



# Churches Housing Inc

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Churches Housing Inc

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## Housing in the Church sector

### How much does it cost to provide accommodation and support?

Historically, churches not only provide accommodation to those in need, but also provide the much needed support to help people maximise their potential in their local community and integrate into "normal" society.

Churches Housing Inc (CHI) will be investigating the actual costs of providing supported accommodation within the churches sector.

We will also be investigating the different responses to traditional housing needs as currently met by churches and

their development of different delivery, business and service models to meet the varying needs of their communities.



It is expected that the final research documents will be released widely and be available for participants to use as they see fit in the expansion of their work.

If you would like to be part of this research, please contact our office.

### Services for People with Disability Program

CHI has been advised that some funding will be available to build innovative, community based supported accommodation places for people with disabilities. This funding will help address the shortfall in supported accommodation and respite for people with a disability and their carers and families.

The Supported Accommodation Innovation Fund (SAIF) will target people with severe or profound disabilities with priority given to reduce the unmet needs of people with disabilities on waiting lists for supported

accommodation/respite places.

Long term living and support arrangements for people with a severe or profound disability who are currently cared for by ageing parents is a critical issue. Providing appropriate housing and care arrangements will also provide carers with opportunities to participate in work and the community.

The innovation fund will make a real difference to the lives of up to 150 people with a disability, their families are carers. Sixty million dollars has been com-

mitted over three years for this initiative.

Please contact us if you would like the program guidelines.



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**81.7% of couples presenting with children requiring new and immediate accommodation were turned away**



## People turned away from specialist homelessness services

On 9 June 2011, the Australian Institute of Health and Welfare released *People Turned Away from Government Funded Specialist Homelessness Services 2009/2010*. In previous years the equivalent report has been entitled: *Demand for Government Funded Specialist Homelessness Services*.

The report presents data on the proportion of people turned away from government funded specialist homelessness services over the course of 18-24 November 2009 and 5-11 May 2010. The report found that services were operating beyond

capacity and were unable to completely meet demand for accommodation.

The report found that the number of people who received support from specialist homelessness services increased from 204,900 in 2008/09 to 219,800 in 2009/10.

Despite the 7% increase in the number of people who received support from specialist homelessness services the turn-away rate for people seeking new and immediate accommodation fell by 3.2%. This coincides with the largest increase

in funding for specialist homelessness services in many years and confirms what the sector has been arguing for many years; that inadequate resources are the main reason service are unable to meet overall demand and that if base funding was increased significantly, the proportion of people turned away would significantly decrease.

For more information go to the Homelessness Australia website at: [www.homelessnessaustralia.org.au](http://www.homelessnessaustralia.org.au)

**The next Census, Australia's 16th, is planned for the night of 9 August 2011**

## Counting the homeless on census night

The Australian Bureau of Statistics (ABS) will be conducting the next census of Population and Housing on Tuesday 9 August 2011. The Census aims to count every person in Australia and is important for the planning of vital services to the community, including services for young people experiencing homelessness.

To help achieve an accurate count of people experiencing homelessness in NSW, the ABS needs your assistance in raising awareness about the Census and why it is important.

If you would like more information about the Census and how you can help achieve a good quality count of homelessness

in NSW please email [gemma.luckett@abs.gov.au](mailto:gemma.luckett@abs.gov.au)



**The Government is committed to stimulate the construction of 50,000 quality homes to provide affordable private rental properties**

## National Rental Affordability Scheme (NRAS)

NRAS is an Australian Government initiative that aims to address the shortage of affordable rental accommodation by offering a financial incentive to accommodation providers. The incentive is offered on the condition that the dwellings are rented to eligible low to moderate income earners at a minimum of 20% below market rates.

NRAS aims to:

- ◇ Increase the supply of new affordable rental housing
- ◇ Reduce rental costs for low and moderate income households; and
- ◇ Encourage large scale investment and innovative delivery of affordable housing

Round 4 of NRAS closed in December 2010 with the ex-

pected announcement of incentives in June 2011. Unfortunately we are still waiting to hear the outcome of the incentives and further rounds of NRAS.

If you would like more information please contact our office or go to <http://www.environment.gov.au/housing/nras/index.html>

## Australian Homelessness Clearinghouse

The Australian Homelessness Clearinghouse is a website for sharing information and good practice solutions for the homelessness sector in Australia.

