

SOUTHERN FLEURIEU & KANGAROO ISLAND

HOUSING RESOURCE DOCUMENT

Prepared on behalf of

**The Southern Fleurieu & Kangaroo Island Housing
Round Table**

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1 EXECUTIVE SUMMARY

The Southern Fleurieu Regional Housing Resource Document is an initiative of the Southern Fleurieu & Kangaroo Island Housing Round Table to assist with future planning. As such, this document reflects the commitment of the Round Table and its member organisations to housing issues across the region that include the Local Government Areas (LGA's) of Alexandrina, City of Victor Harbor, Yankalilla and Kangaroo Island.

Other main objectives of the Regional Housing Resource Document Project have been to;

- Create a resource document for members of the Round Table and other agencies to assist in advocating for housing and related services on the Southern Fleurieu and Kangaroo Island;
- Identify where knowledge gaps lie and determine priorities for future investigations and research;
- Support Round Table members and other related agencies to work more strategically to plan and advocate for housing and related service needs.

Over the last 20 years, a number of papers and reports have been written by a number of bodies, in relation to housing needs in the Southern Fleurieu. This project reviewed these reports and documents to determine if much had changed over the last 2 decades.

The project also looked at the demographic profile of the region, what current community and public housing properties exist and what and where the demand is. This was further fleshed out through input from the first hand experience of services and community groups, through interviews, questionnaires and small group workshops.

Demographic Snapshot:

The following demographic snapshot is derived from ABS Census Data (2006) and Planning SA's "*Population Projection Enquiry System*" – based on future population figures from ABS 2001 Census Data.

- Data depicts an ageing population across the region and particularly in Victor Harbor, Yankalilla and Alexandrina - Coastal regions compared to the rest of the state.
- Alexandrina - Strathalbyn has the youngest population in the region and data shows that young families are prevalent and that teens and young adults make up a higher percentage of the population, mainly due to the proximity to Mount Barker and more employment, further education and training facilities, public transport, and easy access to the South Eastern Freeway and the City.
- The outward migration of young adults (15-24 years) in all the other centres in the region is probably due to geographic location and less available options for young people pursuing further education, training, and employment and housing.
- Significant growth in population (12%) was projected for Kangaroo Island for 2006- 2011 by Planning SA's *Population Projection Enquiry System*, especially in the number of people in their

middle years, indicating a future aged population and increasing future demands for Aged Services and accommodation on the Island.

- A significantly higher percentage of females (52%) to males (48%) reside in Victor Harbor. This may be a reflection of the higher ageing demographic in Victor Harbor and lower life expectancy of males.
- The gender distribution recorded for Kangaroo Island was the reverse for the rest of the region and the state, comprising of 49% females (2.7% fewer than the state) and 51% males (2% more than for the state), and may be due to females leaving the Island for a range of factors such as geographic isolation, limited employment, further education and training opportunities for women. The local industries are traditionally male oriented such as agriculture, fisheries and forestry.

The region as a whole has a high percentage of people on low incomes, largely due to the ageing population and the number of people receiving aged and other support pensions, as well as the nature of seachange and seasonal holiday communities in regard to seasonal, part-time and casual work, which in turn impacts on disposable income and housing affordability and availability.

Housing Availability and Affordability:

- Although in general, rental costs throughout the region are lower on average than for the rest of the state, particularly in Kangaroo Island and Yankalilla LGA's, the region has a much lower median income compared to both Adelaide and South Australia as a whole. For instance, the median income for Victor Harbor residents was 30% below the rest of the state, followed by Alexandrina – Coastal with 29% lower than the state average, and Yankalilla with 28.4% lower. Kangaroo Island is 15.5% lower and Alexandrina – Strathalbyn is just 3.5% lower. Therefore, relatively, median rents are above 38% of median income in Alexandrina – Coastal, almost 40% above median income in Victor Harbor and 35% above median income in Yankalilla. This indicates that median rentals are unaffordable. Housing SA defines "affordable" as paying no more than 30% of household income in rent and maintenance fees.
- There is an increase in demand for long term, affordable housing and accommodation across the region.
- The private rental market is highly competitive, due to high demand and low stocks of longer-term lease properties, therefore rents are inflated and landlords tend to be more discerning.
- People on single incomes are most disadvantaged, with people receiving Austudy, Abstudy and Youth Allowance payments receiving the least financial support.

The highly competitive rental market, coupled with the cost of rental accommodation in the region when compared to support benefits and rental assistance, depicts single people and those receiving Austudy, Abstudy and Youth Allowance payments as most at risk, and often unable to afford private rental accommodation.

The above data is supported by anecdotal experiences of local service providers and their clients within all sectors of the community

Housing – the current picture:

With an ageing population in the region, the Southern Fleurieu is providing a range of accommodation types and payment options for older residents, from retirement villages with either entry contributions and rental, to resident funded and serviced apartments, and low and high needs care facilities.

Kangaroo Island has more limited options for aged residents with a privately owned entry contribution/rental property of 17 units in Kingscote and 18 high needs beds located in the grounds of the Kangaroo Island Community Health Service, also in Kingscote. There are no Residential Aged Care providers providing housing and accommodation for older people on Kangaroo Island at the moment.

In relation to the general population, there is a mix of housing providers spread across the region including Community Housing Associations, Preferred Growth Providers (PGP's), not for profit housing providers, very limited privately owned and operated low cost housing providers and Housing SA. In the main, prospective tenants need to meet eligibility criteria (such as low income and other factors) and in most cases a referral and ongoing support from a worker. Whilst this has prompted some productive and collaborative relationships to form between housing providers and support workers, difficulties emerge when there are meagre housing options, particularly for people in crisis.

There is no emergency or crisis accommodation or short-term transitional accommodation available in the region. This was an issue cited in reports 20 years ago and although anecdotal evidence suggests there is a substantial increase in demand for such accommodation, the picture has not changed.

Overall, the demand for Housing SA properties is difficult to determine, as Housing SA workers and those supporting people to find Community Housing in the region, generally counsel their clients to apply for housing in areas where it is available, which is often out of the region. This results in people having to leave supportive friends and family, which is very difficult for people with a mental/physical/intellectual disability.

- There is mix of housing options available in the region, with a total of 172 Community Housing properties across the Southern Fleurieu and Kangaroo Island, located in most of the major centres. However, there is very little turnover of tenants in these properties.
- Yankalilla is desperately lacking the same bricks and mortar opportunities as other towns with only 6 Community Housing units that are allocated to older residents.
- There is only a 3% turnover of Community Housing properties, due in part to some of this housing being aimed at people who have long term disabilities, mental illness or who are aged and therefore require longer term tenure. However, a low turnover of tenancies in Community Housing also causes a loggerhead in the flow through of longer-term residents into private rental making way for new residents. There do not appear to be any pathways out of Community or Public housing into the low cost purchase or private rental markets, and therefore the demand for Social and Public housing continues to rise.
- Overall, there are 1527 people on Housing SA waiting lists for this region, and with almost half listed as Category 3 (low income), this is an indication of unaffordable private rental costs.

- Over one third of people on the waiting list are categorised at level 2, meaning they have high needs and long term barriers to accessing housing, indicating the need for holistic service planning to help reduce barriers.
- The highest demand for housing is from single people, however Housing SA and other housing providers have very limited stock to meet this need.
- Housing SA has primarily 3 bedroom homes, with very few 2 bedroom and large 5/6-bedroom homes that are often required for Aboriginal families.
- Housing SA figures show that there were 307 families (single and couple parent families) registered for housing that require larger dwellings of 3 or more bedrooms and 69 families with 5 or more people requiring 4 or more bedrooms. This is where there is very limited stock available in either community or public housing.
- At the time of this report Whalers Housing Association waiting lists indicated as many as 508 people registered with them and seeking accommodation in the Southern Fleurieu region.
- Junction Housing do not keep their own records of waiting lists - registering clients on Housing SA's Community Partnerships and Growth Central Register.
- Workers with Fleurieu Housing Support Service advised that there are 30 people on their case loads (approximately 15 per staff member) i.e. people over 16 who were homeless or at risk of homelessness or experiencing housing stress.

In relation to the Aboriginal community in the region and their housing needs, data collected from Housing SA Aboriginal Housing Program builds the following picture;

- Housing SA housing for Aboriginal people is located mainly in Victor Harbor and Alexandrina Council regions (except Mt Compass).
- There is currently no housing for Aboriginal people in either Yankalilla or on Kangaroo Island.
- Housing consists of single dwellings and in some cases there are more than 5 people living in this accommodation.
- There are 2.5 Aboriginal people per Housing SA dwelling, compared to 1.7 per Housing SA dwelling for the rest of the community.
- More than half of Aboriginal people registered with Housing SA were under the age of 35, much younger than applicants with the Housing SA Public Housing Program. This indicates a need for a wider spread of properties across the region for Aboriginal people, and given the younger age group, also identifies the need for some larger properties for growing families.
- Traditionally Aboriginal people ask for assistance with housing when they are in crisis, and do not tend to apply for or sit on long term housing wait lists, therefore it is difficult to determine numbers of Aboriginal people waiting for houses.

Challenges:

Service providers in the community consistently indicated the following service gaps, needs and challenges;

- Discrimination from the private rental market/real estate agents, coupled with the inability of some client groups to successfully rent due to poor rental history or chaotic lives and limited living skills.
- Holiday and seasonal rentals outnumber longer-term leases, which make it a highly competitive and discerning market.
- There is limited available, suitable housing, i.e. secure tenure, appropriate location, size and type of dwelling.
- Private rental was seen as too expensive by all sectors. (refer to page 6)
- People are leaving the region in order to access appropriate accommodation, leaving supports, families and friends and employment opportunities.

It is envisaged that in order to address some of these issues, there will need to be a range of government and community based strategies, such as engaging with the private rental sector and promoting private longer term rental propositions to landlords of holiday houses, provide generic rental education, life skills training, support to renters and raising awareness of homelessness in the community.

Possible Solutions:

All service providers that participated in interviews or filled in questionnaires expressed a need for more housing options that were appropriate to their clients needs, i.e. more bricks and mortar.

Some suggestions were of a strategic nature such as planning and developing transitional pathways from Community Housing into the private rental market, and developing sustainable ways to encourage and support tenants into training and employment so that housing becomes more accessible and affordable.

Services working with people who had a disability or mental illness and their carers, indicated similar models to Aged Care villages with small clusters of independent units and some communal space for their client groups, which maximised support services and enhanced client independence.

Overall consensus was that agencies and service providers were working well together within their sectors to address the issues and challenges of supporting people with housing and accommodation issues. Frequently acknowledged was the work of the Fleurieu Housing Support Services (a service facilitated by Southern Junction Community Services), who are assisting people with housing and accommodation needs in the Southern Fleurieu. Strong referral processes and collaborative partnerships were seen as positive results for the wider community, particularly in relation to young people and families.

In addition, the corresponding service in Kangaroo Island facilitated by Finding Workable Solutions (FWS) Youth Services on behalf of Southern Junction Community Services, was also held in high regard by other services and the community on Kangaroo Island. This is a relatively new service, which operates alongside FWS's other youth and employment service portfolios. It provides a service to the whole of community and the wrap around nature of their youth services, creates an integrated approach

when it comes to young people and housing issues and homelessness. Housing SA has contributed a dwelling (property managed by Junction Housing and tenants supported by FWS), to be used for transitional accommodation on Kangaroo Island.

Also acknowledged by service providers, is the dedication and resourcefulness of volunteers who work to support those who are most disadvantaged in the community, as well as the compassion of the community in donating food and goods. This is an asset of the region.

Many of the issues uncovered by this report in 2010 and 2011 are consistent with those documented in previous reports of the last 20 years. They include:

- A need for supported 24/7 crisis/emergency and short to medium term accommodation options.
- Limited housing options for larger families.
- A lack of suitable housing for elderly Aboriginal people who wish to return to 'country'.
- Limited available, affordable rental accommodation for young people, families, the elderly and people with a disability.
- Limited availability of community based housing, specifically designed for people with a disability and people with mental health issues, resulting in many people in inappropriate housing tenures such as boarding and lodging housing.
- Limited respite accommodation for carers, people with a disability and older people.
- The need for greater diversity of housing and tenure types throughout the region to create pathways to facilitate the movement of people, as their housing needs change.
- The need to view housing provision in collaboration with the provision of other services, such as health, transport, employment and education.
- A high proportion of holiday houses in the region, which could possibly be better utilised.
- Housing support services are frustrated because there is limited available and affordable housing.
- A need for more rental training programs for all age groups in the community, particularly those who have difficulty securing and maintaining tenure.
- A need to update the Community Housing Customer Register housing demand data as this method of collection was only finalized in April 2011.
- Very little awareness by the wider community throughout the region that homelessness exists, or of housing related issues.

As demonstrated, there are a range of housing options from caravans and tents to backpackers and motel rooms that have been used by all service providers in the region to accommodate young people, families, the elderly, people on low incomes and people with a disability or mental illness. However, these options are limited and often neither affordable nor secure in the medium to long term. This is an area whereby the communities of the region may be actively involved in advocating the SA Government to work towards meeting these housing needs in line with the South Australian Strategic Plan (SASP).

The South Australian Strategic Plan (SASP) has targets around homelessness and affordable housing (T6.6 – 6.9) and housing for people with disabilities (T6.10). The SASP has the following aims;

- **T6.6 Homelessness:** Halve the number of 'rough sleepers' in South Australia by 2010 and maintain thereafter.
- **T6.7 Affordable housing:** Increase affordable home purchase and rental opportunities by 5 percentage points by 2014.
- **T6.8 Housing stress:** Halve the number of South Australians experiencing housing stress by 2014.
- **T6.9 Aboriginal housing:** Reduce overcrowding in Aboriginal households by 10% by 2014.
- **T6.10 Housing for people with disabilities:** Double the number of people with disabilities appropriately housed and supported in community based accommodation by 2014.

It is envisaged that the Southern Fleurieu and Kangaroo Island Housing Round Table use the findings of the Regional Housing Resource Document as a basis for determining housing and related support initiatives for the future.

2 BACKGROUND

In June 2010 members of the Southern Fleurieu Youth Housing Round Table (SFYHRT) took part in a consultation processes to assess their role and work done to date and decide upon future directions of the SFYHRT. These findings were compiled in a report (Southern Fleurieu Youth Housing Round Table Planning Process – Report on Survey Findings, June 10, 2010 by Jonquil Eyre), which informed their strategic planning processes at a planning day on June 30, 2010.

The report identified that there was an opportunity to expand the role of the SFYHRT beyond a youth focus to include people at risk of homelessness of all ages. This also aligns with the South Australian Homelessness Strategy, which was already looking at developing Round Tables in all regions of SA that would serve all ages.

As a result, the SFYHRT has changed from primarily having a youth focus to a more generic focus on homelessness and housing issues. In addition, it now also includes the region of Kangaroo Island; hence, the group is now known as the Southern Fleurieu and Kangaroo Island Housing Round Table (SF&KIHRT).

The need to create the 'Southern Fleurieu and Kangaroo Island Housing Resource Document' was identified at a planning workshop held 30 June 2010 by members of the Southern Fleurieu Youth Housing Round Table (SFYHRT).

Financial support was successfully sought from Housing SA 'Community Project Grant Fund' and Southern Fleurieu & Kangaroo Island Housing Round Table membership funds to contract a project consultant to prepare the Regional Homelessness Resource Document for the Southern Fleurieu and Kangaroo Island region. The document was to have a focus on homelessness and bring together existing information including planning documents, studies and surveys on housing and homelessness, as well as demographic data, existing services and gaps, and waiting times.

It was felt that this document would be a useful tool for the Round Table to use to undertake strategic planning and enable Round Table members and others to advocate for housing priorities in the region.

2.1 OBJECTIVES

The objectives of the Regional Housing Resource Document for the Southern Fleurieu and Kangaroo Island was to create a document which would:

- Be a resource document for Round Table members and others to be able to more effectively advocate for housing and related services on the Southern Fleurieu and Kangaroo Island.
- Identify knowledge gaps and priorities for future investigations and research.
- Support Round Table members and others to work more strategically to plan housing and related service needs.

It was thought that this document would identify knowledge gaps and priorities for future investigations and inform a more strategic approach to planning housing and related service needs and encourage a more coordinated and collaborative approach to service planning and delivery across the government and non-government sectors.

3 METHODOLOGY

The aim of the project was to bring together existing planning documents, studies, demographic data and other information relating to housing and homelessness.

A variety of methodologies were utilised to collect information and data for this project and included;

- Document review
- Research of data and statistics
- Questionnaires
- Interviews and focus groups

A review of existing documents and studies on housing and homelessness in the region was conducted to ascertain the common themes and issues, and to assess if these related to current housing issues.

3.1 STATISTICAL RESEARCH

This included researching data and statistics from a range of sources including Australian Bureau of Statistics, Housing SA, Centrelink, SACOSS, Real Estate Institute of South Australia, Planning SA and Community Housing providers.

It must be noted that data used from the Australian Bureau of Statistics (ABS) was from the 2006 Census and is somewhat dated (the ABS will be conducting another Census during 2011). Therefore to gain a more accurate picture of the current demography of the region, Planning SA population projections from "*Population Projection Enquiry System*" have been used as well. However, it has been suggested that the ABS data used in this report be revisited and re-assessed when the 2011 ABS Census figures are released.

Data on lettable housing and occupancy from Housing SA and Community Housing Providers was current as of December 2010. Whilst, information about Centrelink income support and rent assistance was current at the time of writing this report.

During the research for this report, it was found that many community housing providers did not keep their own records of people on waiting lists that would reflect the demand for housing - preferring to utilise 'Community Partnerships and Growth - Community Housing Central Register' (CHCR) only. This made it difficult to ascertain an accurate representation of housing demand in the region, particularly as some people may register with CHCR for housing in a number of locations or be guided to where available community housing stock already exists by their support worker.

Keeping records of waiting lists for housing at a local level by community housing providers in future would inform a more accurate picture of demand.

3.2 QUESTIONNAIRES

Questionnaires targeted a range of service providers in the region, including those that provide direct housing support, and those that provide indirect support services in a range of sectors including Women's Health, Youth, Mental Health, Aged, Disability, Families and Community services. The questionnaire provided information including;

- Service mapping information.
- Service issues and trends

More importantly, it painted a picture of what service providers were dealing with on a daily basis and a firsthand account of what their clients were experiencing 'on the ground'. **Please refer to the appendices for a list of the questionnaire respondents and services they represented.**

A separate questionnaire was specifically designed for community and public housing providers to;

- Map existing community and public housing providers and property managers, their housing stock locations, eligibility criteria and preferred contact details.
- Provide information regarding existing housing stock – the type, locations, cost, suitability and availability (waiting lists), as well as look at demand vs. suitability.

The following Housing Providers answered this questionnaire;

- Unity Housing
 - Junction Housing
 - Kangaroo Island Community Housing
 - Housing SA
- (Please refer to questionnaires in appendices).

3.3 INTERVIEWS AND FOCUS GROUPS

Interviews were conducted via telephone, face-to-face or in small groups of work teams and/or associates. Interviews were based on the same outline as the questionnaire but provided an opportunity for participants to have a conversation and 'tease out' more information and anecdotal evidence of real life experiences, of community members, workers and their clients.

It was found that many people who were originally asked to respond to a questionnaire preferred face-to-face interviews/discussion approach. In some cases people did both – questionnaire and interview/discussion.

There were a total of 20 responses out of 30 organisations and groups contacted in the Southern Fleurieu region. Whilst in Kangaroo Island 8 out of a possible 11 responses were received. **Please refer to the appendices for a list of the people who participated in interviews and focus groups and services they represented.**

4 DOCUMENT REVIEW

A review of existing documents and studies on housing and homelessness in the region over a period from 1991 to 2009 was conducted to look for the common themes and issues, and to assess if these related to current housing issues.

4.1 REPORTS AND STUDIES DONE ON BEHALF OF COUNCILS:

There were three reports done on behalf of the then Councils in the region;

- **District Council of Victor Harbor Housing Study, January 1991;**
- **Housing Needs Study for the District Council of Pt Elliot and Goolwa, January 1994;**
- **Yankalilla Community Housing Study August 1997.**

Common themes that emerged from all of these reports were;

- Most vulnerable target groups in the community,
- Accessibility and affordability of housing in the region,
- Security of tenure due to a large percentage of holiday homes and inadequate support services in place to support those most at risk of homelessness.

