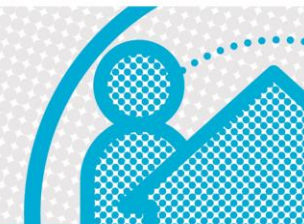


PROGRAM PRINCIPLES SUMMARY



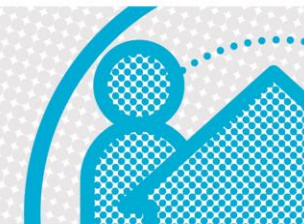
PROGRAM PRINCIPLE	PRIMARY OUTCOMES <i>CEHL AND MEMBER CO-OPS WILL WORK IN PARTNERSHIP TO ENSURE THAT THE COMMON EQUITY HOUSING PROGRAM</i>
<p>Affordability and Financial Sustainability Our program should facilitate affordable living for all program participants. Our program’s financial structure and operations should ensure ongoing viability of co-operatives and CEHL.</p>	<ul style="list-style-type: none"> • Offers housing at a cost that meets clear benchmarks of affordability for each household • Provides an appropriate standard of maintenance and level of service to each household • Designs and locates future property developments in a manner that minimises the cost of living for program participants, including energy costs and any service fees • Designs and manages all activities and developments in an efficient manner that ensures adherence to relevant regulatory standards, whilst ensuring the financial sustainability for its co-operatives and CEHL.
<p>Changing Needs Our program will be flexible in order to accommodate the changing needs of tenant members, co-ops and the community and to ensure ongoing viability.</p>	<ul style="list-style-type: none"> • Maintains tenant rights to security of tenure within the program • Minimises the need to require a tenant to move to another property. • Provides a range of housing options to suit Co-operative and tenant needs. • Ensures that tenants are included in planning to ensure that future accommodation meets their needs • Facilitates transfers between properties or co-operatives • Offers housing in a manner that builds a sustainable and diverse portfolio, while retaining program viability

PROGRAM PRINCIPLES SUMMARY



PROGRAM PRINCIPLE		PRIMARY OUTCOMES	
<i>CEHL AND MEMBER CO-OPS WILL WORK IN PARTNERSHIP TO ENSURE THAT THE COMMON EQUITY HOUSING PROGRAM</i>			
<p>Member Support and Development</p> <p>All tenant members should have access to appropriate information, support and training in order to be able to meet program requirements.</p>	<ul style="list-style-type: none"> • Grows in a manner that maintains program viability , whilst expanding the availability of co-operative housing across the Victorian community • Actively promotes Housing Co-operatives and advocates for the growth of co-operative housing programs • Maintains a mix of housing and tenant members that reflects the diversity of the wider community and are suited to the program and the co-operative model of housing 		
<p>Participation</p> <p>Co-operatives need everyone to share activities and democratic decision-making to ensure that they meet all their responsibilities and keep operating.</p> <p>Co-operatives will provide opportunities and encouragement for all members to participate according to individual capacity and capabilities.</p>	<ul style="list-style-type: none"> • Ensures that the viability of Co-operatives can be sustained. • Ensures participation options offer flexibility to accommodate varying abilities and changing commitments over time. • Promotes fair contributions by each member to development and operation of their Co-operative. • Offers a range of Co-operative models and participation choices 		
<p>Quality of Housing</p> <p>Properties managed by our program will offer safe, secure housing that is well-maintained to a consistent quality.</p>	<ul style="list-style-type: none"> • Offers housing that is established and maintained in accordance with clear quality standards • Provides Co-operatives with all relevant Housing Standards and guidance on interpreting the standards • In decisions relating to properties, considers the financial viability of the property, environmental sustainability, the impact of the decision on the tenant and the Co-operative, and how it meets program goals • In property maintenance decisions, considers the long-term value of the work and or materials chosen 		

PROGRAM PRINCIPLES SUMMARY



PROGRAM PRINCIPLE	PRIMARY OUTCOMES
<p>Security</p> <p>The primary goal of our program is to offer safe, secure, long-term tenure with tenant members offered housing choices that are appropriate to their needs and requirements.</p>	<p><i>CEHL AND MEMBER CO-OPS WILL WORK IN PARTNERSHIP TO ENSURE THAT THE COMMON EQUITY HOUSING PROGRAM</i></p> <ul style="list-style-type: none"> • Maintains tenant rights to security of tenure within the program • Minimises the need to require a tenant to move to another property • Provides a range of housing options to suit tenant member needs • Ensures that tenants are included in planning to ensure that future accommodation meets their needs • Facilitates transfers between properties or co-operatives
<p>Working Together</p> <p>Co-operatives and CEHL will reflect co-operative values in all aspects of their operation, with all interactions conducted in a respectful and collaborative manner. The program will foster a sense of program ownership amongst its participants, who will be offered genuine opportunities to influence program development and governance.</p>	<ul style="list-style-type: none"> • Fosters the development of positive communities and the active, collaborative involvement of program participants • Provides clear, timely, regular, consistent and relevant communication • Promotes relationships between program participants, Co-operatives and CEHL that are ethical and respectful, with clear definition of roles • Offers opportunities to program participants to influence the ongoing development of our program, establishing clear purpose, goals and roles underpinned by co-operative principles