



ABN 38 885 520 654
 283-285 Payneham Rd Royston Park SA 5070
 Telephone (08) 8362 1022 Fax (08) 8362 1944
 E-Mail: info@chcsa.org.au Website: www.chcsa.org.au

HOUSING ASSOCIATIONS – MEETING HIGH NEEDS

Housing Associations provide affordable housing of a decent standard for those disadvantaged in other housing markets. In South Australia, Housing Associations belong to the social housing sector and are supported by Government. Community Housing Associations are 'not-for-profit' organisations, managed by volunteer Boards. Many have paid staff to manage them.

The purpose of this paper is to demonstrate the way in which Housing Associations meet the needs of people with special needs and/or disabilities.

The following analysis is taken from the 2006/2007 *Community Housing Household Data Collection Report*, prepared by the Department for Families and Communities. Data about *Housing SA* customers comes from *South Australian Housing Trust in Focus 2006-2007*.

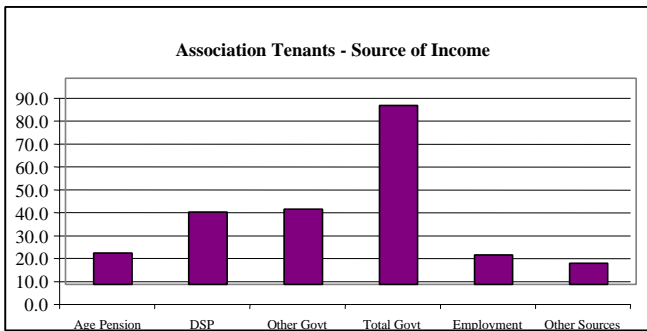
A STATISTICAL VIEWPOINT

Income Source

- Nearly four out of every five Association tenants depend on Government payments

This includes:

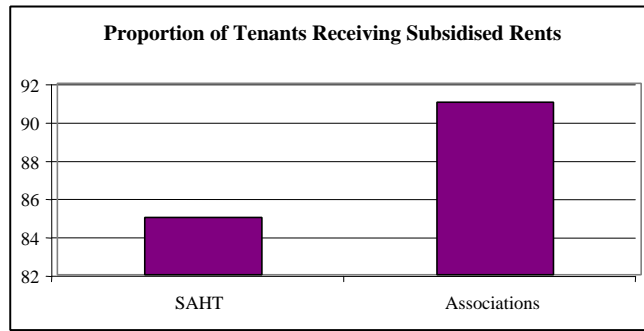
- Nearly a third depend on the Disability Support Pension
- A further third rely on other types of Government payment



Low Income Tenants

Almost ninety one percent of Association tenants are eligible for subsidised rent due to low incomes (the figure excludes group households and shared households).

This is somewhat higher than the proportion of Housing SA tenants who are subsidised (84%).



Household Income

The average income of all Association households is \$404 per week or 40% of Average Weekly Male Full-Time Earnings. The median family income for *Housing SA* tenants in the last Census was around \$500 per week. (The median is the mid-point in a series of numbers eg 5 is the median in the series 1,3,5,7,9).

Cultural Diversity

There is also considerable diversity among Association tenants, with **one in nine** of current Association tenants being from a culturally or linguistically diverse background – similar to the level in the general community. Comparable *Housing SA* data could not be located.

Disability

The level of disability among Association tenants is similarly quite high – well over a **third** of Association tenants have some form of disability.

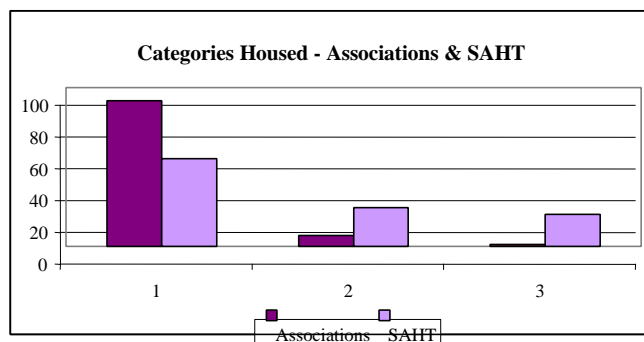
Of those, roughly a fifth have an intellectual disability; a fifth have a psychiatric disability; and a fifth have a physical or diverse disability. Comparable *Housing SA* data could not be located.

Stable Housing

Housing Associations provide very stable housing, with only 3.7% of properties untenanted as at the 30th June 2007.

Housing Those in Need

Nearly **ninety two percent** of new tenants housed by Associations are in **Category 1** – the highest need category, indicating a need for urgent assistance. ***This is the much higher than for people housed by Housing SA in the same year.*** As the chart shows, there is large difference in the profile of new Association tenants and new *Housing SA* tenants.



Nearly a third of those housed by Associations are children.

The proportion of Housing Association tenants with one or more special needs is around 80%. The proportion of applicants on the *Housing SA* waiting list with one or more special needs is 47% while the proportion of newly housed *Housing SA* tenants with one or more special needs is 62%.

CONCLUSION

Housing Associations appear to be housing a much higher proportion of people with high needs.