In relation to the groups that are most vulnerable to housing stress and homelessness in the community, all three studies done on behalf of the 3 Southern Fleurieu Councils depicted younger and older people in the communities as being two of the most disadvantaged groups, in regards to accessing affordable, secure accommodation. In addition, people with a disability often found themselves seeking accommodation in inappropriate housing tenures such as boarding and lodging houses – “*due to the limited availability of community based housing for disabled persons*”. (*Housing Needs Study for District Council of Pt Elliot and Goolwa January 1994*).

Appropriate respite accommodation for carers was also seen as an issue.

“Other main groups identified as experiencing rental housing need in the Victor Harbor District are low income households, single persons, single parent families and intellectually disabled persons.”

(District Council of Victor Harbor Housing Study, January 1991)

The reports continually outlined the need for a range of accommodation options that were low rental and weren't being catered for by the private sector. In addition, a high demand for public and cooperative/association housing meant low vacancy rates and long waiting lists. Also expressed, was a need for emergency housing, particularly for women and children fleeing domestic violence, as well as crisis/emergency, short and medium term accommodation options for young people. Most disadvantaged groups experienced discrimination by the private rental market.

The greatest tenure of housing at the time that these reports were written was home ownership, with a very high proportion of privately owned homes used as holiday homes.

"45% of the private dwellings in the District were unoccupied on the night of the 1991 census....(Which may in part have been due to these dwellings being holiday homes). ...There is very limited rental accommodation throughout District (17%) and rental through the South Australian Housing Trust is minimal (2%)."

(Housing Needs Study for the District Council of Pt Elliot and Goolwa, January 1994)

Consequently a large percentage of holiday homes with high seasonal rental costs gives rise to limited secure, long-term rental accommodation and "...single parents often find suitable accommodation to rent during the off-season, however are housing stressed during the peak holiday. (District Council of Yankalilla Community Housing Study, 1997)

All reports acknowledged that housing provision should not be viewed in isolation but in collaboration with the provision of other services such as health, education, employment and transport etc.

"Accessibility of support services for each end of the age spectrum was raised. For young people the housing to accompany supports needed to make a successful transition from home to independent living are not in close proximity."

(Yankalilla Community Housing Study August 1997)

4.2 REPORTS AND STUDIES REGARDING YOUNG PEOPLE'S ACCOMMODATION NEEDS.

"The Southern Fleurieu Youth Homelessness Survey Report" 2001, YWCA of Adelaide.
(incomplete)

This report was undertaken in 2001, by the only youth service provider in the Southern Fleurieu region at the time, which was the YWCA of Adelaide JPET (Jobs Placement Employment and Training) program and the 3 Southern Fleurieu Councils. A survey was designed with an alpha coding system to enable services to provide relevant information about young people experiencing homelessness over a 1-month period and to ensure that these young people were counted only once and protected their privacy.

The results from the survey found that more than 30 young people aged 13-21 years were in urgent need of secure long and short-term accommodation as well as emergency/crisis accommodation.

Findings from this report cited that the major reason that young people were unable to continue to live at home as being family crisis or family breakdown. Factors that contributed to homelessness were inadequate income/no income due to underemployment or unemployment; private rental market issues

including increasing rental costs therefore lack of affordable accommodation, competition and discrimination from landlords/real estate agents.

The report states that homelessness is most effectively broken when adequate intervention is provided at the time of crisis and ongoing support is offered. This report begins to explore for a range of accommodation models to meet the needs of young people transitioning from crisis/emergency accommodation with high support needs into short/medium term accommodation options.

Young people aged under 25 (particularly 15-17 years old) seeking accommodation and support –
“...particularly short to medium term accommodation options for young people and the provision of emergency/crisis accommodation”, was lacking in the region.

Security for young people who are not living with their families, and not yet in the formal rental market is an issue.

“Transitions: Housing and Support for Young People in Regional South Australia”, Shelter SA, 2006.

This project was instigated by the Southern Fleurieu Youth Network in 2006 in order to look at youth housing and homelessness issues in the region as many service providers had clients who were experiencing periods of homelessness or were at risk of homelessness. SA Works (DFEEST) via the Fleurieu Regional Development Board, the City of Victor Harbor, the District Council of Yankalilla, Alexandrina Council, and the Noarlunga Office of the SA Housing Trust provided funding for this project.

Shelter SA did this report over a 6-month period. It included an extensive study of young people, their associates and youth agencies and services across the region into youth homelessness and related youth issues, particularly as it relates to regional and rural young people.

This report highlights the changing demographic of the region, with the Southern Fleurieu experiencing phenomenal growth and development over the past ten years, but in juxtaposition, young people in the 18-25 age group are moving out of the area in pursuit of further education or employment.

“A holistic view and integrated and coordinated strategies were identified as being crucial in addressing youth housing needs.”

(Housing and Support for Young People in Regional South Australia, Shelter SA 2006.)

“The Regional Youth Strategy 2007-2010”

This is a document that was developed to inform policy, planning and strategic directions in regard to youth in the Alexandrina Council and the City of Victor Harbor regions. Both Councils have endorsed this strategy and action plan. It provides data and relevant statistics and lists several strategies that support the recommendations made by Shelter SA under the key objective of “Youth Retention”.

The key elements highlighted by young people and the local youth sector in this document again were the lack of crisis, short term, supported or affordable accommodation, which in turn impacts on youth retention in the region as young people seek suitable accommodation elsewhere.

Affordable and accessible accommodation was identified as important facets of the larger solution that would also need to include education, training, employment, and personal support mechanisms and transport solutions.

"Accommodation Challenges Facing Young People Living in the Southern Fleurieu Peninsula", 2010, Southern Junction Community Services on behalf of the Southern Fleurieu Youth Housing Round Table.

Robert Wilson developed this PowerPoint presentation, in collaboration with other SFYHRT members in late 2009. The purpose was to provide an accurate and current picture of youth housing needs in the Southern Fleurieu to the Director of Homelessness Strategy Division, Housing SA. This presentation outlines the challenges facing young people living in the Southern Fleurieu, particularly in regard to low incomes vs. private rental costs, related socio/economic/geographic issues, limited availability of both private and public housing stock and outlines gaps in support services and available affordable accommodation.

The report cited a need for an emphasis on preventative and early intervention approaches to support young people at risk of becoming homeless or experiencing difficulties in living at home.

"A range of housing responses were suggested;

- *Increase the level of Housing SA stock (including Aboriginal Housing)*
- *Increase Community Housing Stock*
- *Increase financial support to access the private rental market*
- *Supported transitional accommodation*
- *Short term/emergency supported accommodation".*

4.3 REPORTS AND STUDIES REGARDING OLDER PEOPLE'S ACCOMMODATION NEEDS

"Housing Issues and Older People on the Fleurieu Peninsula, 2009", L. Sparrow, Southern Fleurieu Positive Ageing Taskforce.

The Southern Fleurieu Positive Ageing Task Force undertook a study, released in March 2009, into housing and older people in the community. This study was done to outline the current situation faced by many older people in the community in relation to housing affordability, availability and suitability. It outlines issues faced specifically by the older population in the region and maps current services and outlines gaps.

According to “*Housing Issues and Older People on the Fleurieu Peninsula*” (2009) there were no private rental properties rented for less than 30% of the single pension and rent assistance. Housing SA defines affordable as paying no more than 30% of household income in rent.

For older residents in the community their security of tenure is based on their homes not being adequately equipped to manage someone who is ageing or with a disability or at a distance from supports.

4.4 CONCLUSION

The reports and studies reviewed give us a picture that is still current today and one that will be further substantiated by the outcomes from the research methodology and consultation processes undertaken by this project.

Those most vulnerable to housing stress and at risk of homelessness in our communities are young people, older people, single people, single parent families, people with a mental illness, people with a disability and carers.

Rental markets are highly competitive and seasonal with limited low rental options available and public and community housing is limited with long waiting lists.

There is a need for safe, emergency and crisis accommodation as well as short to medium term transitional accommodation with clear pathways into the private rental market that enable this accommodation to be freed up and utilised effectively.

A large proportion of holiday rentals limits secure tenure for longer-term renters.

Outreach housing support services (now established) needs to be able to access a stock of appropriate, affordable housing options to accommodate clients.

5 DEMOGRAPHICS

The Australian Bureau of Statistics data that was available at the time of writing this document was from the Census in 2006. In order to gain a more current demographic snapshot of the Southern Fleurieu and Kangaroo Island region, data from Planning SA “*Population Projection Enquiry System*¹” has been used where possible to give projected population growth by Age and Local Government Area. This provides 2011 population projections based on 2001 ABS Census data. (Population projections for 2011 based on 2006 ABS Census will be available in the near future). It is therefore suggested that this data be revisited in the near future when the 2011 ABS Census data has been collected and collated and the new series of SA Planning Population Projections 2006-2036 becomes available.

In general the Planning SA Population Projections for 2011 show that;

The Alexandrina Council area (combined Coastal and Strathalbyn regions) projected population show an increase of 13%, from 20,711 in 2006 to 23,444 in 2011, with the 60-64 year old age group experiencing 9% growth and 55-59 age group is growing by 8%.

Kangaroo Island projections show substantial growth of 21% overall, from 4,260 to 5,166 (906 people), with the largest increases seen in middle ages, i.e. 45 – 64 age groups increasing by 31%.

The Victor Harbor projections show an increase in population of 19% from 12,012 to 14,327 (2,315 people), with the older age groups i.e. 55 and 74 years increasing by 34%.

Yankalilla shows an increase of 554 people, increasing from 4,156 to 4,710 people or 13% growth, with age groups between 50 and 69 years increasing by 34%.

5.1 AGE BY POPULATION

The following has been derived from analysis of ABS data.²

- As can be noted from the 2006 ABS data in Table 1, Victor Harbor had the most aged population, with a total of almost 50% of the population aged 55 years and over, this is similar in comparison to the 2011 projection where 49% is in this age group.
- Also shown is that Yankalilla is the second most aged community, with those aged 60-64 being the largest cohort and a total of 39.4% aged over 55 years. However, 2011 projections show a slight decrease to 37% aged 55+.
- Alexandrina residents aged 55 and over account for 36% whilst only 29% of Kangaroo Island residents were aged 55 + according to Planning SA 2011 projections.
- South Australia as a whole has a relatively younger population with only 27% aged 55 and older.
- On the other hand, there were more 5-9 year olds and 10-14 year olds in Alexandrina – Strathalbyn and Kangaroo Island than for the rest of the state during the 2006 Census, with populations of 6.4%

¹ 2011 Population Projection Enquiry System, Planning SA

² ABS Census 2006

(Alexandrina – Strathalbyn) and 7.2% (Kangaroo Island) 5-9 year olds, (whereas the state recorded 6.18%). There were 7.47% in Alexandrina – Strathalbyn and 7.2% in Kangaroo Island aged 10-14 years, whilst the rest of the state recorded 6.6%.

- Alexandrina - Strathalbyn in particular shows a larger percentage of younger children in the region, and compared to the rest of the state with almost 20% aged less than 15 years in 2006.
- At the time of the 2006 Census, all regions indicated a very low percentage of the population aged 20-24 years, with the overall state having 6.6% of the population in this cohort. Victor Harbor recorded only 2.3%, followed by Kangaroo Island with 3.3%, Yankalilla with 3.4%, Alexandrina – Coastal with 3.5% and Alexandrina –Strathalbyn 3.9%.
- Planning SA Projections for 2011 show that this age cohort (20-24) in Alexandrina (combined Coastal and Strathalbyn) as being 5% of the population, that's a decrease of 2.4%; and slightly higher than 2006 figures for Victor Harbor and Yankalilla, having both at 4% and Kangaroo Island consistent with just 3%.
- All regions also recorded fewer people aged 15-19 years than the rest of the State (6.7%), except for Alexandrina – Strathalbyn where 7% were in this age cohort.

TABLE 1 % AGE PER POPULATION COMPARISONS – ABS 2006

AGE PER POPULATION REGION	SA 1,514,336	Alexandrina Coastal 11,510	Alexandrina Strathalbyn 9,201	Victor Harbor 12,012	Yankalilla 4,156	Kangaroo Island 4,260
0-4	5.76	4.90	5.92	4.03	4.16	5.23
5-9	6.18	5.90	6.44	4.58	5.10	7.18
10-14	6.59	5.96	7.47	5.19	6.54	7.18
15-19	6.65	5.43	7.01	4.87	5.38	5.39
20-24	6.61	3.50	3.86	2.35	3.36	3.30
25-29	5.86	3.47	5.16	3.03	2.59	3.87
30-34	6.39	4.69	3.96	3.75	4.11	5.42
35-39	7.11	5.51	6.82	4.41	3.15	6.71
40-44	7.35	6.17	7.52	5.55	6.59	8.61
45-49	7.44	6.90	8.16	5.88	8.32	8.70
50-54	6.88	6.57	7.34	6.32	8.34	8.61
55-59	6.59	7.88	8.64	7.96	8.66	9.24
60-64	5.14	8.64	6.37	8.69	9.16	6.31
65-69	4.12	7.92	4.72	8.11	7.36	4.24
70-74	3.47	5.99	3.70	7.58	5.02	3.19
75-79	3.25	5.17	2.97	7.30	4.09	2.53
80-84	2.51	3.12	2.14	5.49	2.88	2.41
85+	2.02	2.11	1.71	3.81	2.21	1.85

In summary, this shows that the population in the region is an ageing one which is further exacerbated as younger people continue to leave the region, particularly those aged 15-24 years old, most probably in pursuit of more diverse opportunities in a range of areas such education, training, employment and social/recreation options. Lack of crisis, short and medium term housing options also influence young people in their decisions to leave the region.

5.2 GENDER DISTRIBUTION

Table 2 and the corresponding graph below show the gender distribution for the region in comparison to the state. This shows Victor Harbor to have more females than males compared to the rest of the region and the state as a whole, a difference of 4.65% or 558 more females than males. Meanwhile, Kangaroo Island shows the opposite trend with almost 2.8% more males than females, a difference of 104. The graph below clearly highlights these differences in the distribution of gender.

TABLE 2 GENDER DISTRIBUTIONS – ABS 2006

	SA 1,514,336	Alexandrina Coastal 11,510	Alexandrina Strathalbyn 9,201	Victor Harbor 12,012	Yankalilla 4,156	Kangaroo Island 4,260
FEMALES	769128	5856	4665	6285	2085	2078
	50.7%	50.8%	50.7%	52.3%	50.2%	48.8%
MALES	745208	5654	4536	5727	2071	2182
	49.2%	49.1%	49.3%	47.7%	49.8%	51.2%

The significance in a higher number of female residing in the Southern Fleurieu is likely to be due to the ageing demographic and the longer life expectancy of females to males. Whereas, on Kangaroo Island the opposite is the case with more males to females which may be due to the geographic isolation and more traditionally male oriented industries, such as farming and fishing and therefore fewer long term employment opportunities.

5.3 INDIGENOUS STATUS

TABLE 3 INDIGENOUS STATUS – ABS 2006

	SA 1,514,336	Alexandrina Coastal 11,510	Alexandrina Strathalbyn 9,201	Victor Harbor 12,012	Yankalilla 4,156	Kangaroo Island 4,260
ABORIGINAL	25,555	133	85	114	25	31
	1.7%	1.1%	0.9%	0.9%	0.6%	0.7%

Table 3 demonstrates the lower proportion of the population that identified as Aboriginal at the time of the 2006 Census compared to the rest of the state. This data has more than likely increased as according to anecdotal evidence, Aboriginal people are returning to their country in older age.

5.4 SELECTED MEDIAN AND AVERAGES

The following table (Table 4) shows the selected medians and averages for the populations of the Southern Fleurieu and Kangaroo Island regions. Note the highlighted areas in reference to Victor Harbor, which depict a higher than average age not only compared to the rest of the region but also for the state - 54 years as compared to 39 for the rest of the state. A lower weekly income for an individual, as well as families and households than the rest of the region, and compared to the State. Higher median rent costs than the rest of the region and the rest of the state, Whilst Victor Harbor recorded the second highest mortgage repayments in the region, this was however less than the rest of the state. Alexandrina - Strathalbyn residents had the highest median mortgage repayments of \$1056, the state recording \$1018 and Victor Harbor having a median mortgage repayment of \$975 per week.

TABLE 4: SUMMARY – SELECTED MEDIAN AND AVERAGES – ABS 2006

	Alex Coastal	Alex Strath	Kangaroo Is	Victor Harbor	Yankalilla	South Australia
Median age of persons	48	42	43	54	48	39
Median individual income (\$/weekly)	352	416	414	346	350	433
Median family income (\$/weekly)	762	1,037	1,002	737	804	1,103
Median household income (\$/weekly)	627	856	749	617	635	887
Median housing loan repayment (\$/monthly)	900	1,056	780	975	867	1,018
Median rent (\$/weekly)	155	150	120	160	140	150
Average number of persons per bedroom	1.1	1.1	1.1	1.0	1.1	1.1
Average household size	2.3	2.5	2.3	2.1	2.3	2.4

These median figures reiterate the issues associated with an ageing populations living on limited income, such as the aged pension or self funded retirees. Although the average loan repayments and rental costs are on a par or slightly lower than for the rest of the state, income is significantly less. Victor Harbor has by far the lowest income but is paying the highest rent not only in the region but compared to the rest of the state. This may in part be due to high holiday rentals in summer months, which incidentally would occur across the region and effect all centres..

5.5 LOW INCOME EARNERS

The next table (Table 5) shows that Yankalilla (32.91%), Victor Harbor (32.5%) and Alexandrina-Coastal (31.3%) have a higher percentage of people who are over 15 years of age and who earn less than \$249 per week than the rest of the state, which has 29.19%.

The percentage of those in this age group earning up to \$399 per week was higher in all areas of the Southern Fleurieu and Kangaroo Island than for the rest of the state, with Victor Harbor having the highest number (53.46%). Alexandrina - Coastal and Yankalilla have just fewer than 50%, and Alexandrina - Strathalbyn and Kangaroo Island had around 45%. Therefore, the region has some of the lowest income earners in the state particularly those living in Victor Harbor.

TABLE 5 SHOWS THE PERCENTAGE OF POPULATION OF PEOPLE AGED 15 AND OVER IN THE REGION WITH NO TO LOW INCOME.

	Total population 15 years and older	% Population earning up to \$249 per week	% Population earning up to \$399 per week.
Alexandrina Coastal	9,580	31.3%	49.9%
Alexandrina Strathalbyn	7,476	29.37%	44.64%
Kangaroo Island	3,430	27.2%	44.89%
Victor Harbor	10,356	32.5%	53.46%
Yankalilla	3,497	32.91%	49.89%
South Australia	1,233,508	29.19%	43.87%

The conclusions that can be drawn from this data again reflect the impact of an ageing population on income with all centres having a higher percentage of low-income earners than the rest of the state.

5.6 CONCLUSION

There is a consistency between population data of the ABS Census 2006 and Planning SA Population Projections. Although this shows an ageing population across the region and particularly in Victor Harbor, Yankalilla and Alexandrina Coastal regions compared to the rest of the state, Alexandrina - Strathalbyn has the youngest population in the region and shows that young families are prevalent and that teens and young adults make up a higher percentage of the population than for the rest of the region and the state as a whole. This may be due to the proximity to the regional centre of Mount Barker, which offers employment, further education and training facilities as well as regular public transport, and easy access to the South Eastern Freeway and the City.

The outward migration of teens and young adults (15-24 years) in all the other centres in the region is probably due to geographic location and less available options for young people pursuing further education, training, and employment which is exacerbated by minimal housing opportunities.

Interestingly, a significant growth in population was projected for Kangaroo Island for 2011 by Planning SA's *Population Projection Enquiry System* of 12% with a substantial increase in the number of people in their middle years – a future aged population, which will further increase the demand for aged services and accommodation on the Island if this proves to be a correct prediction by the future 2011 ABS Census data.

Another point of interest is the significantly higher percentage of females (52%) to males (48%) residing in Victor Harbor. This may be a reflection of the higher ageing demographic in Victor Harbor and lower life expectancy of males.

