11 years in community housing, commonground supportive housing model

Original model 50% Formerly Homeless, 50% Low Income

Now Affordable Housing (must be working, <$60k), Supportive Housing (2 yrs homeless)

24/7 Concierge, one from CHP -> tenancy/building management, other -> tenant support

12 residential stories, mostly studios

33 disability adapted, 146 units, 2 lifts

And no designated tenant parking

40 tenants remain from original cohort, Prob 500 neighbours over time

Best part of 100 staff over time

It really is a community, life's rich tapestry, that's what I'm focussing on, "Putting the community into community housing"

Further, I'm interested in how such high density social housing fits into the wider community, their neighbourhoods.

The reason I think the community settings of social housing is important is highlighted in the current NHFIC "State of the Nations Housing" report:

**A range of factors are negatively impacting new housing supply. These include availability of serviced land, higher costs of construction (finance and inputs), long lead times for delivering new supply and ongoing community opposition to new development.**

- NHFIC's industry liaison indicates the supply of fully serviced land in Vic and Qld is limited. In NSW, legislative changes are reported to have made the approval process longer and more complex.

- Industry also reports that approvals for new construction remain challenging, with ongoing community pushback against development. Strong local opposition to new housing developments continues to be cited as a major inhibitor of new supply.

My thesis is that attention paid to aspects of the built form and social programs in social housing can pay significant dividends ameliorating such potential negative effects.

Here's some examples from my lived experience.

We have a quiet, away from the street, area where visitors can wait for and meet up with their tenant hosts, incorporating public art.

There's also public art along the streetscape, in the between streets thoroughfare.
As antisocial art, designed to stop people sitting on what was a flat plinth, it's not bad.

This was created in a collaboration of tenants and local artists & artisans

There's a community health
Centre, with GP's, physio,
Acupuncture,

Before the flood
even a dentist chair.
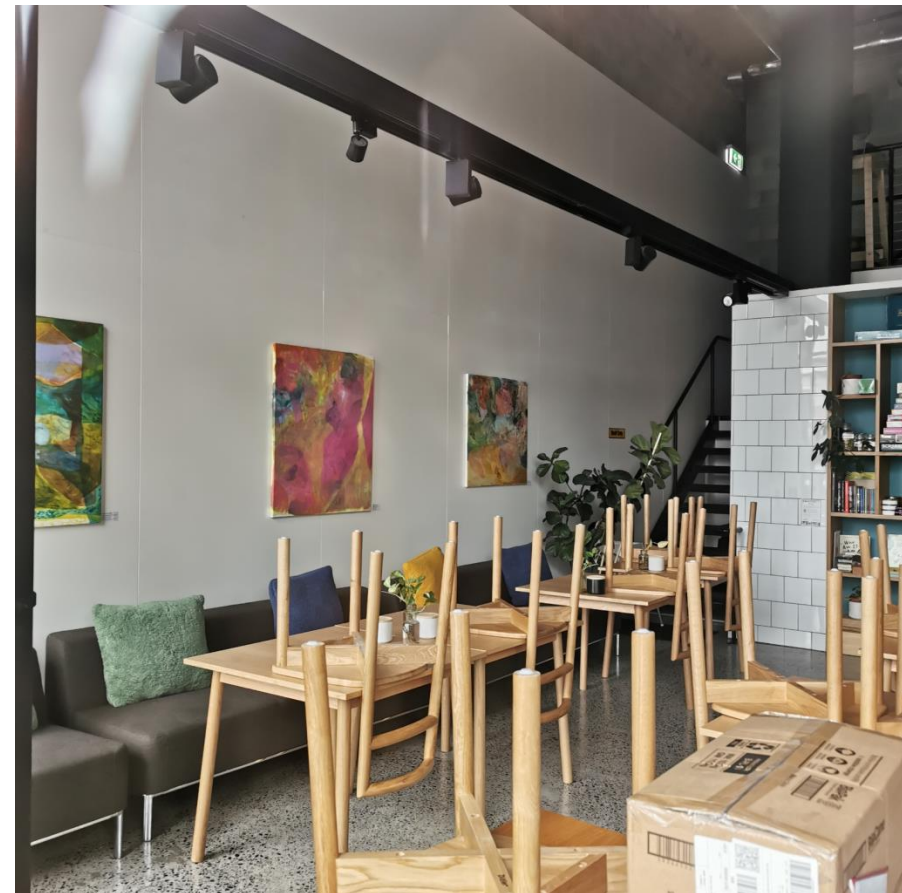
People from all over use it.

