience of inclusion, and linking with the full range of services and opportunities within the local community to enable tenants to improve their personal wellbeing. HousingFirst's rents are set at a discount tied to the individual household affordability. They retain ownership and/or management of the majority of the housing they develop and therefore have a long-term vested interest in these communities. Their mixed tenure approach means that many of their developments are home to a range of low to medium income tenants, owner occupiers, market renters and commercial. They manage over 1200 properties. HousingFirst runs a range of social, community and employment programs, and education scholarships for residents. HF tenant volunteer staff, in partnership with the social enterprise café CAFÉ ED, run the Ashwood Pocket Park fresh fruit and vegetable market every Tuesday during school term.

Air Rights social rental apartment developments

HousingFirst specialises in apartment and air rights developments across Melbourne for specific target groups such as people with disabilities, older people and, people experiencing or at risk of homelessness. To date they have developed 133 apartments above Council owned carparks in Port Melbourne, Balaclava and Moorabbin. In these projects the car parking was maintained for public use.

Kyme Place Port Melbourne – 27 units, \$9m, 2012
housingfirst.org.au/portfolio/developments/104-completed-projects/144-kyme-place more images of the gorgeous development

Comprising five 1-bedroom units and 22 studios across three levels above a Council-owned car park. The 'air rights' were transferred to HousingFirst for the development and Council retains ownership and management of the public car park under the new development (22 spaces).

The property has 2 fully accessible units and 11 that are adaptable for persons with a physical disability. The project is targeted for low income single persons with significant links to the City of Port Phillip. The households allocated to the project have a mix of housing backgrounds, many having experienced homelessness or housing related stress.



Mixed Tenure repurposing of 6 sites - Ashwood Chadstone Gateway

2013 - \$140 mil. 282 units, 93 for people 55+, 75 units visibility adapted or future modifiable. The project was leveraged with the Victorian Government and the Port Phillip Housing Association [PPHA] now HousingFirst, contributing \$70 million each to the development. The 72 private units were sold off the plan prior to construction with funds used by PPHA/HousingFirst to leverage and deliver approximately 200 additional affordable housing dwellings within Metropolitan Melbourne without further Government support.



From 2013-17 HF did social impact research that found social connection between tenants had increased, as

had social connection with the wider community. The research challenges stereotypes regarding social housing resident's capacity to be part of building connected and supportive communities. The development is an urban renewal project that turned 6 sites into 282 units over 4 buildings and 9 townhouses. 72 units were sold to private owners and 210 units and the townhouses were retained by Housing First for community housing. The retained community housing comprises 148 one-bedroom apartments, 52 two-bedroom apartments, 1 three bedroom apartment, 7 three bedroom townhouses and 2 four bedroom townhouses. The homes house over 400 residents.

One building of 93 units is allocated to older persons 55 years and over and has capability for tenants to age in place with lift access, stepless bathrooms, modifiable features and the ability to establish on-site support. Across the whole project there are a total of 75 one- and two-bedroom apartments that are disability modified or adaptable in the future.

The design also includes a community centre, commercial space that has been used for a social enterprise and a site office providing direct access to housing management staff.

Example of mixed tenure | mixed use housing development - Australia

Ivanhoe Estate at Macquarie Park NSW

Mixed tenure|mixed use Under development Oct 2020

communitiesplus.com.au/major-sites/ivanhoe-1 ivanhoeestate.com.au

NSW Land and Housing Corporation (LAHC) has been working with Frasers Property Australia and Mission Australia Housing to transform the 8.2 hectare former Ivanhoe Estate site. It is one of the first projects to have its assessment fast-tracked [April 2020] as part of the NSW Government's Planning System Acceleration Program, which was created to keep the economy moving and people in jobs through the COVID-19 pandemic.

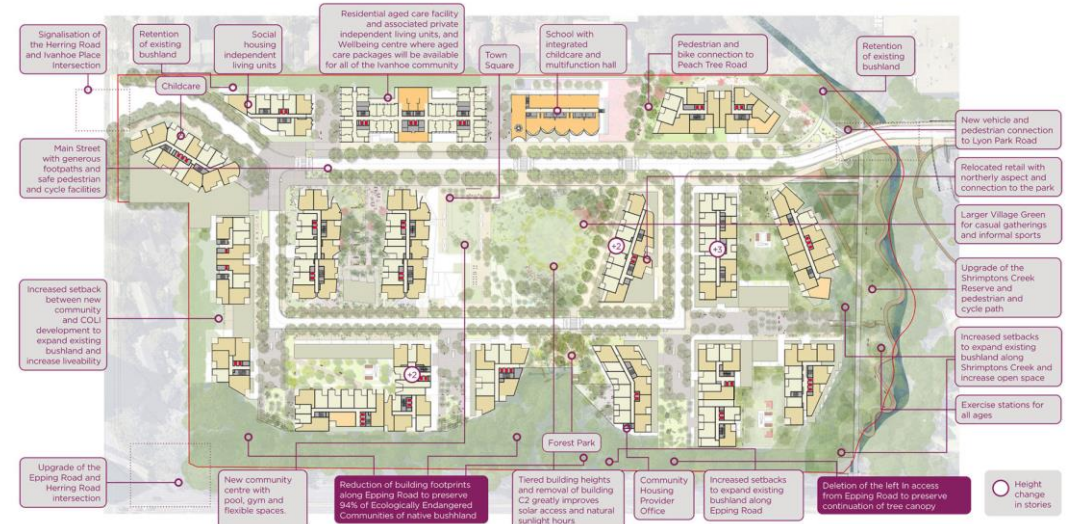
Stage 1 of the project, 740 dwellings [259 community housing and 481 market sales], will be delivered by Aspire consortium which was awarded the contract - comprising Frasers Property Australia, Citta Property Group and community housing partner, Mission Australia Housing. Mission Australia Housing will have staffed offices on-site to assist in the delivery of support services and programs to strengthen the local community. The partnership behind the creation of this new community, between the NSW Government, the community housing sector and the private sector, will transform dated social housing into a range of new community and affordable homes, integrated into a unique new neighbourhood which takes advantage of the considerable transport, amenity and employment opportunities at Macquarie Park. The holistic, design-led environmental and social sustainability approach of the partnership will create a new mixed tenure community model that represents a better answer to Sydney's housing needs and pave the way for new solutions to housing issues in Australia and around the world.

