

**SURVEY OF COMMUNITY HOUSING ORGANISATIONS
RE NEW FUNDING AGREEMENT
UPDATED JULY 2006**

As of 27 June 2006 there were 27 respondents (9 associations and 18 co-ops).

1. Signing the Agreement

Response	HA's	Co-ops	Total
We have signed the new Funding Agreement	8	10	18
We intend to sign the new Funding Agreement	0	6	6
We are yet to make a decision on signing the new Funding Agreement	1	2	3
We have decided not to sign the new Funding Agreement	0	0	0
Total	9	18	27

2. Financial Impact

How would you describe the **financial impact** of the new Funding Agreement on your CHO ?

Impact	HA's	Co-ops	Total
We are very much better off	0	1	1
We are somewhat better off	6	9	15
There is little change for us	0	3	3
We are somewhat worse off	0	0	0
We are very much worse off	0	0	0
Too early to say	1	0	1
No answer	2	5	7
Total	9	18	27

3. Benefits of the New Funding Agreement

Are there any features of the new Funding Agreement you particularly like ?

Associations

CHO	Answer (if given)
1	<ul style="list-style-type: none"> • Market rents seem to be generally lower than ceiling rents • More money for maintenance • Don't have to pay SACHA a vacancy rate
2	<ul style="list-style-type: none"> • A bit early – once established should reduce workload
3	<ul style="list-style-type: none"> • No vacancy levy
4	<ul style="list-style-type: none"> • Simplifies rent calculation of respective levy components & fortnightly rent amounts somewhat • Greater share of the rents retained
5	<ul style="list-style-type: none"> • Some increase in finances
7	<ul style="list-style-type: none"> • Easier calculation for rent
8	<ul style="list-style-type: none"> • Simplification of the Major Maintenance Levy/Maintenance Allowance to a flat dollar amount per property • Removing from maintenance the tag of minor and major
9	<ul style="list-style-type: none"> • Yes. Rent calculator is a real benefit, also Funding Summary • Education programs that we attended
	<ul style="list-style-type: none"> •

Co-operatives

1	<ul style="list-style-type: none"> • Simplified breakdown of allowance, better than previously
2	<ul style="list-style-type: none"> • No minor or major maintenance
3	<ul style="list-style-type: none"> • No vacancy levy • New lease design • Simpler to understand • More funds available to co-op • Simple rent formula

4	<ul style="list-style-type: none"> • Not paying for vacant tenancies • Admin Allowance
5	<ul style="list-style-type: none"> • Having maintenance as one – no more major and minor
6	<ul style="list-style-type: none"> • Equity is deducted from whole of rent, not just capital component • The abolition of major maintenance
7	<ul style="list-style-type: none"> • Makes rent easier to calculate and hopefully cut down on office work • We hope that using this Agreement our co-op and all its departments will run more smoothly and in a more business like way
8	<ul style="list-style-type: none"> • Updated clear rent recording program • Allowances clearly defined • \$500 grant very useful
9	<ul style="list-style-type: none"> • More money for minor maintenance
10	<ul style="list-style-type: none"> • Summary rent and funding spreadsheets are easier to use and make calculations a relatively easy task each month
11	<ul style="list-style-type: none"> • I think it made things a lot simpler though we still have to learn the whole structure
12	<ul style="list-style-type: none"> • New rent program = easier rent calculation • That we're somewhat better off • Great in theory – need to see how it is in practice
13	<ul style="list-style-type: none"> • Unable to answer as too early to know anything
	<ul style="list-style-type: none"> •

4. Drawbacks of the new Funding Agreement

Are there any features of the new Funding Agreement that you particularly dislike and would like to change ?

Associations

CHO	Answer (if given)
1	<ul style="list-style-type: none"> • Review period could/should be a bit shorter • The various \$ components should be reviewed annually in light of CPI and other cost pressures
2	<ul style="list-style-type: none"> • Too early for any glitches
3	<ul style="list-style-type: none"> • Transition period from old to new
4	<ul style="list-style-type: none"> • In the ideal world, rent revenue could or should be treated as global income by CHOs without a need to break amounts received into a SACHA micro-management formulated levy composition
5	<ul style="list-style-type: none"> • More finances are quarantined so less flexibility in managing CHO • High implementation cost not covered by SACHA • Excessive complexity in rent structure ie Admin Allowance. Changes
7	<ul style="list-style-type: none"> • Discussion at committee level regarding the 10 year commitment
8	<ul style="list-style-type: none"> • None at this juncture
9	<ul style="list-style-type: none"> • As we are not on Internet would like to be sure that SACHA advise by letter any significant changes, as we will then make arrangements to get this information; as we did to get the rent Calculation detail program

Co-operatives

1	<ul style="list-style-type: none"> • Need a fixed Admin Allowance rather than \$17 & \$20 – very complicated • Increase Admin Allowance which will stop the need to draw down from Maintenance Allowance to balance Admin costs • Must have a provision to cover basic vacancy 'turnaround' ie to enable basic vacancy work to be undertaken, painting etc without losing Allowances. Trust allows a 2 week vacancy 'turn around'. Organisation is still responsible for costs such as Council rates, insurance, utilities and not receiving any allowances on the vacant rent • It is impossible to 'sign-out & sign-in' on the same day. There should be a minimum of 2 weeks allowance on vacancies • Once again the reporting tools (CC return) provided did not meet the needs of some organisations, especially the larger groups
3	<ul style="list-style-type: none"> • Don't keep NMT levy – that money is to compensate co-ops for volunteer work performed on behalf of NMT's
4	<ul style="list-style-type: none"> • Some points are vague. SACHA will review from time to time
6	<ul style="list-style-type: none"> • The ceiling rent half yearly increase
7	<ul style="list-style-type: none"> • Slowness in the implementing of various parts : <ul style="list-style-type: none"> • 1) Inspections of the properties and making maintenance plans that are carried out by housing inspector • 2) The tenancy common listing especially while our co-op is keen to get into

8	<ul style="list-style-type: none"> • Most members do not have sufficient Excel skills to fully understand how the new Funding Agreement works
11	<ul style="list-style-type: none"> • We have to learn to adapt to the changes
12	<ul style="list-style-type: none"> • Can't charge additional levies • No flexibility in shifting money between accounts • No financial recognition of members required effort
13	<ul style="list-style-type: none"> • Program not set up or compatible to Windows 98

5. If you have decided not to sign the new Funding Agreement, please tell us your reasons

14	As we are a small co-operative - we are unsure about whether signing the new funding agreement will disadvantage us by creating an additional workload for office bearers. We expect we would benefit financially but this in turn might add to the administrative load.
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