The other significant factor is the gender distribution recorded for Kangaroo Island, which is the reverse for the rest of the region and for the state. There were a greater number of males than females residing on the Island at the time of the 2006 Census - comprising of 49% females (2.7% fewer than the state) and 51% males (2% more than for the state). This may be due to females leaving the Island for a number of reasons such as experiencing geographic isolation which may bring limited employment, further education and training opportunities for women, coupled with the local industries being traditionally male oriented such as agriculture, fisheries and forestry.

Again the high percentage of people on low incomes in the region, is largely due to the ageing population and the number of people receiving aged and other support pensions, coupled with the nature of the high costs associated with seachange and seasonal holiday communities particularly in regard to seasonal, part-time and casual work which in turn impacts on disposable income and housing affordability.

6 HOUSING AFFORDABILITY AND AVAILABILITY

6.1 HOUSING AFFORDABILITY

**THE FOLLOWING WAS TAKEN FROM A SACOSS INFORMATION PAPER SEPTEMBER 2010 –
“SOUTH AUSTRALIA’S STRATEGIC PLAN: WHAT PROGRESS ON POVERTY”³**

Issue No. 4: Housing

The challenge is to provide access to secure, affordable, adaptable housing for all South Australians.

Description

A person’s life chances can be substantially improved, or fundamentally harmed, by their housing situation – the type of house they live in, the location, proximity to public transport and services and the amount of income spent on housing. Poor (or no) housing has major impacts on physical and mental health, anti-social behaviour and life opportunity.

Many South Australians lack access to affordable and appropriate housing, particularly Aboriginal and Torres Strait Islanders and those with particular housing needs. Many others simply find the cost of housing unaffordable. The SASP has targets around homelessness and affordable housing (T6.6 – 6.9), but there is limited data for one (T6.6 homelessness), and two others (T6.7 affordability and T6.8 housing stress) are going backwards and are rated as unlikely to be met.

More housing stock is needed. The government should fund, in a variety of ways, the building of 1000 new houses per annum to 2030, complying with universal housing design aimed at people on very low incomes in the rental market.

According to the South Australian Department of Families and Communities, Housing SA, affordable housing is a basic right that should be available to all South Australians. Other features according to Housing SA publication “Local Government Affordable Housing Resource Kit, Jan 2011”, ⁴is that it is well built located close to transport and shops, hospitals and community services and is well suited to its residents.

⁴“For housing to be affordable, it should cost a proportion of the household income that leaves enough money for basic costs such as food, clothing, health care and education.”

³ SACOSS Information Paper South Australia’s Strategic Plan: What Progress on Poverty. September 2010. www.sacoss.org.au

⁴ Housing SA “local Government Affordable Housing Resource Kit” January 2011, www.housing.sa.gov.au/affordable

The following information is from the same Housing SA publication.

⁴The target for affordable housing is people wanting to buy or rent a home whose household incomes are described as low to moderate. In South Australia, a low income is up to 80% of the gross annual median household income, and a moderate-income household is between 80 and 120% of the annual gross median household income.

The most widely used measure of housing affordability is that households should pay no more than 30% of their income in mortgage repayments, or 30% (plus Commonwealth Rent Assistance) in rent.

Affordability indicators are updated annually by the SA Government and provide indicative purchase and rental prices for low and moderate-income households as outlined in the table below. These are based on the 30% income rule.⁵

Affordability indicators	2010-2011	
	Metropolitan and Outer Adelaide	Rest of State
Low Income (80% of median annual)		
Annual median income	\$46,366	\$39,334
Indicative house purchase price	\$184,000	\$163,000
Indicative weekly rental	\$267	\$227
Moderate Income (120% of median annual)		
Annual median income	\$69,550	\$59,000
Indicative house purchase price	\$288,000	\$244,000
Indicative weekly rental	\$401	\$340

The median figures available for the Southern Fleurieu and Kangaroo Island at the time of writing this report are from 2006 ABS Census and are not current.

However, based on the population aged over 15 years at this time who were on low incomes, i.e. earning up to \$399 per week was higher in all areas of the Southern Fleurieu and Kangaroo Island than for the rest of the state, with Victor Harbor having the highest number (53.46%). Alexandrina - Coastal and Yankalilla have just fewer than 50%, and Alexandrina - Strathalbyn and Kangaroo Island had around 45%. Therefore, the region has some of the lowest income earners in the state particularly those living in Victor Harbor.

⁵ Accessed from Department of Families and Communities, Housing SA Website www.housingsa.gov.au
Feb 2011

6.2 LOW INCOME

In order to define poverty, the following extracts were taken from SACOSS Anti-Poverty Report, 2010

WHAT IS THE DEFINITION OF POVERTY?

(THE FOLLOWING INFORMATION IS TAKEN FROM SACOSS Anti-Poverty Report 2010)⁶

The Organisation for Economic Cooperation and Development (OECD) defines the poverty line as 50% of the median disposable household income.

POVERTY — THE FACTS

- At last count about 200,000 South Australians, or 12.3%, were living in poverty (50% median income measure). That is more than one out of every ten people in our state.
- Poverty levels differ across the states and territories. South Australia has one of the highest rates of poverty in the nation.
- Between 1994 and 2006, the proportion of South Australians living in poverty rose from 6.7% to 12.3% (50% median income measure).

PERCEPTIONS VS REALITY OF POVERTY

Almost 40% of respondents to the SACOSS Anti-Poverty Week 2010 survey regarded living on below \$200 per week as living in poverty. The budget in Table 6 shows the weekly expenses for a single, aged pensioner who is renting a one-bedroom flat at the lower end of the rental market with electric-only utilities (no gas), and owns a car. The reality is clear: \$200 is only half of what will barely cover the basics.

The budget in Table 6 shows the weekly expenses for a single, aged pensioner who is renting a one-bedroom flat at the lower end of the rental market with electric-only utilities (no gas), and owns a car.

The reality is clear. \$200 is only half of what will barely cover costs. (*Taken from SACOSS Anti-Poverty Report 2010*)

TABLE 6 – EXAMPLE OF WEEKLY EXPENSES FOR SINGLE AGED PENSIONER

(From SACOSS Anti-Poverty Report 2010)

Single Pensioner expenditure \$	Income	Total remaining
Housing	Total pension and benefits	Per week for everything else
Utilities		
Transport		
Health		
Clothing Footwear		
Essential food		
Total necessities spending	\$415.50	\$37.50

⁶ SACOSS ANTI POVERTY REPORT 2010

The ‘Henderson poverty line’ is the main indicator of poverty in Australia. It estimates how much money individuals need to cover essential living costs, and represents a basic living standard. Examples of poverty in 2011 vary for different household configurations, as shown below:

- Lone person: \$326 per week
- Couple only: \$462 per week
- Couple with two children: \$680 per week
- Lone parent with two children: \$549 per week
- Youth allowance under 18 years: \$213 – Youth Allowance 18+ \$256.

To put this in perspective, the basic Newstart allowance for a single person with no children is around \$230 per week⁷, or \$96 below the poverty line.

6.3 AFFORDABLE RENT

The following information has been derived from Rental Bond Data Set of the Tenancies Branch, of the Office of Consumer and Business Affairs, provided by Housing Statistical Services, for Housing SA Quarterly Rent Report December Quarter 2010. It denotes the rental costs for dwellings across the region at the time of writing this report (2011), and compares them to median rental costs in Adelaide and the rest of the state.

- The median rental across all types of dwellings in the Southern Fleurieu and Kangaroo Island is \$235 per week compared to \$275 for the rest of SA.
- This ranges from \$198 in Kingscote to \$295 in Mt Compass in comparison, Adelaide’s median price was \$330
- Flats ranged from \$165 in Yankalilla and Kingscote, \$170 in Alexandrina - Coastal, \$200 in Victor Harbor and \$230 in Alexandrina - Strathalbyn, whereas the rest of the State’s median price was \$250 and Adelaide \$295.
- This makes the median State rental for flats is 8% higher than Alexandrina Strathalbyn 20% higher than Victor Harbor, 32% higher than Alexandrina Coastal and 34% higher than both Yankalilla and Kingscote.
- The median rental price for houses ranged from \$200 in Kingscote to \$240 in Yankalilla and \$250 in Victor Harbor, Alexandrina - Coastal and Strathalbyn LGA’s.
- The whole of the state recorded \$290 median rental for houses – this is a difference of as much as 31% for Kingscote, 17.2% for Yankalilla and under 14% for the other 3 areas.

However, what must also be taken into account is that according to ABS data from the 2006 Census and the correlation between that data and Planning SA Population Predictions for 2011, it is estimated that there are between 45-50% of the population across the region receiving under \$400 per week,

⁷ <http://www.centrelink.gov.au> - allowance rate taken from the web 2011.

6.4 COMMONWEALTH RENT ASSISTANCE

People are eligible for **Rent Assistance** if they:

- receive a pension (special rules apply if you are under 21 years and receive Disability Support Pension),
- or have dependent children and get more than the base rate of Family Tax Benefit,
- or have care of a child between 14% and 35% of the time and are not eligible for Family Tax Benefit but meet other Family Tax Benefit requirements,
- or receive an allowance or benefit (but don't have dependent children) and: are over 25 years,
- or have a partner,
- or are under 25 and living permanently or indefinitely apart from your parents or guardians.

To receive Rent Assistance you must also meet the residence requirements of your pension, allowance, or benefit. (*Taken from Centrelink Website March 2011*)

In order to demonstrate how Centrelink Rent Assistance assists those most in need, the following table (Table 7) lists a range of low incomes including those itemised on ABS Census income data i.e. incomes of up to \$249 and up to \$399 respectfully, together with a number of current Centrelink benefits that people access in the region. It also shows the equivalent of 30% of each of these incomes, or what is deemed to be affordable as well as the maximum amount of rental assistance that may be available per week for people on these incomes.

TABLE 7 – INCOME IN RELATION TO RENTAL AFFORDABILITY AND RENT ASSISTANCE⁸

Income per week	30% of income	Maximum rent assistance per week	Total
\$249 (lowest weekly incomes as listed on ABS 2006 Census - Gross Individual Income)	\$74.70	\$57.60	\$132.30
\$399 (as per ABS 2006 Census Gross Individual Income)	\$119.70	\$57.60	\$177.30
Single pension rate: \$329.20 per person	\$99.70	\$57.60	\$157.30
Couple pension rate: \$496.30 per couple	\$150.30	\$54.30	\$204.60
Austudy Single rate & with partner, no children: \$377	\$57.12	\$54.30	\$114.72
Austudy: single with children: \$493.90	\$82.31	\$67.62 with 1-2 children \$76.44 with 3 or more children	\$149.93 \$158.75
Disability support living independently under 18-20 years: \$241.85	\$80.61	\$57.60	\$138.21
Youth allowance: \$188.5	\$62.83	\$57.60	\$120.43
Youth allowance: single with children \$246.95	\$82.31	\$67.6 with 1-2 children \$76.44 with 3 or more children	\$149.93 \$158.75

(Please note that minimum and maximum rental thresholds apply to the amount of rent assistance available)

⁸ Derived from Centrelink website wwwcentrelink.gov.au, accessed Feb 2011

As previously mentioned, there were between 29% and 33% of people in the region aged 15 and over who received an income under \$250, and between 45% and 53.5% who receive an income under \$400 per week.

When we take into account the cost of rentals in the region, these figures clearly demonstrate the limitations and financial stresses that people on low incomes face on the inability to rent privately in the region.

6.5 RENTAL AVAILABILITY

Rental availability can be defined in terms of the number of vacancies per head of population. For the purposes of this report the specific target populations were chosen according to the definition of low-income earners by Housing SA (those earning up to 80% or the median annual income for SA) and the properties were defined by indicative weekly rental costs (i.e. 30% of income or less).

This equates to a population group earning \$39,334 per annum (i.e. \$756.42 per week) or less and available weekly rentals of \$227 per week or less.

The following figures were taken from the from Rental Bond Data Set of the Tenancies Branch, of the Office of Consumer and Business Affairs provided by Housing Statistical Services, for Housing SA Quarterly Rent Report December Quarter 2010. As well as 2006 ABS Statistical Data Gross Individual Income under \$700 per week.

- Alexandrina – Coastal recorded a total of 31 properties in this price range. Or approximately 4.4 properties per 1000 population group.
- Alexandrina – Strathalbyn recorded a total of 17 – that is less than 4 available rental houses per 1000 population group.
- Victor Harbor had a total of 40 properties in this price range – that's just fewer than 5 appropriate rental properties per 1000 population group.
- Whilst Yankalilla only listed 10 properties for the quarter – that is less than 4 available rental houses per 1000 population group.
- Kangaroo Island had the most with 41 properties priced at under \$227 per week. Which equates to 15.7 rental properties per 1000 population group.

Of course, for those on incomes on or below the poverty line, on pensions or Centrelink benefits, affordable rental costs are defined much lower and people on such incomes would be unable to cover rental costs of \$227 per week, either as individuals or as a couple on an aged pension. Receiving such an income further limits the availability of affordable rental properties in the region. The only other option is to share the costs with others, which leads people to shared rental accommodation.

At the time of researching this project there were a total of 11 properties listed on the Domain website (www.domain.com.au) in the region for under \$227 with a number of these being converted single motel rooms (equivalent to a bed sit) for \$170-\$185 per week.

In addition, the Real Estate Institute of South Australia cited in the Victor Harbor Times on January 6, 2011 that “*figures show average weekly rental prices in Victor Harbor for the September 2010 quarter had gone up to \$253 from \$230 for the same time last year*” and that the median house price for town (Victor Harbor) had increased by 9.7% from \$310,000 to \$340,000 for the same period.

In the same article, a prominent Victor Harbor real estate property investment manager stated that there was a severe shortage of rental accommodation available in the area and there were waiting lists of people wanting to rent. Stating that they had nothing to rent out at all and that they receive enquires from 5-6 people a day asking about rental properties. At the time of the article, another real estate agent had only 3 properties available for permanent rental.

In regard to rental availability L Sparrow in her report ⁹“*Housing Issues for Older People on the Fleurieu Peninsula*” (March 2009) interviewed 11 property managers from across the Fleurieu who represented about 925 permanent rental properties. Property managers reported minimum rents around \$150 with around 60% of properties priced between \$160 and \$230 which leaves around 33% of rental properties over \$230. The reported maximum averaged around \$316 with some as high as \$400 per week.

6.6 CONCLUSION

Rental costs throughout the region are lower on average than for the rest of the state, particularly in Kangaroo Island and Yankalilla LGA and they are considerably lower than Adelaide median rents. However, it must also be taken into consideration that the region also has a much lower median income compared to both Adelaide and South Australia as a whole according to 2006 ABS Data which is further substantiated by the data from Planning SA. Current median incomes are difficult to accurately establish at this point in time and concrete evidence must wait until after the 2011 ABS Census figures are available.

Nevertheless, the data that is available gives us an idea of the current landscape. For instance, it may be assumed that the median income for Victor Harbor residents was 30% below the rest of the state, followed by Alexandrina – Coastal - 29% lower than the state average, and Yankalilla with 28.4% lower. Kangaroo Island is 15.5% lower and Alexandrina – Strathalbyn is just 3.5% lower.

This in turn means that median rents are above 38% of median income in Alexandrina – Coastal, almost 40% above median income in Victor Harbor and 35% above median income in Yankalilla which are higher than “affordable” rents as defined by Housing SA i.e. paying no more than 30% of household income in rent and maintenance fees.

There is an increase in demand for long term, affordable housing and accommodation across the region. The private rental market highly competitive, due to high demand and low stocks of longer term lease properties, therefore rents are inflated and landlords tend to be more discerning.

⁹ Sparrow L ⁹“*Housing Issues for Older People on the Fleurieu Peninsula*” (March 2009)

Many people want to live in their community of interest with support networks of families, friends and significant others. Rental Assistance goes some way towards offsetting rent costs, particularly as median rentals in the region are lower than Adelaide and the rest of the state. Table 6 demonstrates that a couple living together on the aged pension are financially better off than others listed, which comprise of single people or single parent families,

People on single incomes are most disadvantaged, with people receiving Austudy, Abstudy and Youth Allowance payments receiving the least financial support.

The region's median cost of rental accommodation, when compared to these support benefits even with rental assistance shows that single people are most at risk and often unable to afford private rental accommodation and would have to look at sharing accommodation. For instance the median rent for a flat in the region is between \$165 and \$230 and houses range between \$200 and \$250 per week, which doesn't leave much over for day to day living costs

7 HOUSING

7.1 HOUSING PROVIDERS

Housing providers are those organisations that provide accommodation in the form of bricks and mortar (housing stock) and/or the management of properties. There is a mix of private, community, non-government and public housing providers across the region. For the purposes of this document the listing has been broken down into 2 sections – Older People and the General Population.

Older people in the community have a range of accommodation options specifically aimed at meeting their needs socially, physically, mentally and financially - from retirement villages to high needs residential aged care.

Under the General Population heading there are a range of providers who provide or manage properties to meet specific needs; such as accommodation for people with mental illness or people who have a disability etc; as well as for other disadvantaged, low income groups such as young people, single parent families etc.

7.1.1 Older People

The information regarding older people has been taken from L Sparrow: 'Housing Issues and Older People' written in 2009¹⁰ and therefore is an indication only of costs and property numbers. Wherever possible appropriate updates have been made and noted.

Retirement Villages – Entry Contribution/Rental (2009 figures)

- Elderly Citizens Homes (ECH) located in central Victor Harbor consisting of a mixture of entry contribution and rental housing, meeting the criteria for affordable housing.

Retirement Villages – Resident Funded (2009 figures)

- Entry costs exist for resident funded units vary from about \$150,000 to \$330,000.
- Between November 2004 and December 2007 resident funded units increased by up to 33%.
- Ongoing weekly fees vary between \$53 and \$105.

Retirement Villages – Serviced (2009 figures)

- Village Life is a served apartment enterprise operating in Goolwa. Entry costs are minimal (approx \$150).
- Ongoing costs inclusive of board and accommodation are set at approx \$280 per week.
- As accommodation and board are set at one fixed price, affordability is hard to comment on. However, it is expected that a small income in addition to the pension would be required to cover incidental costs including phone and personal expenses such as medication, clothing, toiletries etc.

¹⁰ Sparrow L "Housing Issues for Older People on the Fleurieu Peninsula" (March 2009)

Wyatt Benevolent (2009 figures)

- Generally targeted at people in high rental, aged 65+ with assets under \$110,000.
- Rent is set at 25% of the aged pension.
- At any point in time there are 15-20 people on the waiting list – with some not ready for an offer yet.
- Priority is set according to need – health, family reasons etc.
- Generally less than one vacancy per year.
- Most referrals are through Seniors Information Service or other Wyatt residents they know.
- Wyatt Benevolent often refer on to Whalers Housing Association.

Residential Aged Care

- Residential Aged Care is for older people who can no longer manage in their own homes.
- These services are funded through a combination of Commonwealth Government subsidies and consumer payments.
- There is a basic daily care fee is 84 % of pension and rent relief (**2011**).
- Provide accommodation, personal care, meals and refreshments, basic furnishing and personal toiletries, laundry services, and social activities.
- High-level care also includes continence aids, basic medical and pharmaceutical supplies, nursing and therapy services.
- Consumer charges for residential care include daily care fees and accommodation payments – the amount charged depends on individual's income and assets.
- Additional income tested fee is charged for residents on higher incomes.
- Only those who have assets, which exceed an amount set by the Australian Government, pay accommodation payments.
- This can take the form of an accommodation bond in low-level care or extra service place or an accommodation package in high-level care.
- An accommodation bond is determined as a proportion of the individual's total capital, up to a ceiling (set by an aged care provider) but ensures the individual is left with a minimum amount, set by the Government.
- The aged care provider retains interest from the bond and deducts monthly retention amounts (set by the Government) for up to 5 years and refunds the remainder when the individual no longer requires residential aged care.
- The Commonwealth Government has two gate-keeping mechanisms for access to residential aged care facilities
 - The need for people to meet criteria with respect to their frailty and need for support – assessed by Aged Care Assessment Team
 - Controlled approval of aged care bed 'licenses' to limit supply.
- Residential Aged Care Providers are required to maintain a proportion of 'concessional' residents – i.e. residents that are financially disadvantaged (assets of no more than \$102,554.00 - **2011**) – fees and charges are reduced or waived and replaced by a Government subsidy to the aged care home.

