

Priority Actions to facilitate Cohousing for Seniors

Workshop session – 23rd June 2017

Group 1

1. 'Brokerage' – hub that houses the info on planning, legals, financial models and a strategy for disseminating the info
 - a. Active as well – a service – a new professional role.
 - b. A new service to work with government and housing peak bodies
 - c. More research on the best form for this
 - d. NSW-focused but could end up being national
2. Look at 45+ / 40+ who aren't in ownership now (will be seniors in 20 years time)
3. Articulating the benefits – making it more mainstream via education, targeting buyers
4. Advocacy on planning changes, Capital Gains Tax – get in on the current conversation to push this cause.

Do you build a market first, or on the ground?

Group 2

- Developing financial models and pathways
- Pilot projects – needs some support
- Alliance / coalition (broad spectrum advocacy), e.g. Sydney Alliance
- See UK self-building portal (www).

Group 3

- Land ownership options and benefits

1	2	3	4
I own my house, it's too big	Faith group with land to sell	Local government land	Developer
Repurpose	Social good impact and revenue	Land trust	Add % as part of their inclusionary zoning requirement

- Target 3 – messages, financial models
- Staged: 1. Rental income; 2. Renovations
- Repurpose aged care.

Group 4

- Market recognition
 - Real estate
 - Planning
 - Investors
 - Finance
 - Landlords
 - Residents
 - Aged / disability care sector
- Tools
 - Financial guides
 - Real estate
 - Standard / universal design
- Language
- Identify social benefits / impacts, employment