You can see in the reflection
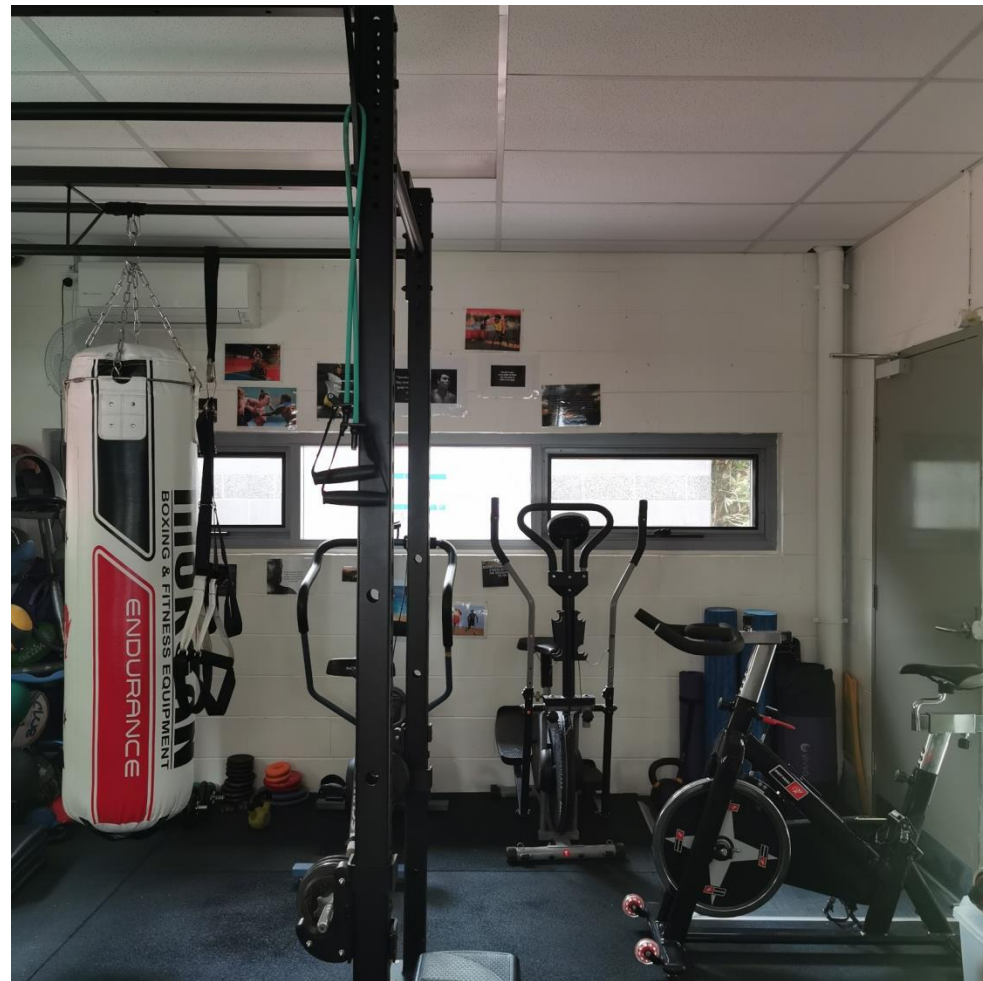It's a high density neighourhood.

There's a café, which shows local & homeless community artists.

There's a monthly open-mic music program

There's a gym, used under supervision by NDIS and physio clients





And my favourite, a grand piano in the foyer, which people come from all over to play. Full marks to concierge staff for sensitive management of a potentially disruptive activity.

I suggest that thoughtful use & equipping of the social housing built environment can go a long way to addressing potential negative impacts.

It can become an asset to the wider community, the neighbourhood.

Attention to that community dimension should become the default in social housing builds.

Ideally we'd like to get to neighbourhoods wanting social housing in their streets.

This could be any street in Brisbane.

(Google maps)

This is the other end of that street.

One of those buildings is community housing..

I think it looks like the future of social housing, medium density in precincts. Imagine if in the basement of the social housing there was a neighbourhood sized community battery, which the neighbourhood roof panels fed during the day, and everyone got 2 hours of free power in peak evening time.

That sort of thing could turn the dial to people wanting social housing in their street.

Property values might even go up.