Anchusa – Kangaroo Island Health Service

- Located within the hospital grounds in Kingscote.
- Respite is available.

7.1.2 General Population

Whalers Housing Association

- Whalers is regionally driven and focused, covering the Adelaide Hills and the Southern Fleurieu coastal regions.
- They are the ‘Community Peak Body’ - taking a leading role in advocating for affordable and accessible housing.
- They provide the bricks and mortar and link with local services such as Fleurieu Housing Support Service for client support.
- Their core business is to provide long-term accommodation through community housing.
- Whalers also “head lease” from real estate agents on behalf of clients, this ensures that rent is no more than \$180 per week for 2 people (of any age group), who can't access rental – aimed at sharing accommodation.
- Whalers can also subsidise rents for short periods of time until clients are back on their feet and they have a budget to assist with Housing SA bonds.

Kangaroo Island Community Housing Association

- Funded by the Department for Families and Communities/Housing SA, the service covers the whole of Kangaroo Island.
- The housing is aimed at older residents on a low income or those who have close relatives living on the Island or people with a disability.
- The main reasons for people seeking accommodation with Kangaroo Island Community Housing Association is due to them being unable to stay in their present accommodation and can't afford to rent or buy, and/or they need to be closer to health services.
- There are 2 part time workers consisting of a Secretary and a Rent Coordinator.
- There is a current waiting list of around 8 people at the time of writing this report.

Mays Units Kangaroo Island – Privately Owned

- Privately owned and operated in central Kingscote.
- Provide reasonable rates to young people and others at \$130 per week.

Boronia Cottages Kangaroo Island – Privately Owned

- Located in Kingscote.
- Initially built due to a perceived need, as there are no non-government or private Residential Aged Care facilities on the Island.

- Aimed at older residents. Although no eligibility criteria.
- Contribution of \$15-20,000 plus annual maintenance fee is required.
- Contribution is refunded pro rata if tenant moves out within 5 years.

Unity Housing Company Ltd

- Unity Housing Company has properties in all metro areas, plus Clare, Adelaide Hills and Southern Fleurieu – with properties in Victor Harbor, Hayborough, Encounter Bay, McHarghs Creek, Strathalbyn and Goolwa.
- Their client groups consist of low -income groups, people with a disability, families, people experiencing Domestic Violence, ex- institutionalised people, and some affordable renters who rent at 74.9% of market rent.
- They mainly house those that have high needs (mental health or disability especially) and have supports in place or single parent families on low incomes.
- To be eligible people need to be on a low income or disability benefit with support referrals in place. For affordable renting support, they must have income and prove eligibility.
- Unity Housing has a total of 907 community houses with 42 affordable houses in the rural and metro areas.
- There are a range of accommodation options managed by Unity, from flats to 2,3,4 and larger houses with more bedrooms.
- Accommodation consists of some fully supported and semi supported, specifically for people with particular needs such as disability.

Accessible Housing Association

- Accessible Housing Association is a Non Government Organisation funded by Community Partnerships and Growth under the umbrella of Housing SA.
- Their client groups are people who are South Australian residents, who are disadvantaged and don't own either fully or partially any housing property and who don't exceed the Governments income and assets limits.
- They provide housing to people who have physical and intellectual disability and those with mental illness as well as single parent families, young people and older people.
- Accessible Housing Association has one 3-bedroom house in Goolwa that is currently leased to a client on a long-term basis.
- Allocation of housing is done through the Community Housing Central Register (CHCR) that lists available housing and matches this to clients on the waiting list – managed through Department of Families and Communities, Housing SA - Community Partnerships and Growth.
- Accessible Housing Association cited that 50% of their clients were young people and client groups also included single parent families, older people, people with mental health issues and people with a disability.
- They stated that those with mental health issues and intellectual disability, especially those that were in the younger age group tended to be the hardest to find accommodation for and added that it was also difficult for older people who lived by themselves.
- The main reasons people sought assistance from Accessible Housing Association was largely income related i.e. affordability; they found private rental too expensive as well as discrimination from landlords.

Lutheran Community Housing Support Unit

- Housing Association that provides housing to low and middle-income earners and disadvantaged groups including aged, disabled, students, indigenous, single parents and families coming out of crisis situations.
- Applications through referrals from support worker.
- Recently built houses in Strathalbyn aimed at low-income families.

Southern Junction Housing

- Southern Junction Community Services offers community housing to people of all ages across the Southern Metropolitan and Fleurieu region.
- They currently have 6 properties in Goolwa.
- There is limited availability with wait lists of approx 150 people waiting for 60 properties across their catchment and turnover of about 4-5 properties per year.
- Received funding through Supported Accommodation Assistance Program (SAAP – now known as NAHA – National Affordable Housing Agreement) in 2008 to provide the Fleurieu and Kangaroo Island Housing Support Service – a Commonwealth and State funded program that provides support services to those that are homeless or at risk of homelessness in the Fleurieu and Kangaroo Island region to achieve the maximum possible degree of self-reliance and independence.

Housing SA

- Housing SA is a State Government Agency – the Murray and Fleurieu region covers the Murraylands, Adelaide Hills, Fleurieu, Kangaroo Island and the Riverland.
- To be eligible for Housing SA public housing clients must;
 - Be a South Australian resident,
 - Have an income paid to them directly,
 - Not own or part-own any residential property,
 - Meet the income and asset limits,
 - Not have a debt to Housing SA or have made an arrangement to repay a debt to Housing SA,
 - Not have been excluded from public housing due to disruptive behaviour.
- Housing SA currently has 1 FTE Housing Officer covering Fleurieu and Kangaroo Island based at Mount Barker, with the Regional Manager attending community and agency meetings.
- Housing SA stated that their housing stock was located in towns and regions that their client groups preferred to live, however they also said that they would like to increase the numbers in general and in particular Aboriginal housing across the region.

7.2 HOUSING STOCK – COMMUNITY HOUSING

In order to ascertain what Community Housing properties currently exists in the region; the Housing SA ‘Community Partnerships and Growth Program’ was contacted to provide information from the Community Housing Central Registry. This is a central, one-stop registry or data-base that lists all community and social housing and accommodation options that exist across the state, and allows government departments and organisations to register their clients from various locations who are in need of housing. This is not only a useful tool for the sector, but from a regional perspective the information provides an overall snapshot of what community or social housing exists, where it is located, which organisation manages it, how it was funded and the client group it is aimed at.

Table 8 below shows a breakdown of the number of properties in the Southern Fleurieu and Kangaroo Island region by Local Government Areas and who is responsible for their management.

Please note: Group Type denotes the housing stock/property management group i.e. PGP means Preferred Growth Provider. Under Property Type, ‘Stimulus’ property denotes housing that was built through funding from the Commonwealth government’s Nation Building Economic Stimulus Package – i.e. social housing.

TABLE 8 COMMUNITY HOUSING PROPERTIES IN THE FLEURIEU AND KANGAROO ISLAND AS AT MARCH 2011 – DATA FROM HOUSING SA ‘COMMUNITY PARTNERSHIPS AND GROWTH PROGRAM’.

LGA	GROUP NAME	GROUP TYPE	PROPERTY TYPE	CLIENT TYPE	NO OF PROPERTIES
ALEXANDRINA COUNCIL	ACCESSIBLE HOUSING ASSOCIATION INC	PGP	DEBENTURED		1
ALEXANDRINA COUNCIL	ALEXANDRINA COUNCIL HOUSING ASSOCIATION INC	HOUSING ASSOCIATION	DEBENTURED		17
ALEXANDRINA COUNCIL	LUTHERAN COMMUNITY HOUSING SUPPORT INC	PGP	STIMULUS	PGP – GENERIC	6
ALEXANDRINA COUNCIL	SOUTHERN JUNCTION COMMUNITY SUPPORT SERVICES INC	PGP	DEBENTURED		9
ALEXANDRINA COUNCIL	SOUTHERN JUNCTION COMMUNITY SUPPORT SERVICES INC	PGP	STIMULUS	MENTAL HEALTH	2
ALEXANDRINA COUNCIL	SOUTHERN JUNCTION COMMUNITY SUPPORT SERVICES INC	PGP	STIMULUS	PGP - GENERIC	3
ALEXANDRINA	THE FREDRICK	PGP	DEBENTURED		1

COUNCIL	OZANAM HOUSING ASSOCIATION INC				
ALEXANDRINA COUNCIL	UNITY HOUSING LTD	PGP	DEBENTURED		20
ALEXANDRINA COUNCIL	UNITY HOUSING LTD	PGP	STIMULUS	PGP - GENERIC	7
ALEXANDRINA COUNCIL	WHLERS HOUSING ASSOCIATION INC	ASSOCIATION	DEBENTURED		10
CITY OF VICTOR HARBOR	ACCESSIBLE HOUSING INC	PGP	DEBENTURED		1
CITY OF VICTOR HARBOR	ALEXANDRINA COUNCIL HOUSING ASSOCIATION	HOLDING ASSOCIATION	DEBENTURED		11
CITY OF VICTOR HARBOR	SOUTHERN JUNCTION COMMUNITY SERVICES INC	PGP	DEBENTURED		6
CITY OF VICTOR HARBOR	SOUTHERN JUNCTION COMMUNITY SERVICES INC	PGP	STIMULUS	PGP - GENERIC	1
CITY OF VICTOR HARBOR	UNITY HOUSING LTD	PGP	DEBENTURED		16
CITY OF VICTOR HARBOR	UNITY HOUSING LTD	PGP	STIMULUS	MENTAL HEALTH	2
CITY OF VICTOR HARBOR	UNITY HOUSING LTD	PGP	STIMULUS	HOMELESSNESS - YOUTH	2
CITY OF VICTOR HARBOR	UNITY HOUSING LTD	PGP	STIMULUS	PGP - GENERIC	11
CITY OF VICTOR HARBOR	WHLERS HOUSING ASSOCIATION INC	ASSOCIATION	DEBENTURED		25
DC OF YANKALILLA	YANKALILLA SENIOR CITIZENS HOUSING AGENCY INC	HOLDING ASSOCIATION	DEBENTURED		6
KANGAROO ISLAND	KANGAROO ISLAND COMMUNITY HOUSING ASSOCIATION INC	ASSOCIATION	DEBENTURED		15
TOTAL					172

As can be noted from the previous table (8) there are a total of 76 properties listed in the Alexandrina Council region, 75 in the City of Victor Harbor, and 15 in Kangaroo Island and just 6 in the District Council of Yankalilla. The 6 properties in Yankalilla are allocated to older people.

Table 9 below, depicts where the community and social housing properties are located within the region and shows a good 'spread' across all council areas apart from Yankalilla which has only 6 aged care units located within Yankalilla township

TABLE 9 LOCATIONS OF COMMUNITY HOUSING PROPERTIES IN FLEURIEU AND KANGAROO ISLAND

TOWN/SUBURB	NUMBER OF PROPERTIES
GOOLWA	26
GOOLWA BEACH	7
GOOLWA NORTH	5
GOOLWA SOUTH	3
LANGHORNE CREEK	2
MCHARGH CREEK	2
PORT ELLIOT	19
STRATHALBYN	25
ENCOUNTER BAY	19
HAYBOROUGH	6
MCCRACKEN	10
VICTOR HARBOR	21
YANKALILLA	6
AMERICAN RIVER	3
KINGSCOTE	6
PARNDANA	3
PENNESHAW	3

7.3 LIST OF HOUSING PROVIDERS AND PROPERTIES

Retirement Villages – Entry Contribution/Rental

- ECH currently have 64 units for older people in central Victor Harbor consisting of a mixture of entry contribution and rental housing, meeting the criteria for affordable housing.

Retirement Villages – Resident Funded (2009 figures)

- As of March 2009 there were approximately 1000 resident funded Retirement Village Units in the Southern Fleurieu.

Retirement Villages – Serviced

- 44 x 1 bedroom units.

Wyatt Benevolent (2009 figures)

- Have 6 x 2 bedroom units in central Victor Harbor.

Residential Aged Care

- As of **March 2011** the Fleurieu had 479 residential care places¹¹ in line with Australian Government Planning Ratios.

Anchusa – Kangaroo Island Health Service

- Comprising of 18 beds for high needs – 14 beds are funded by the state.

Whalers Housing Association

- A Youth ‘Boarding House’ in Goolwa, which can accommodate up to 8 people. It is specifically for young people aged 16-24 years who pay \$110 per week per person in rent. At the time of this report 6 young people are living there. Whalers other housing stock consists of;
- 27 units in Alexandrina Council area including;
 - 2 in Langhorne Creek
 - 5 in Strathalbyn
 - 10 Goolwa
 - 10 Pt Elliot
 - 2 units in Victor Harbor.
- 6 senior citizens units in Yankalilla (under Yankalilla Senior Citizens Housing Agency).

¹¹ Seniors Information Service – Residential Aged Care Facilities – Country by Area – March 2011 – Taken from the internet, www.seniors.asn.au

Kangaroo Island Community Housing Association

- Kangaroo Island Community Housing Association Housing Stock consists of 15 x 2 bedroom units in Penneshaw, American River, Parndana and Kingscote.
 - 3 Units in Penneshaw
 - 3 Units in American River
 - 3 Units in Parndana
 - 6 Units in Kingscote.

May's Units Kangaroo Island – Privately Owned

- 8 X 2 bedroom units rented at \$130 per week - youth friendly, located in central Kingscote. No eligibility criteria.

Boronia Cottages – Kangaroo Island - Privately Owned

- 17 semi-detached 1-bedroom units located close to the hospital in Kingscote. No eligibility criteria although a contribution of \$15-20,000 plus annual maintenance fee is required. Contribution is refunded pro rata if tenant moves out within 5 years.

Unity Housing Company

There are a range of accommodation options managed by Unity, from flats to 2,3,4 and larger houses with more bedrooms.

- There are a total of 56 houses in the region that currently provide accommodation for 94 people consisting of 27 in Alexandrina LGA and 31 in the City of Victor Harbor.
- Accommodation consists of some fully supported and semi supported, specifically for people with particular needs such as disability.
- There are 2 accommodation options available specifically for people with a mental illness in the Victor Harbor area.
- According to the information provided by Housing SA - 'Community Partnerships and Growth Program' there are 2 accommodation options aimed at youth in the Victor Harbor region.
- At the time of this report Unity state they would have 5 affordable houses in Goolwa by mid 2011 and 58 community houses by mid 2011 in the Outer Fleurieu.
- There are a range of accommodation options managed by Unity, from flats to 2,3,4 and larger houses with more bedrooms.

Accessible Housing Association

As indicated in the data received from Housing SA Community Partnerships and Growth Program, the Accessible Housing Association manages 2 units in the region.

- 1 x 3 bedroom unit in Goolwa.
- 1 x 3 bedroom unit in Victor Harbor.

Lutheran Community Housing Support Unit

Properties consist of 6 brand new houses located in Strathalbyn for low-income families, built via the National Building Economic Stimulus Package (NBESP) comprising of;

- 3 x 3 bedroom houses
- 2 x 4 bedroom houses
- 1 x 5 bedroom house.

Southern Junction Housing

The following information was provided from the Portfolio Manager from Property Management with Southern Junction Community Services (also known as Junction Housing) at the end of February 2011. It gives a break down of housing stock managed by the organisation by location, property type and size, the client group it services and the housing stream (funding). Southern Junction manages a total of 21 properties throughout the region.

TABLE 10 SOUTHERN JUNCTION HOUSING STOCK FEBRUARY 2011

Suburb	No properties	Type of property	No of bedrooms	Tenant Demographic	Housing Stream
Goolwa	13	2 x house 6 x villa 5 x unit	8 x 3 beds 5 x 2 beds	8 x low income 2 x mental health 3 x high needs	3 x community Housing 5 x Nation Building
Port Elliott	1	1 x house	1 x 5 beds	1 x low income	1 x Community Housing
Encounter Bay	4	4 x house	4 x 3 beds	3 x low income 1 x High needs	3 x Community Housing 1 x Nation Building
Hayborough	1	1 x house	1 x 3 beds	1 x low income	1 x Community Housing
Kangaroo Island	2	1 x house S/D 1 x unit	1 x 2 beds 1 x 3 beds	1 x Domestic Violence 1 x Disability	2 x Housing SA
TOTAL	21				

7.4 DEMAND FOR COMMUNITY HOUSING

So as to gain a snapshot of the demand for community housing in the Southern Fleurieu and Kangaroo Island, Housing SA 'Community Partnerships and Growth Program' was contacted to provide information from the Community Housing Central Registry in relation to waiting lists. The following tables give an indication of the demand, but are not conclusive as some people may register under a number of locations or be guided to where available community housing already exists by their support worker.

TABLE 11 PROPERTIES WHERE A VACANCY HAS BEEN FILLED VIA THE CHCR (COMMUNITY HOUSING CENTRAL RECORDS) IN THE LAST 12 MONTHS

LGA	NGO MAKING OFFER	PROPERTY TYPE	CLIENT TYPE	TOWN/SUBURB
ALEXANDRINA COUNCIL	JUNCTION HOUSING	STIMULUS	PGP – GENERIC	GOOLWA NORTH
ALEXANDRINA COUNCIL	JUNCTION HOUSING	STIMULUS	PGP - GENERIC	GOOLWA NORTH
ALEXANDRINA COUNCIL	UNITY HOUSING COMPANY LTD	DEBENTURED		STRATHALBYN
ALEXANDRINA COUNCIL	LUTHERAN COMMUNITY HOUSING SUPPORT UNIT	DEBENTURED		STRATHALBYN
ALEXANDRINA COUNCIL	LUTHERAN COMMUNITY HOUSING SUPPORT UNIT	STIMULUS		STRATHALBYN
CITY OF VICTOR HARBOR	JUNCTION HOUSING	STIMULUS	PGP – GENERIC	ENCOUNTER BAY

The table above (Table 11) displays where vacancies have successfully been filled in the region over the last 12-month period (from March 2010) by using the Community Housing Central Register (CHCR). According to information given by the CHCR, this indicates almost a 3% turnover of properties.

**TABLE 12 PREFERENCE FOR HOUSING BY LOCATION IN FLEURIEU AND KANGAROO ISLAND
ON CHCR AS AT 11/03/2011**

Please note: The figures in Table 12 are representative only, as a registrant may indicate multiple preferences for areas in which to be housed. Registrants may also have their preferences guided by support workers towards areas where this is known there is more housing availability. It doesn't include any registrants who have no preferred housing location

TOWN/SUBURB	NUMBER OF REGISTRANTS WITH PREFERENCES FOR LOCATION
GOOLWA	61
LANGHORNE CREEK	13
PORT ELLIOT	64
MCHARGH CREEK	5
STRATHALBYN	29
HAYBOROUGH	27
VICTOR HARBOR	86
YANKALILLA	22
AMERICAN RIVER	7
PARNDANA	5
TOTAL REGISTRANTS ON CHCR FOR FLEURIEU AND KANGAROO ISLAND	319 - OF THESE 7 HAVE BEEN NOMINATED FOR NATION BUILDING ECONOMIC STIMULUS PLAN (NBESP) HOUSING

This indicates that registrations out number accommodation options, which is further compounded by having only a 3% turn over of tenants per year.

7.5 HOUSING STOCK - HOUSING SA

Housing SA is South Australia's public housing authority, which delivers housing related services through a network of regional offices throughout the state. Part of the Department for Families and Communities, Housing SA incorporates the former South Australian Housing Trust, Aboriginal Housing Authority and South Australian Community Housing Authority.¹²

Public housing is targeted to those people in most need. To be eligible, applicants must meet a range of criteria including an income and assets test, and/or a needs test. As of 31 December 2010, Housing SA had the following lettable stock available in the region.

¹² Taken from the Legal Services Commission of South Australia website <http://www.lawhandbook.sa.gov.au>, Feb 2011

TABLE 13 HOUSING SA – LETTABLE STOCK BY STOCK TYPE & TOWN¹³

Aboriginal Housing - NOTE: Doesn't include specialised housing or unlettable properties.

Please Note: Single Unit denotes stand alone 3 bedroom (or more) house.