Once complete, the \$2.2 billion Macquarie Park project will include:

- 3,300 new homes, including 950 for social housing, 128 affordable housing, and 273 seniors living homes;
- Community centre, gym and pool, and community gardens
- 2.8 hectares of open space including new parks, a skate park, jogging track, exercise stations, basketball court and nature based playgrounds
- A new primary school for 400 children and two childcare centres
- A town plaza, new shops, cafes and restaurant
- Green roofs, net carbon neutral, water capture and reuse, smart metering technology, car sharing scheme, 1.5mg photovoltaic system

The project will also meet the needs of tenants aging in place – a significant demographic on the Housing Register – through the provision of:

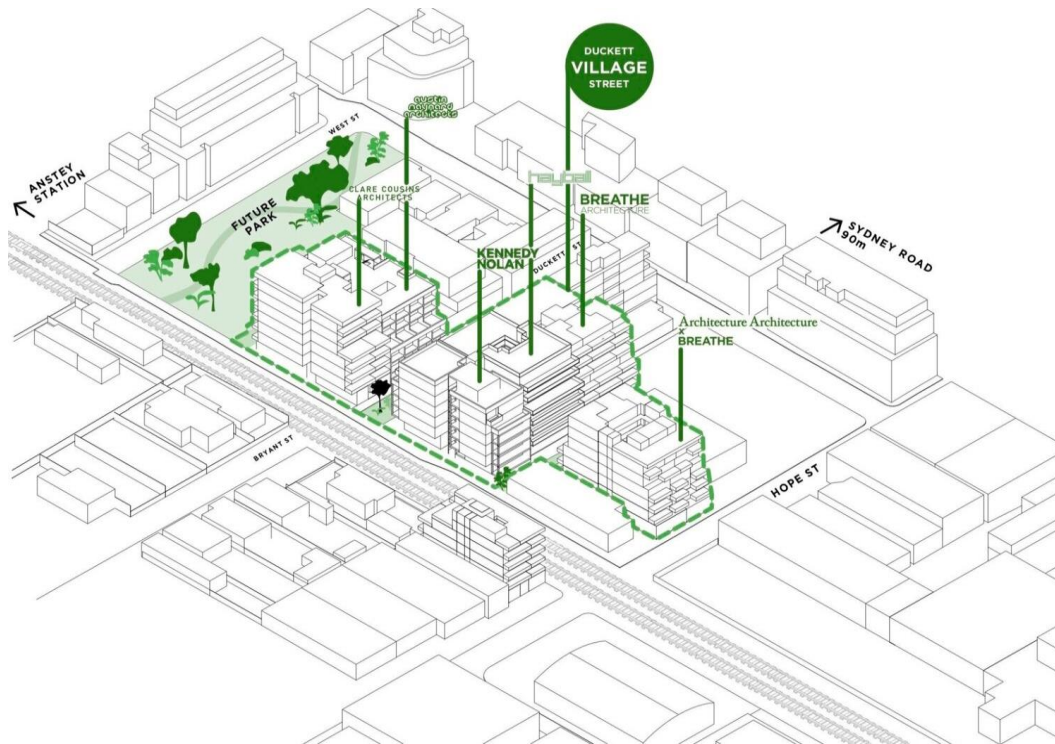
- 120 bed residential aged care facility
- 141 purpose-built social housing and 132 private independent living units
- a seniors wellbeing centre.



Masterplan for
3,300 homes
950 social
housing, 128
affordable and 273
seniors homes
120 bed aged care
facility
Seniors wellbeing
centre



Example of mixed tenure| mixed use housing development – architect led - Australia



Nightingale Village – Brunswick Victoria Under development completion date 2021 Mixed use mixed tenure development

nightingalehousing.org/nightingale-village

information from website

Nightingale Village project is a \$300 million mixed use mixed tenure housing development. The Nightingale Village is a future precinct on Duckett Street in Brunswick and will be Australia's first carbon neutral residential precinct. The Village is a collection of six neighbouring buildings, each designed by a different award-winning architect using the social, environmental and financial sustainability principles of the Nightingale model. These principles will be embedded in every building, and across the street. Twenty per cent of apartments in the project were allocated to Key Contribution Workers such as nurses, aged care professionals, and those working in the not-for-profit sector. A further 20% were pre-sold to Community Housing Providers, which eligible clients can rent at reduced rates. The remainder were sold to the general public, many of whom are first home-buyers.

