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DEVELOPING AFFORDABLE HOUSING **RV PROVIDER PERSPECTIVE**



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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



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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



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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

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AGED CARE SWOT ANALYSIS

- **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

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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

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OUR STRATEGIC OBJECTIVE

- To provide a continuum of service-integrated housing for those older people suffering disadvantage in the community.



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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

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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

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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

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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

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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





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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

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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

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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.

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