TOWN	STOCK TYPE					TOTAL	%
	ATTACHED HOUSE	COTTAGE FLAT	DOUBLE UNIT	SINGLE UNIT BRICK	SINGLE UNIT TIMBER		
Goolwa				3	1	4	25%
Goolwa Beach				1		1	6.3%
Mt Compass							0.0%
Pt Elliot				1		1	6.3%
Strathalbyn				1		1	6.3%
Victor Harbor				4		4	25%
McCracken				3		3	18.8%
Hayborough				2		2	12.5%
Yankalilla							0.0%
Normanville							0.0%
Kingscote							0.0%
Total				15	1	16	100%
%				93.8%	6.3%	100%	

The previous Table (13) shows that there was no lettable Housing SA Aboriginal housing stock in Kingscote (Kangaroo Island) Yankalilla, Normanville or Mt Compass during 2010.

- Properties consist of 15 single unit (3 bedroom house) brick dwellings and 1 single timber unit (3 bedroom house).
- Most lettable housing stock is located within the City of Victor Harbor LGA with a total of 9 units comprising of Victor Harbor central (4), Hayborough (2) and McCracken (3).
- Alexandrina Council region has a total of 7 units located in Goolwa (4) and Goolwa Beach (1), Port Elliot (1) and Strathalbyn (1).

¹³ Tables regarding lettable Aboriginal and Public Housing stock are derived from information provided by Housing SA Murray & Fleurieu Region January 2011

TABLE 13a HOUSING SA – LETTABLE STOCK BY STOCK TYPE & TOWN¹⁴**Public Housing**

Please Note: Single Unit denotes stand alone 3 bedroom (or more) house.

TOWN	STOCK TYPE					TOTAL	%
	ATTACHED HOUSE	COTTAGE FLAT	DOUBLE UNIT	SINGLE UNIT BRICK	SINGLE UNIT TIMBER		
Goolwa		23		11	1	35	14.2%
Goolwa Beach							
Mt Compass					3	3	1.2%
Pt Elliot	6			6		12	4.9%
Strathalbyn	7	7	1	44	36	95	38.5%
Victor Harbor	5			22	1	28	11.3%
McCracken				11		11	4.5%
Hayborough				3		3	1.2%
Yankalilla	6	6			2	14	5.7%
Normanville	2					2	0.8%
Kingscote	5	6	9	7	17	44	17.8%
Total	31	42	10	104	60	247	100%
%	12.6%	17%	4%	42.1%	24.3%	100%	

The above table (13a) shows the type and quantity of general Housing SA lettable properties located in each town or suburb during 2010.

- Goolwa beach has no public housing listed, whilst Goolwa Township has a total of 35 or 14.2% of Housing SA properties in the region.
- Strathalbyn has the most properties listed with a total of 95 or 38.5% of the share - with all dwelling types represented.
- Kingscote follows with a total of 44 dwellings or almost 18% of the share in Housing SA properties, again with all dwelling types represented.
- When considering the City of Victor Harbor as a whole, there are a total of 42 properties, which is 17% of Housing SA stock in the Southern Fleurieu and Kangaroo Island region.
- Yankalilla Council area includes Yankalilla and Normanville and has a total of 16 dwellings – 8 attached houses, 6 cottage flats and 2 single houses.
- Overall, the predominant style of Housing SA properties is single brick units (stand alone 3 bedroom house) with 104 properties or over 42% of total stock in the Southern Fleurieu and Kangaroo Island region.

¹⁴ Tables regarding lettable Aboriginal and Public Housing stock are derived from information provided by Housing SA Murray & Fleurieu Region January 2011

TABLE 14 TOTAL NUMBERS OF OCCUPANTS IN TENANTED STOCK-BY-STOCK TYPE & TOWN

Aboriginal Housing - (Please Note: The number of Housing SA dwellings listed during this period is shown in brackets)

Please Note: Single Unit denotes stand alone 3 bedroom (or more) house.

TOWN	STOCK TYPE					TOTAL	% TENANTS
	ATTACHED HOUSE	COTTAGE FLAT	DOUBLE UNIT	SINGLE UNIT BRICK	SINGLE UNIT TIMBER		
Goolwa				5 (3)	5 (1)	10 (4)	23.3%
Goolwa Beach				6 (1)		6 (1)	14.0%
Mt Compass							0.0%
Pt Elliot				2 (1)		2 (1)	4.7%
Strathalbyn				3 (1)		3 (1)	7.0%
Victor Harbor				7 (4)		7 (4)	16.3%
McCracken				11 (3)		11 (3)	25.6%
Hayborough				4 (2)		4 (2)	9.3%
Yankalilla							0.0%
Normanville							0.0%
Kingscote							0.0%
Total				38 (15)	5 (1)	43 (16)	100%
%				84.4%	11.6%	100%	

Table 14 above represents the number of occupants in tenanted Housing SA Aboriginal Housing, the type of housing and where it is located, in comparison to the number of dwellings depicted in brackets.

- This clearly demonstrates that the majority of occupants reside in 3 bedroom houses, representing 84.4% or a total of 38 occupants residing in 15 x 3 bedroom houses.
- The majority of lettable Aboriginal housing is located within the LGA of the City of Victor Harbor, where 9 dwellings are listed which house 22 occupants out of an overall total of 43 – that's over 51% of occupants.
- Goolwa Beach has the highest ratio of occupants in a single dwelling, with 6 occupants listed.
- On average there is an occupancy rate of 2.53 people per dwelling – higher than for the public housing program.

TABLE 14a TOTAL NUMBER OF OCCUPANTS IN TENANTED STOCK BY STOCK TYPE & TOWN

Public Housing - (The number of Housing SA dwellings listed during this period is shown in brackets)

Please Note: Single Unit denotes stand alone 3 bedroom (or more) house.

TOWN	STOCK TYPE					TOTAL	%
	ATTACHED HOUSE	COTTAGE FLAT	DOUBLE UNIT	SINGLE UNIT BRICK	SINGLE UNIT TIMBER		
Goolwa		24 (23)		22 (11)	1(1)	47 (35)	11.3%
Goolwa Beach							0.0%
Mt Compass					9 (3)	9 (3)	2.2%
Pt Elliot	6 (6)			8 (6)		14 (12)	3.4%
Strathalbyn	8 (7)	7 (7)	1 (1)	87 (44)	63 (36)	166 (95)	39.9%
Victor Harbor	5 (5)			52 (22)	1 (1)	58 (28)	13.9%
McCracken				22 (11)		22 (11)	5.3%
Hayborough				5 (3)		5 (3)	1.2%
Yankalilla	7 (6)	6 (6)			3 (2)	16 (14)	3.8%
Normanville	4 (2)					4 (2)	1.0%
Kingscote	6 (5)	6 (6)	14 (9)	12 (7)	37 (17)	75 (44)	18.0%
Total	36 (31)	43 (42)	15 (10)	208 (104)	114 (60)	416 (247)	100%
%	8.7%	10.3%	3.6%	50.0%	27.4%	100%	

The previous table (14a) shows the number of occupants in tenanted public housing properties in comparison to the number of dwellings, which is depicted in brackets.

- In summary, 50% of occupants reside in 3 bedroom houses; a total of 208 occupants residing in 104 x 3 bedroom houses, with an average of 2 people per house.
- 114 occupants live in 60 x 3 bedroom timber houses or 1.9 occupants per dwelling.
- The majority of lettable public housing stock is located within the LGA of Alexandrina Council, with a total of 145 properties listed, housing 236 occupants – almost 57% of Housing SA public housing occupants in the region.
- Most of these dwellings (95) are located in Alexandrina - Strathalbyn, which houses most Housing SA public housing occupants (166) – that's almost 1.75 people per dwelling.
- The overall total of occupants in Housing SA public housing is 416 people who occupy 247 Housing SA stock in the region – that is less than 1.7 people per property. This is more than likely due to the clients accessing housing being predominantly single or older couples.

7.6 DEMAND FOR HOUSING SA PROPERTIES

As demand for Housing SA accommodation is very high, there is a waiting list for people applying for housing and for current Housing SA tenants requesting a transfer. The waiting list is divided into four categories, with applications placed into the category which best reflects the urgency of housing need:

Category 1: Applicants in urgent need of housing (e.g. homeless) and are unable to access private rental housing options. Housing SA tenants who have urgent reasons for requiring relocation may also be placed in this category.

Category 2: Applicants who have high housing needs and who face long term barriers to accessing other housing options. Housing SA tenants whose current housing is unsuitable in the long term may also be placed in this category.

Category 3: Applicants who pass the income and assets test but do not have a high housing need (as per Categories 1 or 2).

Category 4: Housing SA tenants requesting a transfer to another Housing SA property for personal preference reasons.

Housing SA's stock of housing in some localities is limited, which can mean longer waiting times for those areas.

An applicant's refusal of a second offer of housing, will result in their application being deferred for two years, reverting to the bottom of the category or being moved into another category on the waiting list.¹⁵

An important factor to note is that Housing SA staff actively counsel applicants out of selecting accommodation in towns with low vacancies or availability, and as such there is not an accurate reflection of the true demand for accommodation in locations with low Housing SA vacancies.

¹⁵ Taken from the Legal Services Commission website <http://www.lawhandbook.sa.gov.au> Feb 2011

PLEASE NOTE: The number of people on the Housing SA wait list for the Fleurieu and Kangaroo Island does not accurately reflect the demand for housing in this region, but does reflect where Housing SA properties are available. For instance during 2010, only 3 properties became vacant in Goolwa, however 318 people are on the waiting list for this area.

TABLE 15 HOUSING SA WAIT LIST NUMBERS FOR THE FLEURIEU AND KANGAROO ISLAND JANUARY 2011¹⁶

(Percentiles are shown in brackets for each location by category)

TOWN	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	TOTAL	%
Goolwa	25 (7.9%)	126 (39.6%)	141 (44.3%)	26 (8.2%)	318	20.8%
Mt Compass	2 (5%)	12 (30%)	23 (57.5%)	3 (7.5%)	40	2.6%
Pt Elliot	20 (9.95%)	81 (40.3%)	80 (39.8%)	20 (9.95%)	201	13.2%
Strathalbyn	26 (11.4%)	76 (33.3%)	108 (47.4%)	18 (7.9%)	228	14.9%
Victor Harbor	39 (7.8%)	178 (35.7%)	230 (46.1%)	52 (10.4%)	499	32.7%
Hayborough	1 (1.3%)	28 (36.8%)	46 (60.5%)	1 (1.3%)	76	5%
Normanville	2 (8.3%)	7 (29.2%)	14 (58.3%)	1 (4.2%)	24	1.6%
Kingscote	4 (6.9%)	16 (27.6%)	31 (53.4%)	7 (12%)	58	3.8%
Total	128	556	710	133	1527	100%
%	8.4%	36.4%	46.5%	8.7%	100%	

The table above (15) shows the number of Housing SA customers in the region on public housing waiting lists by category and town/suburb. As may be noted, 128 people are classed as Category 1, and are in the direst situation – homeless or unable to access private rental options.

- There are a total of 1527 registered on Housing SA waiting lists for the Southern Fleurieu and Kangaroo Island.
- Most people (710 or 46.5%) were categorised at Level 3 or met the income and assets test (i.e. low income), but were not deemed to have a “high housing need”.
- 36.4% were listed as Category 2 clients, i.e. having high housing needs and facing long term barriers to accessing other housing options.
- The table shows that 51% of applications for Housing SA properties (787), were in the LGA of Alexandrina Council, with 575 applicants or almost 38% were on lists within the LGA of Victor Harbor.
- Kangaroo Island had 58 people listed overall – 3.8% of the total number of applicants, whereas more than 18% of Housing SA properties are located on the island.

¹⁶ Housing SA Waitlist Numbers provided by Housing SA Murray and Fleurieu region, Jan 2011
MAY 2011
ANITA GRANTHAM

TABLE 16 HOUSING SA CUSTOMERS ON PUBLIC HOUSING WAITING LIST BY SUBURB BY AGE BRACKET¹⁷

(Percentiles for each cohort are shown in brackets)

TOWN	AGES							TOTAL	%
	<25	25-34	35-44	45-54	55-64	65+	UNKNOWN		
Goolwa	27 (8.8%)	60 (19.5%)	46 (14.9%)	73 (23.7%)	41 (4.5%)	61 (19.8%)		308	30.7%
Goolwa Beach	3 (23%)	2 (15.4%)	3 (23%)	5 (38.5%)	0	0		13	1.3%
Mt Compass	5 (11.4%)	12 (27.3%)	11 (25%)	6 (13.7%)	5 (11.4%)	5 (11.4%)		44	4.4%
Pt Elliot	3 (4.7%)	14 (21.9%)	11 (17.2%)	11 (17.2%)	12 (18.7%)	13 (20.3%)		64	6.4%
Strathalbyn	18 (13.5%)	25 (18.8%)	17 (12.8%)	41 (30.8%)	15 (11.3%)	17 (12.8%)		133	13.3%
Victor Harbor	22 (9%)	31 (12.7%)	43 (17.6%)	67 (27.5%)	47 (19.3%)	34 (13.9%)	1 (0.4%)	244	24.3%
Hayborough	6 (9.4%)	10 (15.6%)	12 (18.7%)	19 (29.7%)	14 (21.9%)	3 (4.7%)		64	6.4%
Normanville	4 (6.55%)	11 (18%)	11 (18%)	17 (27.9%)	10 (16.4%)	8 (13.1%)		61	6.1%
Kingscote	4 (5.55%)	8 (11.1%)	16 (22.2%)	23 (31.9%)	14 (19.4%)	7 (9.7%)		72	7.2%
Total	92	173	170	262	158	148	1	1003	100%
%	9.2%	17.2%	16.9%	26.1%	15.7%	14.7%	0.09%	100%	

The above Table (16) is an indication of how many people were listed on the Housing SA waiting list during 2010 for the region, with breakdowns in age and location.

- The table indicates that most Housing SA applicants during 2010 were between the ages of 45 and 54, with over 26% or 262 applicants.
- Those aged less than 25 years varied between 4.7% in Pt Elliot, up to 23% of applicants in Goolwa Beach; this age cohort comprised the lowest % of all applicants. This age cohort is also least represented in the demography of the region due to increased outward migration for education, employment and training opportunities.
- The LGA of Alexandrina Council had registrations for 56% of Housing SA applicants, with Goolwa Township recording over 30.7% of the overall registered applicants in the entire region.
- The LGA of the City of Victor Harbor comprised over 30% of applicants waiting for housing to become available, with Victor Harbor central recording more than 24% of the overall registered applicants in the region.
- There was no record of applicants for Yankalilla – this may be due to there being no prospect of Housing SA properties becoming available and applicants being redirected to apply in another area.

¹⁷ Derived from table "Customers on Waiting List by Suburb by Housing Program by Household type and Age Bracket – between 1 January 2010 and 31 December 2010. Provided by Housing SA. Murray & Fleurieu Region

**TABLE 17 HOUSING SA CUSTOMERS ON ABORIGINAL HOUSING WAITING LIST BY SUBURB
BY AGE BRACKET¹⁴**

TOWN	AGES							TOTAL	%
	<25	25-34	35-44	45-54	55-64	65+	UNKNOWN		
Goolwa			3			1		4	20%
Goolwa Beach									
Mt Compass			2					2	10.5%
Pt Elliot					1	1		2	10.5%
Strathalbyn	1	2						3	15.8%
Victor Harbor	3	1		1				5	26.3%
Hayborough		1						1	5.3%
Normanville	2							2	10.5%
Kingscote				1				1	5.3%
Total	6	4	5	2	1	2		20	100%
%	31.6%	21%	15.8%	10.5%	5.3%	10.5%		100%	

The previous Table (17) demonstrates that there is a larger proportion of younger Aboriginal people (<25 yrs) listed on Housing SA waiting lists - comprising of 31.6% of applicants for Aboriginal Housing, followed by 21% of people aged between 25 & 34 years.

This equates to a total 52.6% of applicants on Housing SA waiting lists for Aboriginal housing, are under the age of 35, compared to 26.4% of the same aged applicants listed on Housing SA Public Housing Program waiting list.

¹⁴ Derived from table "Customers on Waiting List by Suburb by Housing Program by Household type and Age Bracket – between 1 January 2010 and 31 December 2010. Provided by Housing SA. Source: qry_TN4941_WaitingList_HouseholdType

TABLE 18 PERCENTAGES OF CUSTOMERS ON WAITING LIST BY SUBURB BY HOUSEHOLD TYPE¹⁴

TOWN	COUPLE	COUPLE WITH FAMILY UP TO 3 CHILDREN	COUPLE WITH FAMILY 4 OR MORE CHILDREN	SINGLE	SINGLE PARENT WITH FAMILY UP TO 3 CHILDREN	SINGLE PARENT WITH FAMILY OF 4 OR MORE CHILDREN	TOTAL NUMBER ON WAITING LIST BY SUBURB
Goolwa	15 4.9%	12 3.9%	1 0.3%	174 56.5%	65 21.1%	2 0.6%	308
Goolwa Beach	2 15.4%			4 30.8%	6 46.1%		13
Mt Compass	2 4.5%	2 4.5%	2 4.5%	27 61.4%	10 22.7%		44
Pt Elliot	1 1.56	2 3.1%		37 57.8%	20 31.2%		64
Strathalbyn	15 11.3%	4 3.0%	1 0.75%	68 51.1%	35 26.3%	2 1.5%	133
Victor Harbor	24 9.8%	23 9.4%	2 0.8%	124 50.8%	47 19.3%	2 0.8%	244
Hayborough	3 4.7%	2 3.1%		31 48.4%	16 25%	6 9.4%	64
Normanville	4 6.5%	1 1.6%		29 47.5%	19 31.1%	3 4.9%	61
Kingscote	6 8.3%			44 61.1%	20 27.8%	2 2.8%	72
TOTAL BY HOUSEHOLD TYPE	70 7.2%	46 4.6%	6 0.6%	538 53.6%	238 23.7%	17 1.7%	1003

NOTE: The above table only includes;

- Couples,
- Couple with family of up to 3 dependent children,
- Couple with family with 4 or more dependent children,
- Single households,
- Single parent with up to 3 dependent children and
- Single parent family with 4 or more dependent children.

Table 18 demonstrates that the highest demand for housing is in Goolwa Township, where there are 308 registrations for Housing SA properties. In addition, the demand for Housing SA stock is greater amongst single people in all locations - across the board. With over 61% of single people registered with Housing SA wanting to be housed in Mt Compass and Kingscote, followed by almost 58% for Pt Elliot, 56.5% in Goolwa Township and between 31% and 51% in all other towns or suburbs.

There are 307 families who require properties; this includes 69 families of 5 or more people (single and dual parents) requiring 3-4 bedrooms. There are 23.7% of households registered for Housing SA properties that comprise of single parent families with 3 or less children that would require at least 3 bedroom properties.

- In fact, single parent families make up a significant proportion of the waiting list with between 20% and over 46% of all applicants listed as single parent households.
- Numbers ranged from a total of 140 single parent families registered within the LGA of Alexandrina Council, comprising of 67 in Goolwa Township, 37 in Strathalbyn, 20 in Pt Elliot, 10 in Mt Compass and 6 in Goolwa Beach.
- The LGA of the City of Victor Harbor recorded a total of 71 single parent families on Housing SA waiting lists.
- The largest number of overall applicants was recorded in the Goolwa Township area with 308.

7.7 CONCLUSION

With an ageing population in the region, the Southern Fleurieu provides a range of accommodation types and payment options from retirement villages with both entry contributions and rental to resident funded and serviced apartments, and low and high needs care facilities. However, Kangaroo Island has limited options for older residents with aged accommodation consisting in the main of 17 privately owned entry contribution/rental units in Kingscote and 18 high needs aged care beds located in the grounds of the Kangaroo Island Community Health Service. There are no residential aged care providers providing housing and accommodation for older people on Kangaroo Island at the moment.

In the general community, there is a mix of housing providers spread across the region including Community Housing Associations, Preferred Growth Providers (PGP's), not for profit housing providers, privately owned and operated low cost housing providers and Housing SA. The research indicates a good spread of Community Housing properties across the region with a total of 172 properties represented in most major centres of the Southern Fleurieu and Kangaroo Island. However, Yankalilla is desperately lacking the same opportunities as other towns with only 6 units that are allocated to older residents.