Nightingale Housing is set to leap out of start-up mode to full scalability with a new fund that promises around \$300 million in finance. The surge in financial clout for this innovative social and environmentally sustainable housing model has been crafted by an enthusiastic bunch of supporters. They range from a social finance organisation, Social Enterprise Finance Australia (SEFA); HESTA: National Australia Bank; and Brightlight, an institutional advisory organisation.

The new model originated in funding of the current Nightingale projects, whose designs are driven by end buyers, preclude investors and dispense with parking and private laundries in favour of community gardens on roofs and housing that is environmentally sustainable and community focused. The village will have a combined solar PV array, embedded network, grey water system, water sensitive urban design, central heat pump / hot water and be designed to mitigate the urban heat island effect.

There are Nightingale projects around Australia including one under development in Fremantle WA

Example of mixed use | mixed tenure housing development international

Via Verde [green way] – The Bronx USA

www.archdaily.com/468660/via-verde-dattner-architects-grimshaw-architects

Developed in 2012 on 1.5 acres [294,000sqft]. The site was an empty contaminated space before the creation of Via Verde. The \$98 million USD build cost was largely New York City financed, with some federal funding from HUD and New York states more than \$13 million investment included grants from the Affordable Housing Corporation (AHC) to subsidize the co-ops, access to low-rate SONYMA mortgages for first-time homebuyers living here, and State Low Income Housing Tax Credits. Jonathan Rose Company, a for-profit developer known for social engagement, and Phipps Houses Group, a nonprofit organisation with a long history in subsidized housing and a pair of architects, Grimshaw and Dattner won the contract to develop Via Verde.

Via Verde in the South Bronx has 222 dwellings - 71 private sale coops for medium income and 151 affordable rentals to low income [30 to 60% area median income] All of the units in Via Verde were offered to the public via a lottery, and for the 151 rental apartments there were 7,000 applications.

It has 3 build types that 'step down' in design with roof gardens - a 20-story tower at the north end of the site, a 6- to 13-story mid-rise duplex apartment component in the middle, and 2- to 4-story townhouses to the south. Mix of one to 3 bed dwellings. Other design elements include:

- Gold LEED NC status for sustainability. The project utilized low-tech strategies like cross ventilation, solar shading, and smart material choices, as well as planted green roofs, photovoltaic panels, high-efficiency mechanical systems, and energy-conserving appliances.
- 5000 sq ft communal garden and open air central courtyard, managed by environmental non profit Grow NYC, has programmed activities and workshops e.g movie nights, gardening and cooking workshops, health and exercise programs. The multifunctional gardens create opportunities for active gardening, fruit and vegetable cultivation, recreation and social gathering, while also providing the benefits of storm water control and enhanced insulation. In its first year of operation, over 1000 pounds of food were produced by the community gardens – a remarkable demonstration of both active design and local food production.
- The ground floor features retail, onsite gym, a community wellness and medical center, and live-work units, creating a lively street presence. Above the main entrance overlooking the street and courtyard are resident community spaces, including a fitness center. Cultivating the development of community and pride of place, Via Verde has reserved its premium space – the penthouse floor of the tower building – for the community common room, open to all tenants.



More images of Via Verde Housing Development – South Bronx NYC



Example of repurposed mixed use| mixed tenure housing development international – construction begun in 2020

Repurposed Swedish candy factory into sustainable and affordable homes

Singapore architecture, design and research firm Pomeroy Studio has unveiled plans to transform the historic Läkerol candy factory in Gävle, Sweden into an affordable, eco-centric housing and mixed use development. Construction began in 2020. The designers were appointed by AB Gavlegårdarna, one of the largest and oldest public housing companies in Sweden, to create a climatically responsive design that sets a new benchmark for affordable green multi-generational living.

Note from Liz – couldn't find out how many dwellings will be social housing but the client is the major public housing renter in Gävle so I'll assume either all or a fair percentage will be affordable rents.

There will be 121 units with the seven-storey residential block comprising 54 apartments, and the 15-storey residential block having 67, with sizes ranging from studios to four-room flats. Each residential apartment will have a glass covered balcony space for residents to cultivate plants that serves as a habitable sun-catching living space during the winter but can be converted into a private summer verandah. The windows of the balcony can slide open so warmth and sunlight can enter the apartment when temperatures are higher.

