ST GEORGE COMMUNITY HOUSING LIMITED

Presentation to the NSW Legislative Council Standing Committee on Social Issues

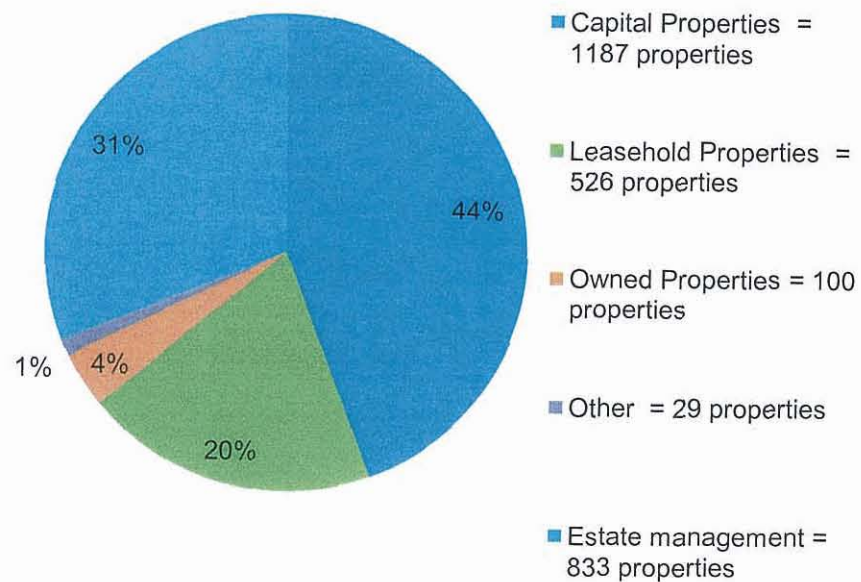Inquiry into homelessness and low-cost rental accommodation

Nazha Saad
Chief Executive Officer
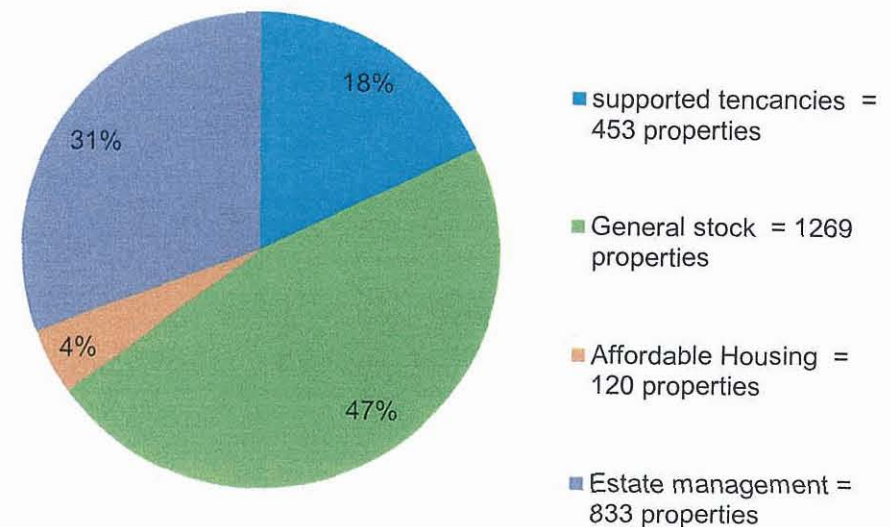Friday19 June 2009

SGCH — A snapshot

- Established in 1985

- Over 2,600 properties housing over 6,000 tenants

- In 23 LGAs — mainly inner city and south/south-west Sydney

SGCH — A snapshot (cont'd)

Percentage of stock per program

Percentage of stock per housing response

- Capital Properties = 1187 properties
- Leasehold Properties = 526 properties
- Owned Properties = 100 properties
- Other = 29 properties
- Estate management = 833 properties

44%
31%
1%
4%
20%

- supported tencancies = 453 properties
- General stock = 1269 properties
- Affordable Housing = 120 properties
- Estate management = 833 properties

18%
31%
4%
47%

SGCH — A snapshot (cont'd)

