DEVELOPING AFFORDABLE HOUSING
RV PROVIDER PERSPECTIVE
OVERVIEW

- Environmental Influences
- Aged Care SWOT Analysis
- Why we became involved
- Our Strategic Objective
- Strategies for growing Housing
- Achievements to date
- Converting RV to Housing
- Conclusion
ENVIRONMENTAL INFLUENCES

- AHURI Report - “Rental housing provision for lower income older people“
- AHURI Report - “Service integrated Housing for Australians in older life”
- Federal Government Aged Care Reforms
AGED CARE SWOT ANALYSIS

• **Strengths**
  – Profile of age care organisations in community
  – Significant property development expertise
  – Availability of support services
  – Resident/Tenancy management experience
  – Financial sustainability

• **Weaknesses**
  – Understanding new legislation and Registration requirements
  – Organisational Structuring - Separation of Housing
  – “Community Housing” expertise on Boards
• **Opportunities**
  – Government/Minister commitment to growth
  – $1b Affordable Housing Fund
  – Stock Transfer program
  – Preference for housing with support services

• **Threats**
  – Sometimes viewed as conservative not innovative – PR
  – Meeting multiple Regulatory requirements
  – Exec and Board taking on unfamiliar program
  – Access to skilled staff
  – Funding availability from Governments
WHY BE INVOLVED

- Limited future housing options for older people on low incomes and no assets
- Compliment RVs which provide for people with assets
- Public Housing only meeting 42% of demand for older people
- Stable housing is a prerequisite for home care services
- Linkages with Home Care services
- Linkages with Residential Care services
- Linkages with Retirement Villages
- Not just housing but supporting overall wellbeing
OUR STRATEGIC OBJECTIVE

• To provide a continuum of service-integrated housing for those older people suffering disadvantage in the community.
OUR STRATEGIES TO GROW HOUSING

- Identify priority areas of need for social housing
- Align with our Home Services geographic service delivery
- Identify existing buildings that can be converted to housing
- Identify older Retirement Village stock
- Consider new construct of Village/Housing combination
- Identify potential land
- Develop our capability and skills on managing and developing community housing
OUR STRATEGIES TO GROW HOUSING

• Register as Tier 2 Community Housing Growth provider
• Seek opportunities for partnership/funding with Federal and State Governments
• Develop relationships with NSW Regional Housing Offices
• Separate the provision of tenancy management and support services within Organisational structure
• Develop a Business Model and financial plan for longer term sustainability
• Look at a combination of Social & Affordable Housing
• Develop a rolling Community Housing Five Year Strategic Plan
ACHIEVEMENTS TO DATE

• Registration as Tier two under the National Scheme
• The provision of 222 dwellings for older people
• Further 20 under construction
• Development of staff capability, policy and Procedures on Housing
• The creation of Housing Division and separation of support services Divisions
• Partnerships and relationships developed with Government
• Five Year Strategic and Operational Housing Plans developed and implemented – 500 dwellings by 2019
ACHIEVEMENTS TO DATE

- Construction of 84 Units under the NRAS program in Lismore, Goulburn, Five Dock and Springwood, plus a final 20 under construction.
- Part Capital funding for two Projects
- No tenancy transfers to date
- Conversion of 85 Retirement Village units to housing
- 53 additional dwellings for social housing redeveloped
- Access to aged care home support services
- Links to Residential aged care facilities
- Additional support services, Social support, Microfinance, Food, Chaplaincy
CONVERTING RV TO HOUSING

- Older RV one bed with some Ingoing contributions
  - All new residents on RTAs on turnover
  - RTA “not part” of Village
  - We pay recurrent charges from rent
  - When last “Ingoing” leaves, close as RV
  - Fully converted to community housing
  - Two Villages going through this process now
CONVERTING RV TO HOUSING

• Changing a Rental Retirement Village to Community Housing
  – Old “Non-Ingoing Contribution” Agreements
  – Early and regular communication
  – New residents on RTAs
  – Explain rationale and benefits
    • All same Agreements
    • Equity and consistency
    • Saving on Management/administration costs given RV requirements
    • More $ for direct housing amenity benefits
    • Access to potential Government funding for further housing
CONVERTING RV TO HOUSING

• Option to remain on RV Agreement (none did)
• Deed of Transfer to encourage conversion to Housing
  – Remain in unit
  – Current rent rate and increase arrangements retained
  – Security of tenure unchanged (as per RV Act)
  – Cover solicitor costs
• Certificate under Section 29 of RV Act (signed by solicitor)
  – Explaining effect of proposed Deed
CONCLUSION

• Service integrated housing model works very effectively.
• Need to explore new models of housing provision.
• Housing is not just about providing housing as shelter - It is about promoting their personal, social inclusion and cultural wellbeing.

• Aged care providers have considerable strengths to offer and opportunities in Community Housing.
• Significant need for the provision of affordable rental housing for the aged who are on very low incomes or at risk of homelessness.