It is a tool for the homeless sector to better communicate information about homelessness issues in Australia. It is funded by the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) to be a resource for the homeless sector and will evolve with time, need and

input.

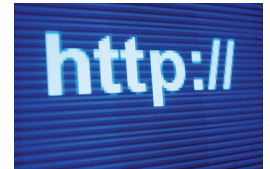
As a Clearinghouse, the website has been designed to provide information in the following ways:

- ◇ Research Papers
- ◇ Data and Data Sets
- ◇ Articles on Homelessness
- ◇ Communities of Practice
- ◇ News—What's New?
- ◇ Conferences, Seminars and Events

The site is in its early days and is by no means fully developed. You can use the site and help make it an incredible resource for tackling homelessness.

For more information go the website:

<http://homelessnessclearinghouse.govspace.gov.au/>



[homelessnessclearinghouse.govspace.gov.au](http://homelessnessclearinghouse.govspace.gov.au)

## A Quick Guide to Housing Facts and Figures

### Housing Stress

At as 2007, 10.9% of NSW families were in 'housing stress', ie they were paying more than 30% of their gross income on recurrent housing costs.

### Private Rental

In 2006, there was a shortage of 44,000 affordable and available private rental stock for very low income households in Sydney, a shortage of 5,900 in

Newcastle and a shortage of 3,200 in Wollongong.

### Social Housing

As at June 2010, there were 60,444 applicants waiting for public housing in NSW.

### Homelessness

On census night in 2006, there were 27,374 homeless people in NSW.

Between 2000 and 2010, there was a 7.3% decrease in the supply of public housing (or 9,164 fewer public housing dwellings) in New South Wales. There were 115,585 public housing dwellings in the state in 2010.<sup>1</sup>

<sup>1</sup> Australian Institute of Health and Welfare, 'Public rental housing 2008-09'

**On census night in 2006, there were 27,374 homeless people in NSW**

## Share Equity/Partnerships

We all know that having a safe, secure place to live is one of the most basic human rights, and something most of us take for granted.

We believe that churches have the potential to make a significant contribution to the delivery of housing outcomes.

If your church has any vacant land but does not have the

capacity or funds to build, we may be able to facilitate partnerships with your local housing association where they could build community or affordable housing to meet the needs of your local community.

Many churches and particularly church agencies are looking to develop their assets for community housing. The potential is

enormous and largely untapped.

The benefits to government, churches and the community have already been demonstrated through those church based organisations that currently provide housing.

For more information, please contact our office.

**We can help facilitate partnerships to increase housing**



## Vision of the Church housing movement

The mission of Churches Housing Inc is to assist Churches to increase the provision of housing in their communities.

In order to achieve our mission, CHI will:

1. Educate the churches and their agencies on housing needs and opportunities
2. Research to identify needs and resources that can be applied to the provision of housing
3. Facilitate partnerships between funders, providers and other parties
4. Advocate for and represent the churches housing sector
5. Provide relevant support to members and relevant parties
6. Ensure best practice governance and management

## Churches Housing Inc

Showing the love of God and neighbour through housing



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## Capitals face at least a decade of unaffordable houses, even in the suburbs

Australian house prices have moved from being affordable to severely unaffordable in the past 10 years—and Sydney is still the least affordable capital city, a new study shows.

As well, once working-class cities such as Wollongong and Newcastle are as unaffordable as Sydney when income is taken into account, and far-flung Sydney suburbs that were affordable in 2001 are now rated as severely unaffordable.

The study, by the National Centre for Social and Economic Modelling at the University of Canberra, and AMP, says it will

take at least another 10 years of flat house prices, coupled with income growth, for houses to regain an affordable status.

The study found median house prices in Australia grew 147 per cent between 2001 and 2011, while median after-tax incomes only increased 50 per cent.

As well, Sydney households face the most housing stress with 28 per cent spending more than 30 per cent of after-tax income on housing expenses.

The report judged Sydney, Melbourne and Adelaide to be “severely” unaffordable and the

other capitals merely unaffordable.

It said more than 50 per cent of all suburbs in the five main capital cities were affordable in 2001 but today only 4 per cent were affordable, not one in an inner-city area.

The study showed that is was no longer just capital cities that faced affordability issues with regional house prices in Northern Territory, Tasmania, Victoria and NSW outstripping growth in the capital cities.



**A new study says income growth and ten years of flat house prices are needed for houses to be considered affordable**