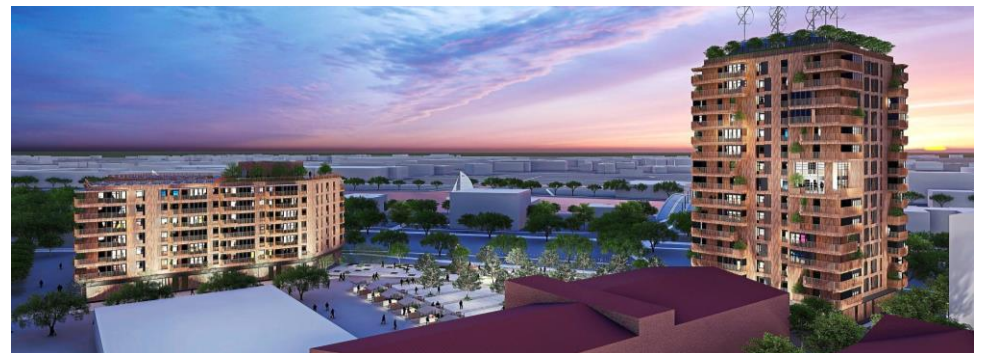
The project also features the creatively named 'skycourts' and 'skygardens', communal spaces placed at different levels throughout the seven-and-15-storey buildings and include a sauna and recreational and entertainment rooms.

The project explores the use of renewable energy technologies that include solar power, district heating and cooling, and wind power to create a zero-energy development. Both residential buildings will be carbon-negative, which means they will be able to generate more energy than they consume. This is achieved through solar panels embedded on the atrium facade and roof of the seven-storey block, while the taller block has solar panels and wind turbines on its roof.

Pomeroy has extensively studied the environmental and societal benefits of greening the urban habitat and says the development's provision of communal green spaces will help foster community.

"In a digital age where the inclination is to retreat into a virtual world, we are incorporating recreational amenities through vertical social spaces that seek to enhance the health and wellbeing of the residents through the embrace of the great outdoors."

Once completed, the project will have 750 housing units, as well as artisanal food and drink facilities, commercial offices and a hotel. The redesign seeks to sensitively restore and redevelop the existing brick buildings to preserve their heritage.



A few quick snapshots of some gorgeous social and affordable developments around the world



The Iceberg Denmark

This is part of the 2013 Aarhus Harbor development, which seeks to help Denmark's second largest city develop in a socially sustainable way by renovating its old and decommissioned container terminal. A third of the Iceberg's 208 apartments are designated as affordable rental housing, aimed at integrating a diverse social profile into the new neighbourhood development. The varying heights of the buildings ensure each dwelling is supplied with natural lighting and waterfront views.



The Whale – Amsterdam

The Whale is a high-density| low rise complex of 214 apartments [150 social housing and 64 private rent], business spaces and underground carpark, located in Amsterdam's former industrial harbor that achieves 100 dwellings per hectare. Built in 2000, the undulating roofline of this complex is echoed underneath, as the architects have raised the ground floor of the structure to allow light and air into an interior courtyard.



Holmes Road Studios Camden UK

Holmes Road Studios [2017] designed by Peter Barber architects for Genesis Housing Association and London Borough of Camden is a beautiful new homeless facility providing high quality residential accommodation all laid out around a delightful new courtyard garden. Most of the accommodation is arranged in little studio houses forming terraces fronting the garden. The project provides accommodation for 59 people experiencing homelessness, alongside counselling spaces, education and training facilities, and a social enterprise space.



Links to more gorgeous design for social housing

www.shareable.net/11-projects-that-prove-affordable-housing-can-be-beautiful/

www.dezeen.com/tag/social-housing/

A Housing Trust creating beautiful, affordable and sustainable permanent supported accommodation for homeless people in LA

Skid Row Housing Trust – Los Angeles

Info from their site - skidrow.org/about/our-mission-values

Info on the homes they've developed skidrow.org/work/buildings

Info on current housing developments.

skidrow.org/work/housing-development

Skid Row Housing Trust provides permanent supportive housing so that people who have experienced homelessness, prolonged extreme poverty, poor health, disabilities, mental illness and/or addiction can lead safe, stable lives in wellness. They work from a housing first and harm reduction model. They currently house more than 2000 people.



The Alvidrez is a proposed new permanent supportive housing development in Los Angeles to be developed by 2023 by the Trust and designed by Michael Maltzan Architecture. Planned for the Skid Row neighborhood in Downtown Los Angeles, California, the 77,190 square foot, 14-story building will replace an old existing five-story residential building. This new residential construction is designed to be one of the first in the country to utilize a mass timber building frame system. This proposed development will serve the community by providing 150 studio apartments, with 30 percent of its units reserved for those with mental or physical disabilities, and 1 manager's unit, for formerly homeless individuals. Plans for each apartment includes a bathroom, kitchen, appliances, and furnishings to support independent living. The building will host supportive services space for case managers on the ground floor.

Liz Note: I love the Trusts values as well as their belief that good design is good for you. They invest in creating beautiful, affordable and secure spaces for the most marginalised citizens



2013 - Star Apartments provides permanent supportive housing to 100 formerly homeless individuals using innovative modular pre-fabricated units that are cantilevered over a two-story concrete superstructure. Star Apartments is a LEED for Homes Platinum development. The apartments are terraced above a Health and Wellness Center on the second floor, which includes a community kitchen, art rooms, running & walking track, and space for supportive services. Residents also enjoy a raised community garden, and multiple outdoor patio spaces for exercise and group activities. On the ground floor is a clinic operated by the Los Angeles County Department of Health Services which serves both Star residents and the surrounding community. It is also headquarters for DHS' Housing for Health Division, a team that is committed to resourcing the most critical determinant of health: housing.