- Flagship programs:
  - ○ Port Jackson Supported Housing Project
  - ○ Bonnyrigg — Public Private Partnership
- We manage approximately 20% of Community Housing in New South Wales
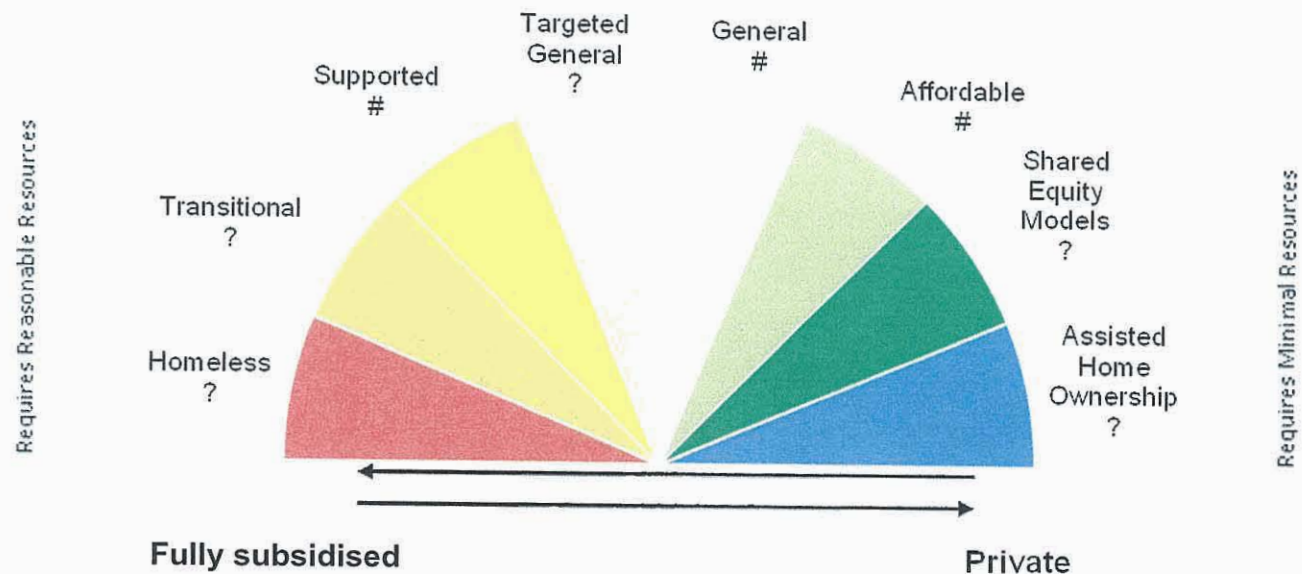- Turnover for FY June '09 is $24 million

SGCH — Today's approach

- Not theory, history or problems

but

- Some practical and current solutions which, together, cover the Terms of Reference to provide further insight into homelessness and low cost accommodation

The housing continuum

Fully subsidised   Private

\#   Current
?   Future

SGCH — Experience: 3 case studies

- **Bankstown**
  - ○ 50 units in a complex close to transport and amenities used for Affordable Housing and made viable by NRAS   **Current**
- **Allawah**
  - ○ Targeted program for Indigenous people with dual diagnoses with a history of homelessness   **Proven**
- **Canada Bay**
  - ○ 16 units used for Affordable Housing and is significant because three levels of government are involved via the Community Housing sector   **Emerging**

Bankstown

SGCH owns 50 units within this150 unit complex

Bankstown — Affordable Housing: current initiative

- Close to transport, shops, schools and services (within 200 meters)
- State Government contributed 40% — enabling SGCH to leverage the purchase of the 50 units valued at $15 million
- This, combined with our other 50 NRAS enabled acquisitions, resulted in a portfolio of $25 million of which the State Government contributed $10 million
- This demonstrates the Community Housing sector's capacity to get better value from leveraging government funds
- 98.5% of the total spend went to bricks and mortar

Allawah — Supported Housing: proven initiative

- Indigenous people with mental health and addiction with a history of long-term homelessness
- Maintained tenancies for 2 years ongoing by working collaboratively with support partners — Inner City Homeless Outreach and Redfern Aboriginal Medical Services
- Program recognises both cultural and medical needs — health and well-being have improved and stabilised
- It separates, through a partnership agreement, the role of the support services and the tenancy and property management

Canada Bay — The future

- 16 units for Affordable Housing — provided by developer through planning bonus incentive
- Represents the way forward — 3 levels of government working expressly to address low cost housing through Community Housing Providers
- Some key workers are eligible however, not teachers, police and nurses, despite intent contrary to local government social plans

Some concluding comments

- Enhancing of NRAS to capture high moderate income earners (e.g. nurses, teachers, police) who are experiencing household stress

- For Community Housing organisations to continue to make a contribution, we need access to funds and we can leverage those funds to produce a greater return to government and the community, e.g. 100 units in south-western Sydney — government funded $10 million and we financed the balance of $25 million. (AHIF funds came from rental bonds)

- Reform in program funding areas to include a portfolio approach to properties. Limited exit options as we are funded on a tied program and property basis with limited opportunity to move the tenant between programs whilst in the same property, e.g. Move out of area/work supports risks tenancy failing

Thank You