

Think Tank 1: Innovative practices in Aboriginal & Torres Strait Islander housing

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Tangentyere Town Camp- Community Housing Model



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Town Camps

- 16 Town Camps in Alice Springs
 - on Special Purpose or Crown leases
 - governed by Incorporated Housing Associations
- History dating back to early settlement, incorporation started in early 1970's
- 290 houses
- Based on family and language groups in central Australia
- Central Arrernte people are the Traditional Owners of Alice Springs
- Other language and kinship groups also live in Town Camps from other central Australian areas – e.g Warlpiri, Anmatjerre, Luritja, Pitjantjarra, Western Aranda





Established 1979

Board: 16 Presidents of the Town Camps

Over 600 individual members

ACCHO for Town Camps 1979-2009

Established Tangentyere Constructions in 1999



Established 2009

Board: TCAC, Central Land Council, MLCS & Health Habitat

Tier 2 Registered NRSCH Community Housing Provider

Over 400 properties both Town Camps and urban Alice Springs

Provide Housing Tenancy Management for Town Camps 2011-2016, 2017-to present

The Intervention – 2007 Northern Territory National Emergency Response

- Compulsory acquisition of some remote communities, town ships and town camps – Removal of ‘community control’
- TCAC negotiated and got an increase in the money offered for housing improvements: \$50m to \$150m and reduced compulsory subleases to 40 years down from 90 years
- Town Camps between 2009-present became:
 - *Crown land perpetually leased to Aboriginal Housing Associations, leased back to the Australian Government and managed by the Northern Territory Government under Housing Management Agreements.*





Context to the TTC-CHM

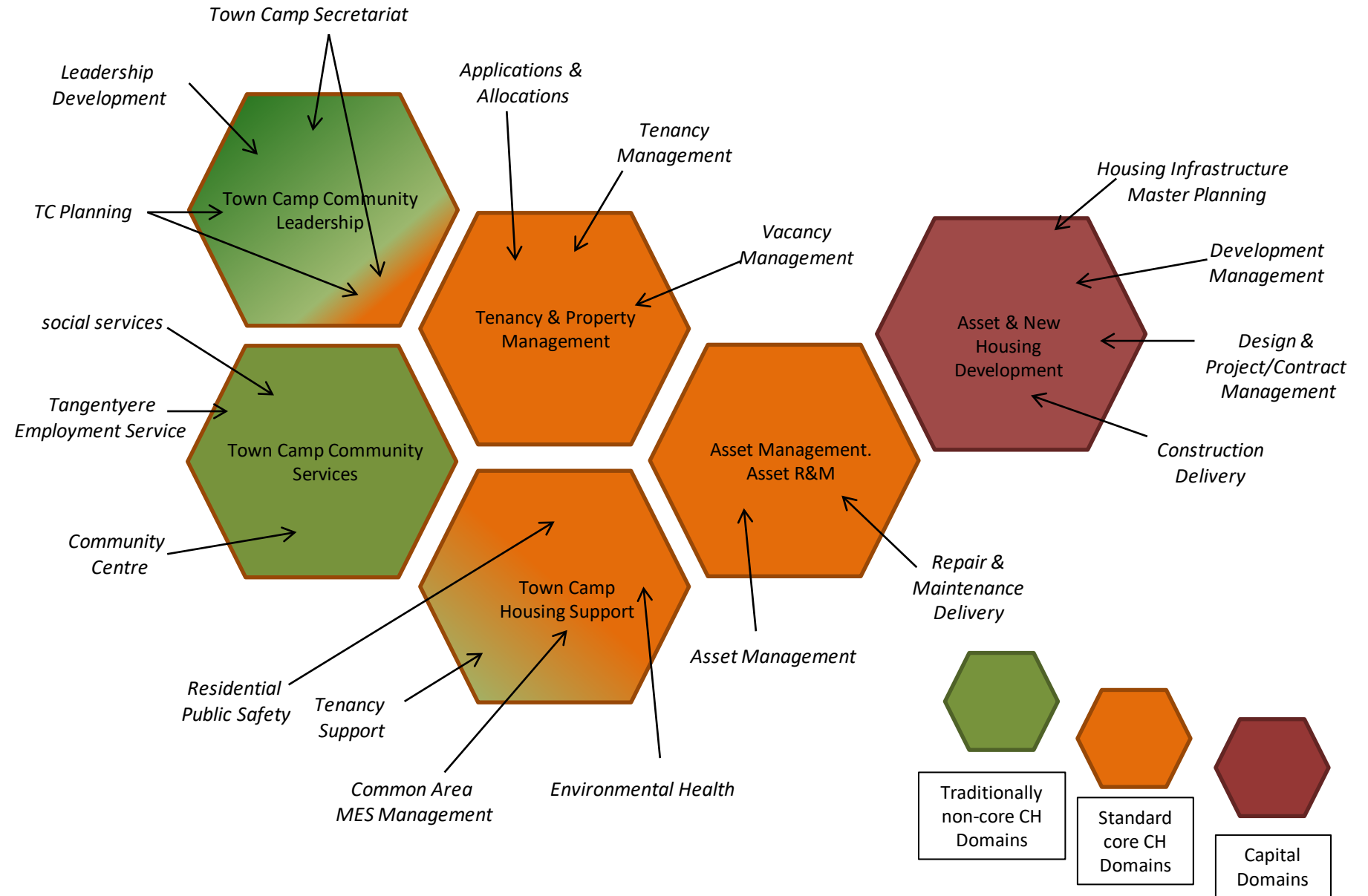
Town Campers have never felt the government system has been appropriate to their community's aspirations or needs

“There was strong resistance to talking about Town Camp housing as Public Housing. Participants say they live in Aboriginal Housing, which is not the same” Deliotte Rpt Living on the Edge 2017

- | | | |
|---|---------------------------|-------------------|
| • LDM- with NTG committed to support transfer | target 7/23 | signed 2019 |
| • TTC-CHM funded by OTL- | | funded 2020 |
| • Stage I Report | | completed 05-2021 |
| • Stage II Asset Condition | | completed 2022 |
| • Stage III Transfer to community-control | target 07-2023 | |
| New Housing Management Agreement | | target 07- 2024 |

Aboriginal housing is different to Public Housing

- Community control
- Empowerment of residents
- Integrated social services
- Responsive rent settings, with CRA
- Transparent asset condition control
- Adequately resourced R&M
- Town Camps recognized as complex communities
- Planned locally driven development





Issues

- To have all parties hear Aboriginal peoples' voices
 - Aboriginal housing is different to Public Housing
- To create a transparent understanding of costs and funding sources
- To ensure an equitable funding agreement
- Working for a return of Aboriginal Housing Management to Aboriginal hands- not a public housing transfer
- Recognition that Town Camps are holistic communities with people from many socio-economic circumstances

What we have achieved.....



1. A new rent model that balances affordability with sustainability
 - Rents capped at 25% income, has both
 - social housing (CRA) rent model with
 - Affordable housing rent model 74.9% Market rent
2. Community engagement
3. Greater understanding of how government has managed the portfolio



Still to do....

- Realize community-control- not Government control in different clothes
 - This is a housing return not a transfer
- Finalize roles and responsibilities agreement with Government partners
 - Current documents provided in June still being negotiated
- Gain government support for funding of model-
 - Budget to NTG Cabinet budget cycle starting in November

Tangentyere Town Camp- Community Housing Model



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