The Six offers 52 welcoming and supportive homes to individuals who have experienced homelessness, with 18 of them set aside specifically for veterans. In the military, "got your six" means "I've got your back." The architecture thoughtfully balances privacy with opportunities to connect with the community. The Six has onsite supportive services and 24-hour property management on the ground floor, and community rooms and a spacious courtyard that offer peaceful respite and space for social gatherings on the second floor. Incorporating energy-efficiency measures that exceed standard practice, including passive design choices that maximize natural light and airflow, the project received LEED Platinum Certification from the U.S. Green Building Council.

Tiny | Small home housing developments for people on low incomes – Australia

My Home – tiny homes for people who are at risk or homeless – Perth WA – architect led project

Content from information provided by My Home founder architect Michelle Blakeley

The “My Home” project, founded and led by architect Michelle Blakeley, aims to bring government, corporate sector and community together to provide an efficient, low-cost long term housing option for homeless people and demonstrate the importance of good design and sustainable practices for low-income affordable housing.

A major cost of housing supply is land. If the cost of land is removed then housing supply becomes far more achievable. A public private partnership (PPP) structure enables “My Home” to remove the cost of land from the funding of the tiny homes. The “My Home” project model is based on utilizing vacant state government-owned land which has been flagged for long term future use, such as road widening, rail system expansion and drainage.

Private sector corporations, foundations and individuals fund the construction of the housing. A community housing provider (CHP) manages the properties and tenants as well as maintenance and collection of rents. It also acts as a conduit to support services for the residents. Implementation requires the State government to lease land at a peppercorn rent to the CHP and the private sector contributes tax deductible funding for the construction of small single resident dwellings on the leased State government land. No funding is required from the state government and they retain ownership of the land. In early 2020 “My Home” has received planning approval to build 18 homes in North Fremantle where there will be shared storeroom facilities, communal parking bays and the site will be landscaped with vegetable gardens, fruit trees and outdoor living spaces. The project is seeking planning approval for 8 homes in East Victoria Park and 30 homes in Woodbridge.



Geelong Microvillage development

www.deakin.edu.au/about-deakin/media-releases/articles/forget-tiny-homes,-deakin-researchers-want-to-create-micro-villages

information taken from this article July 2019

Deakin University researchers have received funding to develop a model for a micro-village in Geelong. The aim is to develop a new approach to the growing problem of rental stress, especially among retirees and elderly people in the area. HOME has partnered with Geelong Sustainability to carry out a community consultation phase.

Funded by the Geelong Community Foundation (GCF) and the Lord Mayor's Charitable Fund. The project would involve creating clusters of small, affordable homes in existing neighbourhoods and close to community services. The project develop a best practice model that will be used to design a prototype micro-village on a site yet to be determined.

"Home ownership and the rental market in Geelong is out of reach for many people on fixed low incomes, especially retirees living on aged pensions, and we know housing stress has implications for both individual and community wellbeing... Residents would also receive security of tenure in energy efficient housing of the highest quality." says Dr. Ursula de Jong, associate professor in the School of Architecture and Built Environment at Deakin and a member of Deakin's multi-disciplinary research network, HOME, said the project would develop a new approach to the growing problem of rental stress, particularly among the elderly.

Tiny transportable home housing development for people on low incomes - Victoria Australia

Harris Transportable Tiny Homes – Victoria - funded by private donor

greenmagazine.com.au/tiny-houses-to-tackle-homelessness/ information from website and other online sources

In a first of a kind collaboration 57 new affordable one-bedroom homes will be located on vacant land in Melbourne's inner west, providing stable housing for people who have been priced out of the private rental market. The unique partnership between major philanthropic donors Geoff and Brad Harris, Launch Housing, Vic Roads, and the Department of Health and Human Services will add much needed affordable housing stock to the Melbourne market.

Vic Roads will allow Launch Housing to develop nine parcels of vacant lands in the inner western suburbs of Melbourne (Footscray and Maidstone) creating 57 new affordable and transportable homes, providing a boost to affordable housing supply for low income singles and couples. The sites have been leased to Launch Housing for a five-year term for a nominal rent. The first site, on Ballarat Road in the Melbourne suburb of Maidstone, is reserved for an eventual road widening project. The tenants of the Harris units are welcome to use them permanently, with Vic Roads required to issue a 12-month vacancy notice if it needs the land back.

Harris Capital are funding 4 of the 9 million dollars for the project alongside the Victorian Property Fund and believe these tiny houses will help break the cycle of homelessness for many Australians.