As indicated, there is only a 3% turn over of Community Housing properties which may in part be due to some housing being aimed at people who have long term disability, mental illness or who are aged and therefore require longer term tenure. However, a low turnover of tenancies in Community Housing also causes a loggerhead in the flow through of residents into private rental - making way for new residents. There do not appear to be any pathways out of community or public housing into the low cost purchase or private rental markets and therefore the demand for social and public housing will continue.

Housing SA housing for Aboriginal people is located mainly in Victor Harbor and Alexandrina Council regions (except Mt Compass) – there is currently no housing for Aboriginal people in either Yankalilla or on Kangaroo Island. There are more Aboriginal people per dwelling than for other public housing tenants with 2.5% Aboriginal people per dwelling compared to 1.7% per dwelling for the rest of the community.

In addition, 53% of Aboriginal people registered with Housing SA were under the age of 35, and 25% were under 25 years, much younger than for the rest of the population – who were aged 45-54 years. These figures indicate there is need for a wider spread of properties across the region and on Kangaroo

Island for Aboriginal people, and given the younger age group also identifies the need for some larger properties for growing families and visiting family members.

The high number of people in the rest of the community that are registered with Housing SA may reflect the fact that many younger people between the ages of 19 and 24 are leaving the region and or they are not accessing the service.

In general, there are 1527 people on Housing SA waiting lists – almost half are Category 3 or on low incomes, which is an indication of unaffordable private rental markets. Over one third are categorised level 2 – they have high needs and long term barriers to accessing housing options, this may indicate the need for ‘wrap around’ holistic service support and education and training to help reduce barriers.

The highest demand for housing is from single people. However, there were 307 families (single and couple parent) registered for housing that required 3 bedrooms and 69 with 5 or more people requiring 4 or more bedrooms. There is very limited stock available in either community or public housing for this group of customers.

Overall, the demand for Housing SA properties is difficult to determine as Housing SA workers and those supporting people to find Community Housing in the region generally counsel their clients to apply for housing where it is available, which is often out of the region. This causes people to leave the region, including those who have a disability, mental illness, who are young - leaving families and other support networks.

8 HOUSING CHALLENGES: SERVICE PROVIDERS AND COMMUNITY GROUPS PERSPECTIVE

There were a wide range of services and community groups from across the Fleurieu and Kangaroo Island who were consulted in order to gather relevant, grass roots information for this document. Consultation processes involved email questionnaires, face to face and telephone interviews and group consultations conducted over a period of 4 months.

The following challenges were the most common themes expressed during consultation processes by the workers and community members who deal directly with people experiencing housing and accommodation issues, or who provide support to those who are already accessing Community or Public Housing Programs.

8.1 ABORIGINAL PEOPLE

- Many Aboriginal people experience discrimination in the private rental market “*many don’t try anymore*”. (*Aboriginal Health Worker*)
- Waiting lists for the Aboriginal Housing Program within Housing SA is up to 5 years, depending on location and vacancy rates. “*Not many transfers and waiting lists as long as the roads in the Kimberley. Very long waiting lists.*” (*Aboriginal Health Worker*)

People of varying ages and reasons are in need of housing, which often results in families taking them in, which in turn impacts by “*putting strains on relationships, rent goes up according to number of people living in the house*”. One service provider said that even when encouraged to do so, many clients were “*very reluctant*” to apply to Housing SA as it will “*show evidence of how many are living in one house*”. (*Community Worker*)

- Some older people expressed that they would prefer accommodation with fewer bedrooms so that they could more readily say no, to their family and friends coming for extended stays - it is generally younger relatives that look to their grandparents or Elders for a place to stay.
- Pensioners find it particularly hard due to a low income and high rental costs.
- Many older people from outside the area want to return to their country in the Southern Fleurieu region but there is very limited housing available.
- Youth and young families are seen as those most likely to either ‘slip through the gaps’ or least likely to seek support with housing.
- Most referrals for housing support are via the Aboriginal Health Unit at the Southern Fleurieu Health Service to the Fleurieu and Kangaroo Island Housing Support Service.

8.2 YOUTH

- All services interviewed agreed that their client groups had a range of issues, needs and strengths. For instance Community Partnerships @ Work ‘Re-engage Program’ indicated that their current clients included,
 - Couples with children (5%),
 - Single parent families (5%) and
 - Indigenous youth (5%).

- Experiencing mental health issues (80%),
- Have a disability (60%)
- Experienced family violence (10%)
- Eastern Fleurieu School also stated that young people with mental health issues represented 10% of students being supported; those experiencing family violence also represented 10%, as did those who identified as Aboriginal.
- The primary reason cited by all services as to the reasons for young people seeking support with housing is due to family relationship breakdown, and as indicated some experienced family violence and/or their parents had poor coping skills, i.e. used drugs and alcohol or young people themselves misused drugs and alcohol. Mental health issues were also listed.
- All services stated that availability and accessibility to appropriate housing in the region for young people was “exceptionally poor to non existent”. And that “*there is simply nothing available in the Strathalbyn area. Students must relocate schools into areas where housing could be found*”.
- Young people in general were seen to be least likely to access services and slip through the net and “*tend to couch surf with friends and ruin more relationships*”.
- Overwhelmingly rents were seen as unaffordable for young people who had little or no income in a competitive rental market. Living Away from Home Allowance/Youth Allowance is \$388.70 per fortnight.
- It was felt that young people were discriminated against in the private rental market due to having no rental history or references and being seen as unreliable and unlikely to be able to afford rental costs. There is a lack of availability of affordable rental accommodation in the region.

One service provider stated, “Yes young people in general are discriminated against – absolutely! If a young person has an Aboriginal heritage even more so! If a young person brings with them any type of complexity i.e. drugs and alcohol, mental health illness/issue/disability etc – they are discriminated even further”.

- It was seen as more affordable for young couples to get rental accommodation rather than individuals due to combined income – this leads to renting with people they don’t know.
- Service providers had referred young people to accommodation options out of their communities such as Trace a Place, with in some cases, disastrous results for the individual involved due to the person leaving their support networks and familiar surroundings, “*they have no support, no family, no friends – they got in with the wrong crowd and ended up in juvenile justice*”.
- Youth Connections experience tells us “*young single females find it hardest to get accommodation and young males tend to slip through the net as they are least likely to seek assistance*”.

8.3 WOMEN AND FAMILIES

- Again the clients that both Fleurieu Families and Women’s Health serviced were often dealing with mental health issues, experiencing domestic or family violence and were often single parents.
- The Southern Fleurieu Health Service Women’s Health Program reported that approximately 30% of all their clients present with housing issues such as wanting long term, safe, secure

accommodation. “*There are more if you take into account those with domestic violence issues, but they are referred on to a DV worker*”.

- The majority of Women’s Health clients are sole parent families and there is an increase in older single women seeking support from the service. The workers estimated about 40% of their clients are experiencing domestic violence.
- Fleurieu Families stated that their mental health issues were apparent for 60% of their clients and they were seeing a rise in Obsessive Compulsive Disorder (OCD) and anxiety disorders and partners with methamphetamine use and associated anger issues.

The main reason for people seeking support and why they were experiencing accommodation issues or homelessness was an “*inability to manage family circumstances for a number of reasons (behavioural, financial, lack of knowledge of services etc) Many families have multiple stress factors and this can lead to chaotic and disorganised lives which in turn makes them poor tenants in terms of managing tidiness and finances*”. (Community Worker)

- Availability and accessibility to relevant accommodation was seen as limited across the region, with long waiting lists, or else accommodation was unsuitable in regard to the type and size needed for families.
- Cost of rent was also seen as a fundamental issue particularly for single parent families (low income) or women leaving a violent situation.
- One service provided remarked “*My clients don’t have adequate transport so houses that tend to be more suitable pricewise and size wise are often on the outskirts of town which is hard for them and causes isolation.*”
- Big families and families with pets tend to end up living in places that are too small and unsuitable on the outskirts which causes absenteeism at school. Share bedrooms cause conflict amongst family members – bigger houses are not affordable.
- In terms of clients who may ‘slip through the net’ or are least likely to seek assistance, included women with a disability, people with drug and alcohol addictions, “*women who are isolated (living out in rural areas on farms etc) – don’t have access to information and resources to get into larger towns due to lack of transport*”, itinerant people and people in transitional situations in their lives.
- At the time of this consultation interview, a new Domestic Violence worker was about to commence in both the Southern Fleurieu region and Kangaroo Island.

8.4 PEOPLE WITH A DISABILITY

In this instance, people with a disability are those that have a permanent disability and have a classified, ongoing need for support services or who have a profound disability (not just on a Disability Support Pension) such as an Intellectual Disability or Autism Spectrum Disorder of any age; and people aged 18-65 with a Physical/Neurological disability or an Acquired Brain Injury. This does not include people with a mental illness unless dual diagnosed.

- Community Living and Support Services (CLASS) have a house in Victor Harbor Central used for respite for up to 4 people with a disability. Respite is booked up to 1 year ahead.

- The respite facility is a form of transitional care, which is used in crisis, or when homeless, the clients may have to move to another area or community. For instance, the house in Victor Harbor houses 1 person from the area, the other 3 are from other regions/metropolitan area.
- Respite accommodation has turned into semi permanent accommodation due to lack of places to transition clients on to.
- Ideally clients move from respite or transitional accommodation into private rental (in Goolwa) with home support but a loggerhead occurs, as there aren't enough options or further pathways to move clients onto.
- Usually assign 4 clients to a house (private or community accommodation) to share costs using part of their pension plus rent assistance. Workers support these clients.
- There is no disability housing and in order to access appropriate private rental accommodation the client may have to relocate to another area.

Options that have been used to accommodate clients with a disability include “*Motels, caravan parks or respite for longer periods – this happens regularly or people have to move out of the area, basically respite turns into semi permanent accommodation*”. (Service Provider)

- There is the need for mobility and accessibility adjustments to buildings such as ramps, rails, doorways etc that makes it hard to rent privately.
- There are 15-year waiting lists for planned respite for families or carers of people with a disability.
- However, emergency respite is available much sooner for Disability SA Category 1 clients, i.e. those that are homeless or at risk of homelessness or who are under 65 years and about to enter a nursing home – particularly those with children.
- Disability SA has 341 clients in the Fleurieu – Approx 60% have an Intellectual Disability/Autism Spectrum Disorder, whilst 40% have an Acquired Brain Injury, Physical or Neurological disability of which, 18-25 year olds are the most represented through misuse of drugs and alcohol and vehicle accidents – parents are usually the caregivers of this group with some partners as carers.
- People with an Acquired Brain Injury are predominantly young men and often have young families, with added stresses such as loss of income and sometimes loss of family home.
- People with a disability become homeless mainly due to family breakdown through stress and/or behavioural issues, or carers becoming too old, frail or sick to continue to care for the individual.

8.5 GENERAL COMMUNITY

- The agencies consulted, provide services to a wide cross section of the community. However, South Coast Christian Community Care (SCCC) stated that the majority of their clients consisted of young people and family groups – but over the last 6 months there was an increase in people aged 65+ seeking support.
- People sought assistance when ‘in desperate need for accommodation often through eviction and not planning ahead due to chaotic lifestyles’.
- Food needs for families often come first, which can mean they fail to meet rent costs.
- There are not many rentals available for large families and those that are, are too expensive even for sub standard homes such as old fibro shacks (ex holiday rentals) very competitive market.

- Caravan parks, motels, backpackers etc have been used, but services like SCCC can only support people with emergency rental accommodation for up to 3 nights with continental breakfast and sometimes dinner included.
- An on-site caravan can cost \$300-\$400 per week and more in the holiday season.

"There is no availability, high costs – the demand pushes rentals up. Even shacks are out priced.

The motel is \$120 a night per room. We recently housed a family of 6 in 2 motel rooms – had to keep moving from motel to motel, then caravan park to caravan park – a few nights in each place, all the way from Victor Harbor to Hindmarsh Island. Eventually they got a 3 bedroom house."

(Community Volunteer)

- Single parent families are one of the largest cohorts seeking assistance from Housing SA, and South Coast Christian Community Care (SCCC) and Milang Old School House Community Centre echoed this.
- Families SA stated that up to 60% of people seeking assistance with accommodation or associated issues were less than 30 years old, and 20% of those were young families. Whilst 30% were single people aged 30-60 years old.
- They also believed that most clients had some form of mental health or drug and alcohol issues – this leads to relationship breakdown, non-payment of rent, eviction follows and they get a bad reputation as a tenant.
- Older people (65+) can't afford private rental costs and some have reportedly approached Housing SA with support letters trying to get Category 1 status.
- Agencies reported that the private rental market was costly and difficult to get into and due to holiday town status, longer-term rentals were harder to get and many holiday rentals evict tenants during summer.
- There are no options for single people due to costs i.e. New Start with rent assistance of \$280 per week, bond up to 50% of income or \$410 per week – there is no rent that cheap available and so single people need to share accommodation.
- The Milang Old School House Community Centre (MOSHCC) stated that people seeking assistance with housing and accommodation consisted of
 - 20% young people,
 - 25% single parent families,
 - 20% older people
 - Whilst 10% had mental health issues and
 - 5% had a disability, or were experiencing DV and
 - 5% were itinerant workers.
- The MOSHCC stated that they have a caravan for short-term emergency accommodation but they also use the local motel to accommodate people.
- All services agreed that there were low to non-existent affordable accommodation and there was a particular lack of bigger homes available.
- All agencies also agreed that there was some form of discrimination by real estate agents – particularly in regard to single parent families and family pets.

"It's difficult for single parent families and people with mental health issues to secure accommodation and rental costs are increasing. Have seen increasingly over the past 12 months people having to leave accommodation and then moving in with friends until they can find something else. This puts the existing tenants at risk and often creates another set of issues." (Community Worker)

8.6 PEOPLE WITH A MENTAL ILLNESS

- There are currently 2 houses for people with a mental illness in Goolwa (managed by Southern Junction Community Services) and 2 in Victor Harbor (managed by Unity Housing).
- When residential facilities such as Arcadia were closed down, residents had to move away from the region – people now want to move back to the region.
- Again rental costs are too expensive for people on a Disability Support Pension, especially on Kangaroo Island where there are limited properties for rent. Isolation and lack of transport were also cited as compounding issues.
- Males with mental illness experience the most discrimination with accommodation.

Those that tend to slip through the net or who are hard to find accommodation for are the most unwell, whether its due to their mental health, social isolation, drug and alcohol misuse or not being connected to a support service. (Service Provider)

- Due to lack of any form of emergency housing, people with mental illnesses have been accommodated in hotels such as the Grosvenor, motels and caravan parks.
- In the past, the units behind Café Primo were used as transitional accommodation but costs have risen and mental health workers deem the place unsafe.

8.7 OLDER PEOPLE

Taken from "Housing Issues and Older People on the Fleurieu"¹⁸

Housing issues for older people that were raised in interviews with service providers and property managers include:

- Divorce & property settlement resulting in housing issues.
- Moving out of residential care and unable to find affordable housing.
- Private rental market being very difficult to get into.
- Rent going up in line with increasing property value. Property managers reflected that this had not yet caught up with many long-term older tenants, but soon would. Property managers predicted significant affordability concerns would result when this occurs.
- Need for facilities that offer full board and rent with pricing structure covered by pension to fill gaps left by closure of Supported Residential facilities. Village life – pricing structure means individuals need a small income in addition to pension. Sunrise villas have 2 houses providing room and board.
- People leaving the area or taking up housing in areas in geographically isolated areas (poor access to services) or sub-standard accommodation, as this is all they can afford.
- Squalor occurring in both owned and rented homes.
- Housing issues being often connected with lots of social and emotional issues, housing response

¹⁸ Sparrow L 18 "Housing Issues for Older People on the Fleurieu Peninsula" (March 2009)

will not work unless there are other supports.

Older people living in accommodation that is sub standard but where the older person is not good at advocating for themselves with agent/owner, and hold concerns that the rent will go up if they request repairs or improvements. This view was supported by some property managers who observed that older tenants were often happy to stay in their accommodation despite the poor condition of home as they cannot afford to go anywhere else and the thought of packing up and moving is too much for them to bear.

- People renting having to find alternative accommodation when the landlord decides to sell the property (most common scenario).
- One of a couple dies leaving the other partner unable to afford the existing rent and having to find cheaper accommodation - often "couch surfing" until they secure Housing SA housing in parts of Adelaide where they are at risk of becoming isolated.
- Housing becoming unaffordable in context of increasing medical/support costs through illness.
- Renting at the time of retirement and unable to meet the cost of current housing on the Aged Pension.
- No family close by to assist financially, and/or with caring, transport, and general support needs.
- People owning their home incurring exceptional debts resulting in them having to sell their home and move in to the rental market
- The person / couple aren't entitled to a Centrelink payment, and don't have the finances to either purchase or rent a property.
- Loss of license, loss of partner (who drives) or health issues requiring the individual be closer to facilities / doctors etc.
- Couple remarried in later life, the partner who owns the home dies and leaves the home to children – remaining partner ends up without a home (6 cases in past 9 months).
- Landlords not allowing pets.
- Caravan Park accommodation becomes inappropriate (going to toilet, cost of washing, noise, fear).
- Concern with insecurity of private rental tenure.

Incidence of housing issues as reported by service providers consulted include:

- Experience problems with finding appropriate place for clients to rent at least once a week.
- Become involved with at least 1 case of squalor per month.
- Around a quarter of the referrals (Centrelink) for over 65s have been to do with their accommodation, although over 65's don't make up a huge amount of the overall referral base.
- Emergency situations occur about once a month. Last 3 have been older people 60+ (including step children situation).
- 6 cases in past 9 months where partner who owns the home dies and leaves house to children.
- The reasons given by older people on the waiting list for Whalers Housing for seeking accommodation.
 - 43% of all reasons related to affordability of current accommodation (mortgage / rent),

- 32% related to security of tenure of current accommodation,
- 17% of reasons related to the current accommodation being inappropriate (including boarding, living with family and being homeless) and 8% were social reasons, primarily being near family.

8.8 KANGAROO ISLAND

- The newly formed Kangaroo Island Housing Support Services (commenced approximately 6 months ago) are currently supporting 17 clients – above their annual quota, although they have a waiting list, they try to support everyone that seeks their assistance.
- The majority or 58.8% of people seeking housing support from the service were young people under 25 years of age (10 out of 17 clients).
 - 7 out of 17 or 41% were middle aged people in the 40's and 50's, and
 - 41% had mental health issues or drug and alcohol related issues.
 - 3 clients were single parents, 2 were people with a disability, one was Indigenous and one person was a young person experiencing family violence.
 - They are also starting to work with a family experiencing homelessness.
- Young people made up the largest proportion of clients mainly due to family relationship breakdown – this was reiterated by all services on the Island often due to large and or blended families and/or parental drug and alcohol misuse.
- The student counselor stated that quite often students as young as 14 are living independently and often putting themselves at great risk due to no finance – i.e. favors for accommodation.
- Mental health issues were seen as prominent in the lives of young people who were homeless or at risk of homelessness.
- A unique issue to Kangaroo Island was the transient lifestyle of some parents i.e. family moves to the Island and the child becomes settled then parents decide to move back to the mainland and the child doesn't want to leave school, friends or other supports - thus they stay on the Island. This has been the experience of several young people as young as 14 who have found themselves homeless.
- Another situation is where young people come from the mainland to live on Kangaroo Island with friends and their families – often brings or develops another set of issues over time and they end up leaving this living situation and become homeless.
- Other reasons included rental leases finishing either through eviction or landlords coming back to live in their house over summer holiday period or sale of property. Also cited was in order to keep costs down people were sharing accommodation and this gets out of hand and overcrowding occurs resulting in young person leaving or household being evicted
- All services agreed that there was not much rental accommodation around that was affordable and availability was also seasonal, with many landlords offering short-term leases and often moving back from mainland either for holidays or permanently.
- The consensus was that rents had increased on the Island and there was nothing for under \$200 per week.
- As reiterated by services on the mainland young people without references were often unlikely to gain access to rental properties, as the market is highly competitive. Others listed as having

difficulties securing rental accommodation was families/people with pets and in one case a service cited that “local real estate agents were refusing to rent to a person who was bankrupt”.