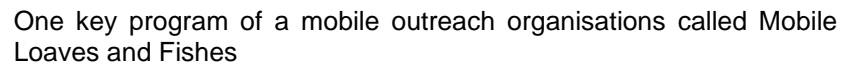
Designed by Schored Projects and led by architect Sophie Dyring, the open-plan studio-style home will include a ground floor kitchenette, bathroom and a mezzanine storage space that cantilevers out on one side. Environmental components have also been considered, with double-glazed windows, high insulation ratings and cross-ventilation all being a part of the design. Launch Housings Lived Experience Housing Group had a lot of input into the design of the tiny homes. The main recommendations surrounded concerns of mobility, safety and storage. Each tiny home uses principles of passive design. The tiny homes were prefabricated off site in regional Victoria and sized specifically to enable transport to site by semi-trailer. Each home measures 3.6m x 11m and is fully equipped with essentials and meets 6-star energy ratings. In support of reducing homelessness in the community, Hansen Yuncken is delivering this project on at at-cost, zero profit basis.

Brad Harris said growing levels of homelessness in Victoria is a serious concern that requires a whole of community response. "We hope to encourage other private donors to see social housing as a sector that really needs more private funding assistance. We will all benefit from working together to end homelessness," Mr Harris said. Launch Housing Deputy CEO and Director of Services Dr Heather Holst said the partnership would benefit a growing number of single adults and couples who are at risk of homelessness due to the lack of affordable housing in Melbourne. "Single adults are one of the largest group of people currently experiencing great difficulty accessing and maintaining affordable housing right now. This new partnership with Vic Roads will allow us to offer accommodation to people who really need a break. They can't get into private rental due to the high costs and they often don't qualify or have to wait up to a decade to access public housing," Dr Holst said.

The first 6 homes were created in 2019.



mlf.org/community-first



Phase I [completed] of the Village covers 27 acres and, is home to more than 200 formerly homeless men and women. Supportive programs and employment opportunities are created for residents.

Features of the Village include:

- 100 RV/Park homes and 130 Micro-homes
- 5 Laundry/Restroom/Shower Facilities and 5 Outdoor Kitchens
- Capital Metro Bus Stop
- Community Art House and cinema
- Community Concessions & Catering
- Community Forge
- Community Inn
- Community Market and Genesis Gardens Organic Farm
- Goodness Press Screen Printing
- Memorial Garden and Prayer Labyrinth
- Topfer Family Health Resource Center
- Walking Trails
- Woodworking Shop

Phase 2 under construction and a further 300+ homes

SINGLE FAMILY, WALK TO TREE BUFFER
 JOINING SINGLE FAMILY
 TRAIL NETWORK
 TREE BUFFER
 ADVENTURE PLAY
 DANCY DANCE DOME
 WINTER SWATH
 FEEDBARGE VEHICLE
 ADJOINING SCHOOL SITE
 CAROL HOME BUILDING CLUSTER
 COMMUNITY BUILDING CLUSTER
 COMMUNITY GREENHOUSE
 WINTER GARDEN & WINDMILL
 COMMUNITY BUILDING CLUSTER & COURTYARD (PRESERVE EXISTING TREES)
 ADJOINING COMMERCIAL / RETAIL
 RISE
 TOT LOT
 LONGS WALKWAY & GARDEN CLUSTER
 NORTH
HOMESTEAD
 COMMUNITY DEVELOPMENT CONCEPT
 AERIAL VIEW LOOKING NORTH / WEST

The initiative, through which the Okotoks town council would partner with Calgary-based Vagabond Tiny Homes and the Canada Mortgage and Housing Corp's Affordable Rental Innovation Fund, aims to build a mixed-community of 42 affordable housing rental units, market-rate rental units, short-term vacation rental units and homes for purchase.

They would have a shared central hub with a communal kitchen, as well as dining, storage and meeting facilities. Dubbed the Homestead project, it would be set up on a four-hectare portion of municipally-owned land in D'Arcy Ranch, on the western edge of Okotoks. Of that, about 1.1 hectares would be designated for the eco-village, while the remaining 2.9 hectares would include a variety of community amenities such as a playground, amphitheatre, and indoor and outdoor gardening spots, according to the proposal.

The cost of the project would be close to \$18 million, with the eco-village component pegged at \$7 million. The town would provide about \$2.6 million in infrastructure for the eco-village while Vagabond Tiny Homes and affordable housing lenders would kick in \$4.4 million. Homes would range from about 32 to 51 square metres

<https://www.okotoktoday.ca/local-news/homestead-project-approved-1537524>

International examples of repurposing buildings

Green Roofs Shipping Container Village – UK



Fraser Brown MacKenna Architects obtained planning permission for a development of micro homes made from shipping containers with green roofs in Aylesbury, England. Gatehouse Road is a low-cost housing scheme that is part of a series of regeneration plans for underused sites owned by the Vale of Aylesbury Housing Trust. Currently the site is occupied by garages. Fraser Brown MacKenna Architects (FBM Architects) has designed a 26.2-square-metre home that can fit inside each container. The one-bedroom studios will be rented out as social housing or student accommodation..

The containers will be arranged in a terrace formation, progressively stepped back from each other to create a private decked area at the front of each micro home. Inside each brightly coloured container the micro homes are arranged in a linear fashion, with a living and kitchen area at the front, a separate bathroom, and a bedroom at the rear. Porches are placed at either end.

Insulation will be added to the walls, roofs and floors of the shipping containers, along with double-glazing at either end, to keep emissions and heating bills low. Sedum roofs, a green roof system made from a blanket of pre-grown sedum plants, will top each container house. Grass and trees will be planted around the Gatehouse Road development, and secure bicycle parking and a communal unit with laundry facilities will be located on site. Coloured tarmac and geometric paving around the development will mark the area's transformation from an under-used, "anti-social" area to a "home-zone", said the architecture studio.

www.fbmarcitects.com/project/gatehouse-road-aylesbury

There's been some criticism of councils developing shipping containers and tiny homes on land that is earmarked for future use. Here's one article from the UK

www.architectsjournal.co.uk/news/architects-slam-shipping-containers-to-house-the-homeless



Drill Hall – Melbourne

The 'Drill Hall' was a prewar training facility in central Melbourne.

Housing Choices Australia partnered with City of Melbourne to refurbish the building into a mixed use housing development. In 2011 they created 59 1,2 and 3 bedroom apartments for low to medium income group people.

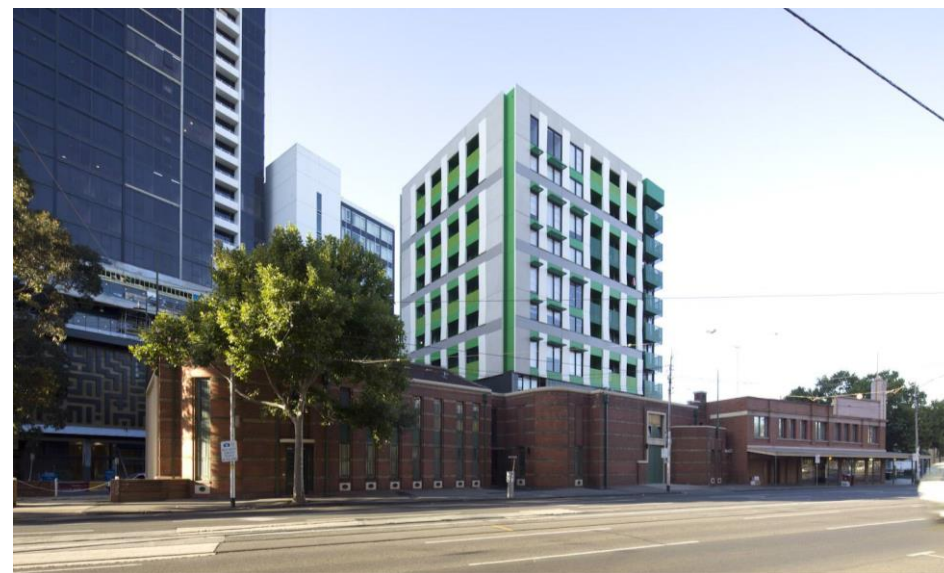
A community hub, employment centre and health centre were created on the ground floor. They retained 90% of the original fabric of the old hall. City of Melbourne transferred the land to HCA at no cost and leased back on a 99 year lease the use of the Drill Hall as a community space.

Funding Stacking - \$19.3million came from Federal funding through the National Building Economic Stimulus Program; \$2m from the Sydney Myer Centenary Fund; \$2.05m from Housing Choices Australia; \$1.25m City of Melbourne for Hall restoration and land transfer. Total - \$24.6m

Residents of the affordable housing units, above the Drill Hall at 30 Therry Street Melbourne CBD, began moving into their new units in September 2011. They formed their Drill Hall Residents Association (DHRA) at an inaugural meeting in the Multicultural Hub on 4th February 2013. It subsequently became an Incorporated Association on 12th May 2014.

DHRA has a strong commitment to community independence. It is on this basis, that it has successfully developed an inclusive, engaged, resident led, resident owned and resident driven community organization. This is also the basis of its community based partnership, with other groups active in the Victoria Square Precinct (the Multicultural Hub, Cohealth, City of Melbourne –CoM, and their Housing Provider, Housing Choices Australia – HCA). The Victoria Square Precinct committee was formed at DHRA's initiative on August 14th 2013.

A major initiative by DHRA, together with its Precinct partners, was a project for the development of a community garden in the public space at the corner of Therry and Victoria streets. City of Melbourne allocated \$50,000 dollars to this project. HCA is spending about \$9000 together with a grant from a Heritage fund to restore the perimeter walls of the garden. DHRA already operate a worm farm and plantation boxes providing opportunities for residents to 'grow their own thing'. An installed BBQ is also promised.



Refurbishment of Fire Hall #5 and development of safe and affordable housing for women - Canada

Fire Hall #5 – YWCA Pacific Spirit Terrace Opened December 2019

City of Vancouver in partnership with the YWCA and the Vancouver Fire and Rescue Services refurbished Fire Hall #5 on the first 2 floors and developed 31 2- and 3-bedroom affordable apartments on the next 4 floors. There is a rooftop patio and garden. There is an art and play therapy room for children who have experienced domestic violence.

The homes are rented to low income, women led households and are close to services, schools and public transport. The homes will serve between 65 and 90 women and children. Women pay 30% of gross income in rent and rents will range from \$520 and 1164 Canadian a month. The women and their families have access to all YWCA services.