- Itinerant and new people to the Island were seen as least likely to seek support, as they were unaware of available services.
- A considerable challenge for people on the Island who couldn’t secure accommodation on the Island itself, were the restrictions in accessing housing on the mainland due to ferry costs and subsequent separation from their community and networks.
- Issues such as affordability and lack of emergency or transitional accommodation were cited by all the services spoken to on the mainland, were also issues for the Island.

The issue was raised of one client with a mental illness only being able to afford accommodation that was *“isolated, substandard and vermin infested but rented for as little as \$130 per week”. And often, estranged parents may need larger homes to accommodate children on access visits but are unable to afford the rent. “They look at price not number of bedrooms or state of the building”*. (Community Worker)

- There are no aged care supported residential facilities on Kangaroo Island apart from those run by the Kangaroo Island Health Service: Anchusa (High care needs) with 20 beds and 20 secure dementia beds; and Canarvon (low care needs) with 16 beds and 2 respite beds.

8.9 CONCLUSION

A summary of the key challenges expressed by all sectors of the community was;

- Discrimination by real estate agents of certain sectors of the community including families, young people, older people, people with a disability or mental illness and Aboriginal people.
- At the same time, the inability of some people to access private rental is due to poor rental history, chaotic lifestyles and limited life skills.
- Holiday rentals outnumber longer-term rentals – which make it a highly competitive and discerning market.
- Limited available, suitable housing, i.e. secure tenure, appropriate location, size and type of dwelling etc.
- Private rental was seen as too expensive by all sectors.
- People having to leave the region in order to access appropriate accommodation leaving supports, families and friends.

In order to address some of these issues there will need to be a range of government and community based strategies such as, engaging the private rental sector and promoting private longer term rental propositions to landlords of holiday houses, provide rental education, life skills training, support to renters and raising awareness of homelessness in the community.

9 OPPORTUNITIES: SERVICE PROVIDERS AND COMMUNITY GROUPS PERSPECTIVE

These are the views and opinions of the service providers and/or community members who participated in interviews, focus groups or answered questionnaires in relation to their clients and housing issues. It lists what is perceived to be working well and other possible solutions to address some housing and accommodation challenges at a local level.

9.1 ABORIGINAL PEOPLE

What's working?

- The relationship with Housing SA at the Regional Manager level and the Elders group.

Solutions:

- Provide housing for single/younger people and older people in separate locations.
- (Re) introduce community referrals for accommodation – based on local familial knowledge.
- An Elder's village – Aboriginal specific, providing communal and supported living.

9.2 YOUTH

What's working?

- Agencies doing their best trying to make the best of combined resources – collaborative partnerships.
- Communication and relationships with Whalers Housing and FHSS.
- Whalers Housing and Community Housing – re submission for funding for Foyer Model.
- Whalers 6 bedroom house in Goolwa for young people.
- The Rental Training program.
- There is caring community in Kangaroo Island and young people are often taken in by other families or in one instance, 3 elderly women who lived in Kingscote allowed young people to live in a granny flat on their property. (In the past, teachers and other service providers would often take in young people, which opens up a range of professional and ethical issues).

Solutions:

- A temporary 'safe house' for young people to go to during a crisis such as a place like 'Rubies', with a support worker to assist them in accessing services available to them such as Centrelink assistance etc (Strathalbyn).
- Develop a holistic model of youth service provision similar to Inner City Collaborative Case Management Group - developed due to so many agencies working in silos with young homeless people in the City. This brings together government and non government agencies to provide integrated services to young people who are homeless or at risk of homelessness – key areas including housing, health, education, employment, income, justice and safety.
- Emergency accommodation and short-term accommodation to take the pressure off and allow people to learn independent living skills and transition to longer-term options.

- The Foyer model units where a person is supported through the system.
- Shared accommodation with live-in support workers and visiting services.
- Rental markets need to be aware of the need for lower rental stock and make them available through FHSS.
- Family support services to work together with families and young people to encourage them to stay at home – similar to Reconnect Program.
- “A place where young people can network, take part in programs, access services – a holistic service aimed at youth health and wellbeing.” (*Families SA workers*)
- Accessible local public transport – e.g. ability to use the Cockle Train at local prices.

9.3 WOMEN AND FAMILIES

What's working?

- New domestic violence worker about to start in Kangaroo Island and Southern Fleurieu.
- The ability to refer on to a specialist service - Fleurieu Housing Support Services – they provide holistic support, advocacy in the private rental market – real estate agents are more willing to rent to tenants supported by workers.

Solutions:

- Community Development programs to develop life and personal skills to manage day to day living such as the Rent Training Program, but broader and for all ages, that is recognised along with referees by Real Estate agents. Include training around organisational and cleaning skills – even how and where to get rid of rubbish.
- Support the legislation before parliament regarding Domestic Violence and removing the perpetrator from the home rather than the victim and children. (There is no DV house in the Southern Fleurieu – “they are fraught with issues in small towns anyway.”)

9.4 PEOPLE WITH A DISABILITY

What's working?

- Case management (Disability SA) provides a known and documented evidence of need and unmet needs.
- Central Accommodation Panel listing vacancies across the state.
- Relationships with disability support providers in the region and Southern Fleurieu Health Service and Mental Health Teams.
- Advocacy within health and Department of Education and Children’s Services (DECS) through community development work.
- Collaboration with Whalers Housing to meet needs.
- Systems and pathways in place between Disability SA and Housing SA.
- In other areas (Mt Barker and Metro) there are 65 cluster units for younger people (under 65) who have been living in nursing homes due to their disabilities and lack of alternative accommodation. This is a project between Julia Farr and Disability SA.

Solutions:

- Ideally people by the age of 25 should have the capacity to move out of home, to free up aged carers (unless they want to continue being a carer) – this would need a level of funding and support to create housing for single people in small (10 or less) clusters of units.
- Disability SA currently supporting a group of parents who are carers to look for funding to provide accommodation for their sons and daughters with a range of disabilities to live independently. Based on a model from overseas, it is similar to a retirement village with small cluster housing of 1-bedroom units with additional shared common space and outside space for recreation and socialising. Housing for on-site care provider and visiting carers/parents is also provided.

9.5 GENERAL COMMUNITY

What's working?

- Links between agencies are seen as the biggest strength with collaborations between SCCC, and FHSS, and Housing SA and FHSS – 2 way referral processes
- The community and their capacity to be supportive with donations of toys and household goods for needy families.
- Whalers Housing and Food Bank.

Solutions:

- Housing SA or other community housing groups to establish cluster living dwellings - affordable accommodation for people on a low income. Suitable for all ages and small family groups up to 3 per dwelling, with a designated responsible caretaker and that has links to case management and opportunities to learn Eco living skills.
- Broaden the scope of the Rental Training program to cater for all ages.
- The Domestic Violence worker now on board through Southern Junction Community Services – “we need to support the service so it continues beyond the pilot period”.
- Actively lobby and provide support to retain ongoing funding of services such as FHSS.
- Improve contact, relationships and support with Councils – lobby them to be more involved in housing solutions.
- Managed bunkhouse accommodation with camp kitchen facilities possibly at caravan parks or campsites. (Milang might be a good location).
- Emergency and short term accommodation to tide people over until they can find something more stable.

9.6 PEOPLE WITH A MENTAL ILLNESS

What's working?

- Economic stimulus for housing.
- Networking and collaborations.

Solutions:

- Improved transport options especially to support individuals who are living in regional areas who are often disconnected from a community due to access issues.
- Independent living units in clusters with small garden and common space – similar to aged care model.
- Transitional pathways to independent living making it a smooth process.
- Accommodation model similar to 'Roofs'¹⁹, i.e. small (2 bedroom) medium density units.
- More respite options for carers.

9.7 OLDER PEOPLE

What's working?

- A range of adaptable housing providers.
- Growth in housing aimed at older people.
- Positive Ageing Taskforce supporting the sector in the Southern Fleurieu region.

Solutions:

- There is still a need for more to be done to accommodate the elderly and to cater for changes in housing needs associated with an ageing population.
- More affordable independent housing - appropriately designed and located close to facilities and services, particularly for older single people to rent
- Provision of respite accommodation for older people

9.8 CONCLUSION

The list of possible solutions to housing issues as seen by people working within the community sector further demonstrates the areas of need in housing and accommodation at a local level. All sectors that were represented expressed a need for more housing options that were appropriate to their clients needs

Some suggestions were of a strategic nature such as planning and developing transitional pathways from community housing into the private rental market; developing sustainable ways to encourage and support tenants into training and employment so that housing becomes more accessible and affordable.

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ROOFS Housing Association is available to persons aged 18 years and over with a diagnosed mental health condition, registered with the relevant mental health service. Must be taking prescribed medication and be willing to accept support services when in accommodation

Fees

Bond plus rental fee apply. Rent is assessed at 25% of income

Comment

Supports people with psychiatric disabilities to live as independently as possible by providing a secure, supported living base, which enables Tenants to pursue their own interests as part of, and in the wider community.

Services: Accommodation - long term, secure accommodation at various locations throughout the metropolitan area

Services working with people who had a disability or mental illness and their carers indicated similar models to aged care villages with small clusters of independent units and some communal space for their client groups.

Overall consensus was that agencies and service providers were working well together within their sectors to address the issues and challenges of supporting people with housing and accommodation issues. Frequently acknowledged was the work that Southern Junction Community Services, Fleurieu Housing Support Services were providing in the Southern Fleurieu in assisting people with housing and accommodation needs. Strong referral processes and collaborative partnerships had been developed over time with positive results for the wider community – particularly in relation to young people and families.

On Kangaroo Island, Finding Workable Solutions Youth Services have been subcontracted by Southern Junction Community Services to deliver the same service. This service has been up and running for approximately 8 months alongside their other youth and employment service portfolios and although service for the whole of community, the wrap around nature of their youth services creates a particularly integrated approach when it comes to young people and housing issues and homelessness. All people spoken to on the Island have very high regard for the work and outcomes being achieved that by FWS Youth Services.

ATTACHMENT 1 PEOPLE AND SERVICES THAT CONTRIBUTED TO THIS REPORT

The following people from both the southern Fleurieu and Kangaroo Island answered Service provider questionnaires;

- Maria Diasinas - **Aboriginal Family Worker – Southern Fleurieu Health Service**
- Robert Wilson, **Southern Junction Community Services – Fleurieu and Kangaroo Island Housing Support Services**
- Tara Lemmens - **Re-engage Program - Community Partnerships @ Work**
- Sharron Jones - **School Business Community Partnership Broker Program – Community Partnerships @ Work**
- Jen Griffin – Student Counselor, **Eastern Fleurieu School 7-12 Campus**
- Lesley Allen – **Finding Workable Solutions**
- Karyn Bradford – **Milang Old School House Community Centre**
- Tim Roberts – Team Leader - **Life Without Barriers**
- Cathie Tydeman – **Regional Development SA – Kangaroo Island**
- Libby Kelly – **Kangaroo Island Community Housing**
- Molly Wakely – **Regional Manager, Murray & Fleurieu Housing SA and Chairperson of the Southern Fleurieu & Kangaroo Island Housing Round Table**

People who participated in interviews or focus groups included;

- Eileen McHughs: **Chair of the Murrundi Aboriginal Health Advisory Committee & Chair of the Elders Advisory Committee**
- Belinda Schmidke & Jaqui Garland - **Southern Junction Community Services – Fleurieu and Housing Support Services (Incorporating Kangaroo Island)**
- Tania Rhodes and Stacey Brighton - **Youth Connections – Employment Options Inc**
- Kerry Howell – **Mission Australia**
- Leann Symonds – **Fleurieu Families Program – Alexandrina Council, City of Victor Harbor and District Council of Yankalilla.**
- Cathy White and Pat Hoskings– **Women’s Health – Southern Fleurieu Health Service**
- Karen Maidment – Longbottom – **Community Living and Support Services (CLASS)**
- Jill Marks – **Disability SA**
- Lew Saunders – **South Coast Christian Community Care, Pastor of Christian Gospel Centre Victor Harbor. Vice Chair of Fleurieu and Kangaroo Island Housing Round Table,**
- David Stevenson and Mary McIness– **Whalers Housing Association**
- Jeannette Lindsey – Community Support Worker - **Families SA**
- Rosie Elliott – **Housing SA Housing Officer for Fleurieu and Kangaroo Island**
- **Mental Health Team – Southern Fleurieu Health Service**
- Kerry Kayeboss, Jodie and Hannah – **Finding Workable Solutions (FWS) Kangaroo Island**
- Cathie Tydeman – **Regional Development Australia- Kangaroo Island**
- Phillipa Kneebone – **Mental Health Team – Kangaroo Island Health Service**
- Libby Kelly – **Kangaroo Island Community Housing**
- Paul ‘Snowy’ Florance – **Life Without Barriers – Kangaroo Island**

- Heather Fisher – Student Counsellor **Kangaroo Island Community Education – Kingscote Campus and on behalf of Parndana Campus.**

ATTACHMENT 2 REPORTS AND DOCUMENTS REVIEWED FOR THIS REPORT

- **District Council of Victor Harbor Housing Study, January 1991.** Prepared by Council Consultants Pty Ltd.
- **Housing Needs Study for the District Council of Pt Elliot and Goolwa, January 1994.** Prepared by Helen Makris.
- **Yankalilla Community Housing Study August 1997.** Prepared by Social Options Australia Co-op Ltd on behalf of the District Council of Yankalilla
- **Southern Fleurieu Youth Homelessness Survey Report August 2001.** Prepared by Jo Case on behalf of the City of Victor Harbor, Alexandrina Council, the District Council of Yankalilla and YWCA of Adelaide Fleurieu JPET Program.
- **Transitions: Housing and Support for Young People in Regional South Australia – The Southern Fleurieu Youth Housing Research Project, June 2006.** Prepared by Shelter SA on behalf of SA Works (DFEEST) via the Fleurieu Regional Development Board, the City of Victor Harbor, the District Council of Yankalilla, Alexandrina Council, and the Noarlunga Office of the SA Housing Trust.
- **Regional Youth Strategy 2007-2010.** Prepared by Anita Grantham for City of Victor Harbor and Alexandrina Council.
- **Housing Issues and Older People on the Fleurieu Peninsula, March 2009.** Prepared by Lisa Sparrow on behalf of the Positive Ageing Taskforce.
- **Accommodation Challenges Facing Young People Living in the Southern Fleurieu Peninsula, September 2009.** Power point presentation prepared by Southern Junction Community Services for the Southern Fleurieu Youth Housing Round Table.

- **Basic community Profiles, Expanded Community Profiles and Time Series Profiles** - ABS Census 2006
- **Population Projections Enquiry System** – Planning SA
- Local Government Affordable Housing Resource Kit, January 2011, **Housing SA**
- **Quarterly Rent Report** - Housing SA
- **Customers on Waiting List by Suburb by Housing Program by Household type and Age Bracket – between 1 January 2010 and 31 December 2010** - Housing SA Community Partnerships and Growth Program.
- **Housing SA Waitlist Numbers Jan 2011** - Housing SA Murray and Fleurieu region
- **Southern Junction Community Services – Junction Housing**
- **Whalers Housing Association**
- **Centrelink**
- **Information Paper “State Government Strategic Plan: What Progress Poverty?”** – SACOSS
- **SACOSS Anti Poverty Report 2010** – SACOSS
- **Housing Issues for Older People on the Fleurieu Peninsula March 2009** - L. Sparrow
- **South Australian Strategic Plan**
- **Real Estate Institute of SA**
- **Legal Services Commission of South Australia**
- **ROOFS Housing Association**

ATTACHMENT 3 SERVICE PROVIDER QUESTIONNAIRE

SERVICE MAPPING INFORMATION:

Organisations Name: _____

Funding Body: _____

Location of service: _____

Region covered: _____

Contactperson/details: _____

-

Brief description of services: _____

-

Client group(s): _____

-

Eligibility for service: _____

-

Number of workers (FTE) in region: _____

SERVICE ISSUES AND TRENDS - CHALLENGES AND OPPORTUNITIES

1. Client quota Vs waiting lists – (current &/or last years figures):

Client Quota: _____ per annum

Current waiting list: _____

Waiting list 2009/2010: _____

2. Please provide a breakdown of client groups in presenting with housing or accommodation issues &/or seeking your assistance in finding accommodation – Please indicate which of the following population groups your clients best relate to;

(You may want to insert actual numbers, % or an overall ranking from lowest number to highest)

Young people

Lone person

Couple

Couple with family

Single parent family

Older people

People with mental health issues

People with a disability

People experiencing DV

Indigenous people

Other (please state) _____

3. List the main reasons for people seeking support from your service &/or why they are experiencing accommodation issues or homelessness:

a. _____

b. _____

c. _____

4. In your experience, what is the availability of or accessibility to appropriate housing in the region (i.e. southern Fleurieu & Kangaroo Island)?

5. What options have you utilised in the past to accommodate clients?

6. What is your opinion in regard to current rental costs and availability?

7. Do some client groups find it more difficult to find private rental accommodation? If so, why?

8. What other work does your service provide to support clients?

9. In your experience, are there any client groups that tend to slip through or are hardest to find accommodation for – who are the least likely to seek assistance?

10. What is working well?

11. With your experience and knowledge of working within the sector and the local community – please feel free to suggest solutions and priorities for the future. (a wish list!)

12. Any other comments you would like to make:

Thankyou for taking the time to answer these questions - your time and effort is much appreciated.

If you have any questions in regard to this project please feel free to contact me directly.

ATTACHMENT 4 HOUSING PROVIDER QUESTIONNAIRE

MAPPING INFORMATION FOR HOUSING STOCK:

The Fleurieu Housing Roundtable is currently undertaking a project to map community and public housing providers, existing housing stock and the relevant support services within the communities of the southern Fleurieu and Kangaroo Island.

The aim of which is to prepare a 'Regional Housing Resource Document' for the Southern Fleurieu and Kangaroo Island regions.

This work intends to collate information that will provide

- More effective advocacy for housing and related services on the Southern Fleurieu and KI
- A more coordinated and collaborative approach to service planning and delivery
- A more strategic approach to planning housing and related service needs
- Improved and more accessible housing and related support services

In order to do this work I am gathering information from current community and public housing providers in the community.

Please take a few minutes to provide the following information

PART 1 - is to map existing community and public housing providers and property managers, their housing stock (what is where) eligibility criteria and preferred contact.

PART 2 - will provide more detailed information regarding existing housing stock – the type, locations, cost, suitability and availability (waiting lists) as well as look at demand vs suitability.

Not all questions will apply to your service– so please just answer the questions that are most relevant. Feel free to forward this questionnaire to any other relevant services within the region.

PART 1 – MAP OF HOUSING PROVIDERS

Organisations Name: _____

Funding Body: _____

Region covered: _____

Client groups:

Eligibility Criteria: _____

Location & Numbers of Housing: _____

Contactperson/details: _____

Any other information: _____

Number of workers (FTE) servicing the region: _____

PART 2

13. Type, location and amount of Housing you your organisation provides/manages:

TYPE OF HOUSING	NUMBER & LOCATIONS OF DWELLINGS (i.e. By Towns or Post Codes)	NUMBER OF RESIDENTS
Flats/units		
House – 2 beds		
House - 3 beds		
House - 4 beds or larger		
Caravans/cabins		
Share house		
Boarding House		
Fully Supported Accommodation		
Semi Supported Accommodation		
Emergency or Crisis Accommodation		
Client or consumer Specific Accommodation (Please state consumer group)		

14. Housing Stock Vs waiting lists – (current &/or last years figures):

Current waiting list: Numbers: _____ Time frame: _____

15. SUITABILITY AND DEMAND

In regards to suitability and demand of community and public housing in the region, are the dwellings you provide &/or manage located in towns or regions that your client or consumer group prefer to reside?