Total cost: - \$22.3 m Canadian. \$11m to refurbish Fire Hall; \$11.3m for new housing - \$6.6 from City of Vancouver and \$4.7 from YWCA. YWCA Metro Vancouver fundraised the remainder of the housing costs through a capital campaign that included contributions from the Government of B.C., Pacific Spirit Foundation and Streethome Foundation. The project was funded in part by the Government of Canada's Reaching Home program. The City owns the land and has leased the residential floors to the YWCA for 60 years.

The City of Vancouver continues to approve and open new affordable homes to respond to the housing crisis and homelessness. In 2018, more than 900 new social and supportive homes opened in Vancouver, including more than 400 temporary modular homes funded by the provincial government, through BC Housing.

The City anticipates over 400 units of social housing will open in the first half of 2020.

p.s and just in case you wondered, like I did 'how do people sleep with the sirens going off all the time?'

The firefighters don't turn on their sirens until they're 2 blocks away.



Mixed use housing development – Singapore

Kampung Admiralty

Kampung Admiralty is the first-of-its-kind development in Singapore, which integrates housing for the elderly with a wide range of social, healthcare, communal, commercial, and retail facilities. It is a biophilic and sustainably designed complex on a 2.2 acre [.9 hectares] site and won world building of the year at the 2018 world architecture festival. Details of its sustainability features can be found here - <https://architectureau.com/articles/kampung-admiralty/>

It is a multi-agency project developed by the Housing & Development Board (HDB) in partnership with the Ministry of Health (MOH), Yishun Health Campus (YHC), National Environment Agency (NEA), National Parks Board (NParks), Land Transport Authority (LTA), and Early Childhood Development Agency (ECDA). The build cost was \$128 sg million and is the first all of government coordinated housing development in one place. There are plans for more developments like this for seniors.

Completed in May 2017, the 11-storey “modern kampung” features 104 studio apartments for the elderly, a two-storey medical centre providing specialist outpatient care, an Active Ageing Hub co-located with a childcare centre, dining and retail outlets, as well as a 900-seat hawker centre. Together, they offer a wide range of facilities and amenities for both young and old in the community. It is located over and next to central bus and train transport. There is a community garden at the top of the complex as well as public exercise facilities at the childcare and active age hub buildings.

Beyond the facilities, Kampung Admiralty has also been designed with a variety of community spaces to encourage community involvement and ownership.

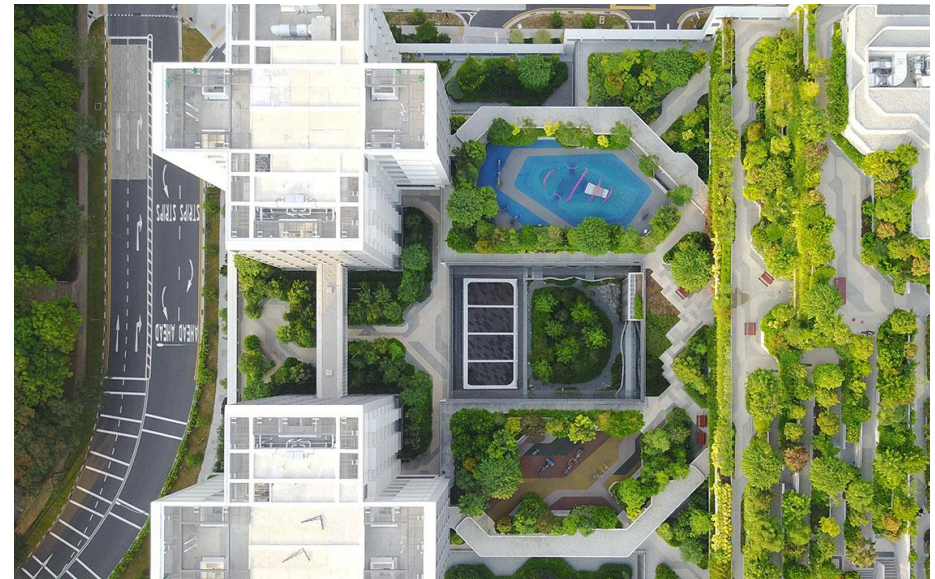
The Community Plaza is a fully public, porous and pedestrianised ground plane, designed as a community living room. Within this welcoming and inclusive space, the public can participate in organised events, join in the season's festivities, shop, or eat at the hawker centre on the second storey. The breezy tropical plaza is shaded and sheltered by the Medical Centre above, allowing activities to continue regardless of rain or shine.

Older residents living in the area or those wanting to relocate to be closer to family were given preference and financial incentives.

Liz note – When I visited my brother in Singapore December 2019, we visited Kampung Admiralty. It's a very integrated development and I loved the way the whole community was wandering the markets. The public can use the upper green levels playground, exercise spaces and community garden. <https://www.csc.gov.sg/articles/kampung-admiralty-building-for-all-ages>



Kampung Admiralty – more pics



REIMAGINING HOME INNOVATION PROJECTS

Developed by Liz Lennon Nov 2020

supported by

- Shelter WA
- Connect Victoria Park Inc
- Lisa Baker MLA Maylands