Y

N

Please explain: _____

What locations are your clients/consumers preferences?

a. _____

b. _____

c. _____

Is the accommodation that you provide or manage the most suitable type for your client or consumer group – is it matching all their needs? (i.e. appropriate size, mixture of clients, accessibility etc)

Please explain: _____

Y

N

If not what are your clients/consumers preferences?

a. _____

b. _____

c. _____

Please list any other demands in relation to housing stock that you are aware of in the region

16. Please provide a breakdown of client groups in presenting with housing or accommodation issues &/or seeking your assistance in finding accommodation – Please indicate which of the following population groups your clients best relate to; (You may want to insert numbers, % or an overall ranking from lowest number to highest)

Young people

Lone person

Couple

Couple with family

Single parent family

- Older people
- People with mental health issues
- People with a disability
- People experiencing DV
- Indigenous people
- Other (please state) _____

17. List the main reasons for people seeking support from your service &/or why they are experiencing accommodation issues or homelessness:

- a. _____
- b. _____
- c. _____

18. In your experience, are there any client groups that tend to slip through or are hardest to find accommodation for? Who are the least likely to seek assistance?

19. In your opinion what is working well in the sector?

20. With your experience and knowledge of working within the sector and the local community – please feel free to suggest solutions and priorities for the future. (a wish list!)

21. Any other comments you would like to make:

Thankyou for taking the time to answer these questions - your time and effort is much appreciated.

If you have any questions in regard to this project please feel free to contact me directly.

ATTACHMENT 5 COMMUNITY HOUSING PROVIDER PROFILES

Name	Accessible Housing Association
Description	Providing accommodation for people who are: Aged, intellectually or physically disabled, experiencing mental illness or impairment frail, homeless, escaping situations of harm, on a low income, experiencing other forms of social disadvantage, require an emphasis on wheelchair accessible housing.
Eligibility	Provides housing primarily for adults with a physical disability who require a wheelchair for mobility. Disability Housing SA is not able to accept any responsibility to offer or provide care or support services. The provision and maintenance of any necessary care or support is the responsibility of the applicant/tenant
CHCR Eligibility Rules	Registration needs to have special needs, Or be homeless, OR current housing to be anything other than owner/buyer or private rental/boarding.
Location:	Goolwa Pt Elliot
Contact Details:	PO Box 2122 Hilton Plaza LPO Hilton SA 5033 Phone 8351 8466 Russell George Russell.george@accessiblehousing.org.au

Name:	Alexandrina Council Housing Association
Description:	Providing accommodation to low-income households with special needs or other disadvantaged groups.
Eligibility:	Applicants must: Be aged or have a disability Be currently residing in the area
Location:	Country Areas: Strathalbyn Pt Elliot Goolwa Langhorne Creek
Contact Details:	Whalers Housing Association Phone: 8555 2800

Name:	Fredric Ozanam Housing Association Inc
Description:	Affordable long-term rental housing for people in need. Low income tenants targeting aged, refugees, single parent, disability and low-income workers.
Eligibility:	
Location:	
Contact Details:	GPO BOX 1804 ADELAIDE, SA, 5001 Phone: 8112 8730 Email: foha@svdpsa.org.au

Name:	Kangaroo Island Community Housing Association
Description:	Providing accommodation to older people on a low income.
Eligibility:	Applicants will be considered: First priority if receiving the aged pension and residing on Kangaroo Island Second priority if they are an older person receiving a low income with a close relative residing on Kangaroo Island Third priority if assessed as in need and eligible by panel.
Location:	Kingscote Penneshaw American River Parndana
Contact Details:	PO Box 553 Kingscote SA 5223 Phone: 8559 6019

Name:	Lutheran community Housing Support Unit
Description:	Housing Association to provide housing for low to middle income earners and disadvantaged groups i.e. aged, disabled, students, Indigenous, single parents and families coming out of crisis situations. Managed and supported by staff.
Eligibility:	Applicants must be low income and be referred through support worker.
Location:	Strathalbyn houses aimed at low-income families– 3x 3 bdrm, 2x 4 bdrm, 1x 5 bdrm house.
Contact Details:	Phone 8332 4899 LCHSU Inc PO Box 100 Marsden SA 5070

Name:	Southern Junction Community Housing/Junction Housing
Description:	Providing accommodation to people who are socially or economically disadvantaged
Eligibility:	No specific criteria
Location:	Goolwa Hayborough Port Elliot Victor Harbor
Contact Details:	PO Box 66 Christies Beach SA 5165 Phone 382 8032 admin@junctionhousing.org.au

Name:	Unity Housing Company Limited
Description:	Providing accommodation to people who require support to remain independent. Provides purpose built accommodation. Works closely with local support agencies and community groups and many properties are purpose built
Eligibility:	Applicants must be referred by support agency.
Location:	Goolwa Hayborough Strathalbyn Victor Harbor McHargs Creek
Contact Details:	Referrals must come from one of the below support agencies: AIDS Council of SA – Phone: 8334 1611 Aboriginal Sobriety Group – Phone 8223 4204 Uniting Care Wesley – Phone: 8231 0466 Adelaide Day Centre – Phone: 8232 0048 Catherine House – Phone: 8232 2282 Adelaide Living at Home – Phone: 8305 9600 OARS – Phone: 8382 3036 Salvation Army Towards Independence – Phone: 8223 4911 St Vincent de Paul Night Shelter – Phone: 8231 2250 Wescare Housing Support – Phone: 8231 2850 house@unityhousing.org.au

Name:	Whalers Housing Association
Description:	Providing accommodation to low income families and people with or without a disability
Eligibility:	Preference will be given to applicants currently residing in the Southern Fleurieu
Location:	Goolwa Hayborough Pt Elliot Victor Harbor
Contact Details:	PO Box 2011-02-01 Goolwa SA 5214 Phone: 8555 2800

Name:	Yankalilla Senior Citizens Housing Agency
Description:	Providing accommodation to older people in the Yankalilla area
Eligibility:	Applicants must be at least 60 years of age. Preference is given to members of the local community and members of the Yankalilla and District Senior Citizens Club.
Location:	Yankalilla - 6x 2 bedroom properties
Contact Details:	PO Box 460 Yankalilla SA 5203 Phone: 8555 2800

ATTACHMENT 6 **MAP OF SERVICE PROVIDERS**

HOUSING AND FINANCIAL ASSISTANCE - GENERAL							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Southern Junction Community Services	Robert Wilson	Fleurieu Housing Support Service (FHSS)	Over 16 years of age, homeless or at risk of homelessness or those experiencing housing stress.	LGAs of Alexandrina, City of Victor Harbor or Yankalilla.	DFC	Generic Homelessness service providing support to people experiencing homelessness or who are at risk of homelessness. Service provides support, advocacy, information regarding short to long term housing options. Assessment and referrals to other.	2.1 FTE Providing services to up to 30 people with approximate case load of 15 per FTE
Whalers Housing Association Inc	Mary McInness 8555 0436 0409 280 085 David Stevenson (rental training)	Various Programs including: Whalers Emporium, Slim & Trim, Drop in Centre, Self-Defence, Station Masters House (Respite), Community Housing, Rental training.	Low income with or without a disability. Aged, youth & families.	LGAs of Alexandrina, City of Victor Harbor or Yankalilla and Adelaide Hills.		Take a leading role in advocating for affordable and accessible housing in the region. Core business is providing long-term accommodation through community housing from youth to aged. Provide community housing - bricks and mortar. Managing youth 'Boarding House' in Goolwa for 16-24 year olds. "Head leasing" from Real Estate Agents on behalf of clients. Short term rent subsidies for eligible clients. Assistance with housing bonds with Housing SA.	

Christian Gospel Centre	Lew Saunders (Chair)	South Coast Christian Community Care (SCCC)	People in need within the general community. Self-referral and referrals from Families SA and Centrelink.	Victor Harbor and Goolwa region.	FACHSIA	Provide food vouchers, paid emergency accommodation or crisis accommodation in backpackers (Grosvenor Hotel), Fuel vouchers, food hampers, furniture, white goods, bakery run 3 nights per week, blankets and clothing. Christmas hampers and toys for children in need. Help with utility payments available.	12 volunteers
Families SA	Jeannette Lindsay Maggie Robertson 8552 2011	Community Support /financial counselling	No criteria - Whole of community – people on Centrelink benefits of wage earners. Not available to self- employed or small business – financial counselling for all.	Alexandrina Coastal, Victor Harbor, Yankalilla and Kangaroo Island.	DFC	Community support. Financial counselling, emergency financial assistance i.e. food vouchers, fuel vouchers, scripts for life threatening illness (PBS only), concessions information, referrals to non- government agencies.	2 FTE
Housing SA	Rosie Elliot 131 299	Housing SA	Must be a SA resident and not a property owner. General eligibility via income guidelines will determine category of support, i.e. <ul style="list-style-type: none"> • Level 1 = Priority housing, • Level 2 = Health needs where private rental not suitable. • Level 3 = general eligibility. 	Fleurieu Kangaroo Island Murraylands Adelaide Hills.	DFC	Mange Housing SA housing tenancies. Private rental assistance. Outreach to Victor Harbor once per week (Fri am) phone appointments with Kangaroo Island clients – visit every 2-3 months.	1.0 FTE (plus admin support etc)

Milang Old School House Community Centre	Karyn Bradford	Milang & District Community Association Inc.	Various - Anyone from the communities of Milang & Clayton Bay particularly people on a low income, rural, transport disadvantaged, seniors and families.	Milang & Clayton Bay	Milang & District Community Association Inc & various Govt funding	Emergency assistance, Adult Community Education, Home and Community Care, Information, referral and advocacy.	
YOUTH SUPPORT SERVICES							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Employment Option Inc	Linda Winton	Youth Connections	Non-completion of year 12 or Cert 2 level or who are at risk of disengagement from school.	Victor Harbor with outreach to Alexandrina coastal, District Council of Yankalilla and Kangaroo Island LGA.	DEEWR	Work with young people aged 13-19 who are disengaged or at risk of disengagement from education and from their communities and families.	3 FTE
Mission Australia	Kerry Howell	Accredited Youth Training Courses Youth Worker in Schools Program	16 years and over (now no upper age limit) Level 1 & 2 FLO (Flexible Learning Options) students of Victor Harbor High School.	Victor Harbor and Goolwa	SA Works and DECS	Short accredited courses for young people age 16 + - now no upper age limit. Case management of stream 1 & 2 FLO (Flexible Learning Options) students. Targeted youth programs based on needs. Referrals to other youth services including accommodation services.	0.1FTE 0.1 FTE
Community Partnerships @ Work Inc	Tara Lemmens 0400 459 422	Re-engage Program	Young people aged 10-19 years at risk of disengagement from formal education and experiencing multiple barriers including homelessness.	Outer southern Metropolitan and Fleurieu	DECS	Case management services. Program development and facilitation.	5.0 FTE

ABORIGINAL SUPPORT SERVICES							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Southern Fleurieu Health Service	Maria Diasinas 8552 0600	Aboriginal Family Program	People who identify as Aboriginal	Alexandrina Coastal, Victor Harbor, Yankalilla	Country Health SA	Aboriginal Health and well being program. Includes immunisation and dental liaison. Provide support to Aboriginal families in regard to their health and wellbeing including referrals and information – deal with housing and financial support, support for young people in grandparents care.	1.0 FTE Aboriginal Health Worker. 0.6 FTE Family worker and 2x contract workers @ 15 hrs per week.
WOMEN AND FAMILIES SUPPORT SERVICES							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Southern Fleurieu Health Service	Cathy White & Pat Hosking 8552 0600	Women's Health	People who identify as female aged 16 +	Alexandrina Coastal, Victor Harbor, Yankalilla	Country Health SA	Primary Health care approach. Aims to improve the health of women in the region – encompasses all aspects of women's lives – mental, emotional and physical well-being. Programs to meet women's needs, information and referral, some case management	0.5 FTE
Alexandrina Council, City of Victor Harbor and District Council of Yankalilla	Leann Symonds 8551 0542	Fleurieu Families	Family and parenting support programs. Working with families and children.	LGAs of Alexandrina, City of Victor Harbor or Yankalilla	DFC (State) FACHSIA (Cmwth)	Parenting information, courses and info packages. Referrals, advocacy, home visiting, community development work and support groups.	3.0 FTE
Southern Junction Community Services/Southern Adelaide Domestic Violence Service	Mandy Koppen 8555 0817	Fleurieu Domestic Violence Service	People and families experiencing domestic violence in the region.	Alexandrina Coastal, Victor Harbor, Yankalilla	Homelessness Strategy	Case management, risk and safety assessment, counselling, motel waitlist support, support referral and liaison with and to	0.7 FTE

						local services – accommodation, court, police. Advocacy. Community Development – women's groups, raising community awareness, community education.	
DISABILITY SUPPORT SERVICES							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Finding Workable Solutions (FWS)	Lesley Allen (Client Services Coordinator)	Employment Services – Job Services Australia Program Australian Disability Enterprises – Salvage & Save Resource Centre	People who are on a Disability Support Pension and people with barriers to employment.	Alexandrina Coastal, Victor Harbor, Yankalilla	DEEWR	Job Services Australia Employment Services and specialised Disability Employment Services to people with a disability &/or barriers to employment. FWS also have Australian Disability Enterprises that provide services to local community e.g. Salvage and Save Resource Centre.	21 FTE
CLASS	Mark Kulinski (Chief Executive)	Day services. Accommodation services. Respite and Recreation services.	Adult service: People aged 18+ with Disability Support Pension who have a physical or neurological disability or acquired brain injury. Also support children's services for in home respite.	LGAs of Alexandrina, City of Victor Harbor or Yankalilla Head Office Strathalbyn	DFC	Supporting individuals with disabilities to live and access their communities. Includes, respite accommodation, social recreation programs life skills and independent living support, transitional care. Leaving care programs	40 FTE
Community Living Options Inc (CLO)	8552 4699	A Wide range of programs including: <ul style="list-style-type: none">• Support/coordination for people living in Supported Residential	People with a disability or mental health issue. People who are funded for	LGAs of Alexandrina, City of Victor Harbor or Yankalilla	DFC and other funding	A non-government not-for-profit organisation providing life skills and accommodation support and training for people	

		<ul style="list-style-type: none"> • Facilities (SRF) • Community Access (social and recreational) programs • Practical in-home support including establishing and maintaining basic household routines/structure • Living skills, assistance with meal planning and preparation, shopping and budgeting • Advocacy and support dealing with housing issues • Sourcing and developing community housing projects 	community support.			with disabilities including mental health disorders. Training and support tailored to meet individual needs and include; social and friendship skills, recognition of emotions, anger management and impulse control, problem solving, relationships, life skills etc. Psychosocial support. Advocacy and support dealing with housing issues, sourcing and developing community housing projects.	
Disability SA	Jill Marks (Regional Manager) Elaine Nash Fleurieu and KI Team Leader	Community Services	<p>People of all ages who have an intellectual disability or Autism Spectrum Disorder.</p> <p>18-65 years for people with a physical, neurological disability or an Acquired Brain Injury.</p> <p>Must have a permanent disability and an ongoing need for support services, be classified for services or have a profound disability (not just on a DSP).</p> <p>Does not include people with a mental</p>		DFC & some Cmwth funding for Community Services Area	<p>Identifying the needs of people aged 15 years and over with a disability and finding solutions to meet the needs through community development and in partnership with other agencies.</p> <p>Case management, emergency respite accommodation for Category 1 clients i.e. homeless or at risk of homelessness, under 65 years and about to go into a nursing home.</p> <p>Transitional respite care – assessment of support levels and compatibility.</p> <p>Carer support groups.</p>	0.5 FTE KI 6.2 FTE Fleurieu

			illness unless dual diagnosed. Also working with ageing carers.				
MENTAL HEALTH SUPPORT SERVICES							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Southern Fleurieu Health Service	Gary Matena (Team Leader) 8552 0600	Mental Health Team	Doctors referral	Alexandrina Coastal, Victor Harbor, Yankalilla	Country Health SA		5-6 part time workers
Life Without Barriers	Louise Vidal Operations Manager 0438 592 282	Mental Health, foster care and carer respite.	Clients must be managed by adult mental health services or CAMHS	Alexandrina Coastal, Victor Harbor, Yankalilla	Mental Health Unit	Individual Psycho-social Rehabilitation Support Services (IPRSS), out of home care, flexible service options.	6.3 FTE
KANGAROO ISLAND SUPPORT SERVICES							
AGENCY	CONTACT	PROGRAM	ELIGIBILITY	REGION	FUNDED BY	SERVICE DESCRIPTION	FTE WORKERS
Southern Junction/Finding Workable Solutions	Kerry Kaye-Boss	KI Housing Support Service(on behalf of SJCS)	Over 16 years of age, homeless or at risk of homelessness or those experiencing housing stress.	Kangaroo Island	DFC	Housing support service, providing support to people experiencing homelessness or who are at risk of homelessness. Service provides support, advocacy, information regarding short to long term housing options. Assessment and referrals to other services. Assistance with bonds and rent assistance through Housing SA Support letters for private rental. After 3 months clients may be eligible for white goods or household goods – applications through SJCS.	0.4+ FTE

Finding Workable Solutions	Kerry Kaye-Boss	Youth Services	12-25 years	Kangaroo Island	Various	Binge drinking diversion program, support with juvenile justice, ICAN program, Youth Advisory Committee, Life skills training, case management, referrals, info and advocacy.	
Kangaroo Island Community Health	Phillipa Kneebone	Mental Health Team	Doctors referral	Kangaroo Island	Country Health SA	Assist people to maintain accommodation and provide targeted support. Work in partnership with Life Without Barriers to provide individual psycho-social rehabilitation and life skills.	
Life Without Barriers	Paul Florance 8553 4231 0427 592 065	IPRSS	Clients must be managed by adult mental health services or CAMHS	Kangaroo Island – outreach.	Mental Health Unit (Comwth)	Individual Psycho-social Rehabilitation Support Services (IPRSS), out of home care, flexible service options	0.9 FTE
Island Care	8553 2578		Low income, disadvantaged.	Kangaroo Island		Budget advice, counselling, food parcels, medical transfers, new and recycled clothing, Manchester some 2 nd hand furniture.	
Uniting Church	Heather 85532066			Kangaroo Island		Hampers etc	
KI Carer Support	Kylie Bamfield 8553 2262		Carers living on Kangaroo Island	Fleurieu/Kangaroo Island		Carer support and advocacy, support groups, recreation – including retreats, carers days out, counselling, info and referral, coordination of respite care, public education and awareness.	
Disability SA	Elaine Nash Fleurieu and KI Team	Community Services	People of all ages who have an intellectual disability	Fleurieu/Kangaroo Island	DFC & some Cmwth funding for Community	Identifying the needs of people aged 15 years and over with a disability	0.5 FTE KI

	Leader		<p>or Autism Spectrum Disorder.</p> <p>18-65 years for people with a physical, neurological disability or an Acquired Brain Injury.</p> <p>Must have a permanent disability and an ongoing need for support services, be classified for services or have a profound disability (not just on a DSP).</p> <p>Does not include people with a mental illness unless dual diagnosed.</p>		Services Area	<p>and finding solutions to meet the needs through community development and in partnership with other agencies.</p> <p>Case management, emergency respite accommodation for Category 1 clients i.e. homeless or at risk of homelessness, under 65 years and about to go into a nursing home.</p> <p>Transitional respite care – assessment of support levels and compatibility.</p> <p>Carer support groups.</p>	
Families SA	Jeannette Lindsay Maggie Robertson 8552 2011	Community Support /financial counselling Telephone service only on KI	<p>No criteria - Whole of community – people on Centrelink benefits of wage earners.</p> <p>Not available to self-employed or small business – financial counselling for all.</p>	Alexandrina Coastal, Victor Harbor, Yankalilla and Kangaroo Island.	DFC	<p>Community support. Financial counselling, emergency financial assistance i.e. food vouchers, fuel vouchers, scripts for life threatening illness (PBS only), concessions information, referrals to non-government agencies.</p>	2 FTE
Housing SA	Rosie Elliot 131 299	Housing SA	<p>Must be a SA resident and not a property owner.</p> <p>General eligibility via income guidelines will determine category of support, i.e.</p> <ul style="list-style-type: none"> • Level 1 = Priority housing, • Level 2 = Health 	Fleurieu Kangaroo Island Murraylands Adelaide Hills.	DFC	<p>Mange Housing SA housing tenancies. Private rental assistance. Outreach to Victor Harbor once per week (Fri am) phone appointments with Kangaroo Island clients – visit every 2-3 months.</p>	1.0 FTE (plus admin support etc)

			needs where private rental not suitable. • Level 3 = general eligibility.				
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