

Designated Informal Gathering

- * Community Housing
- * Disability Reform

Tuesday, 20 April 2021

Presented by the City of Mitcham



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Community Housing

Presented by the City of Mitcham



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Purpose

- Provide an overview of Community Housing and potential role / options for Council
- Seek feedback from Elected Member to inform upcoming Council Report



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Agenda

History of City of Mitcham Community Housing

Community Housing

Working with Local Government

Around the Room

Next Steps



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Around the Room

1. Questions of Clarification
2. Should Council be in the Community Housing space?
3. If so, where should Council focus its efforts / what does this look like?
4. General Comments



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Our Community Housing History

9, 9A and 9B Edward Street, Blackwood

Local Government Community Housing Partnership Grant

Mitcham Hills Community Housing Association

Agreement with Junction Housing

City of Mitcham more generally



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inhousing.

inclusive and accessible



Community Housing how it can work with Local
Government.
Geoff Barber April 2021

Community Housing

1. Community Housing Providers are not-for-profit organisations providing housing for people with social or affordable housing need.
2. They are professional property and tenancy managers, many operate large complex portfolios
3. Majority of providers have significant property development and asset renewal capability



Community Housing

1. Providers deliver social and affordable housing in conjunction with Housing SA and Renewal SA.
2. Many have relationships with Local Government to manage and develop dwellings which councils have a stake in.



Types of Providers

1. Generalist providers focused on scale and urban renewal.
2. Specialist providers focused on specific tenancy cohort:
 - Disability/Elderly
 - Domestic Violence
 - CALD/First Nation



CHP's working with Local Government



1. Tenancy Management
2. Asset Management
3. Maintenance and upgrade
4. Renewal
5. Building Community
6. Social Capital

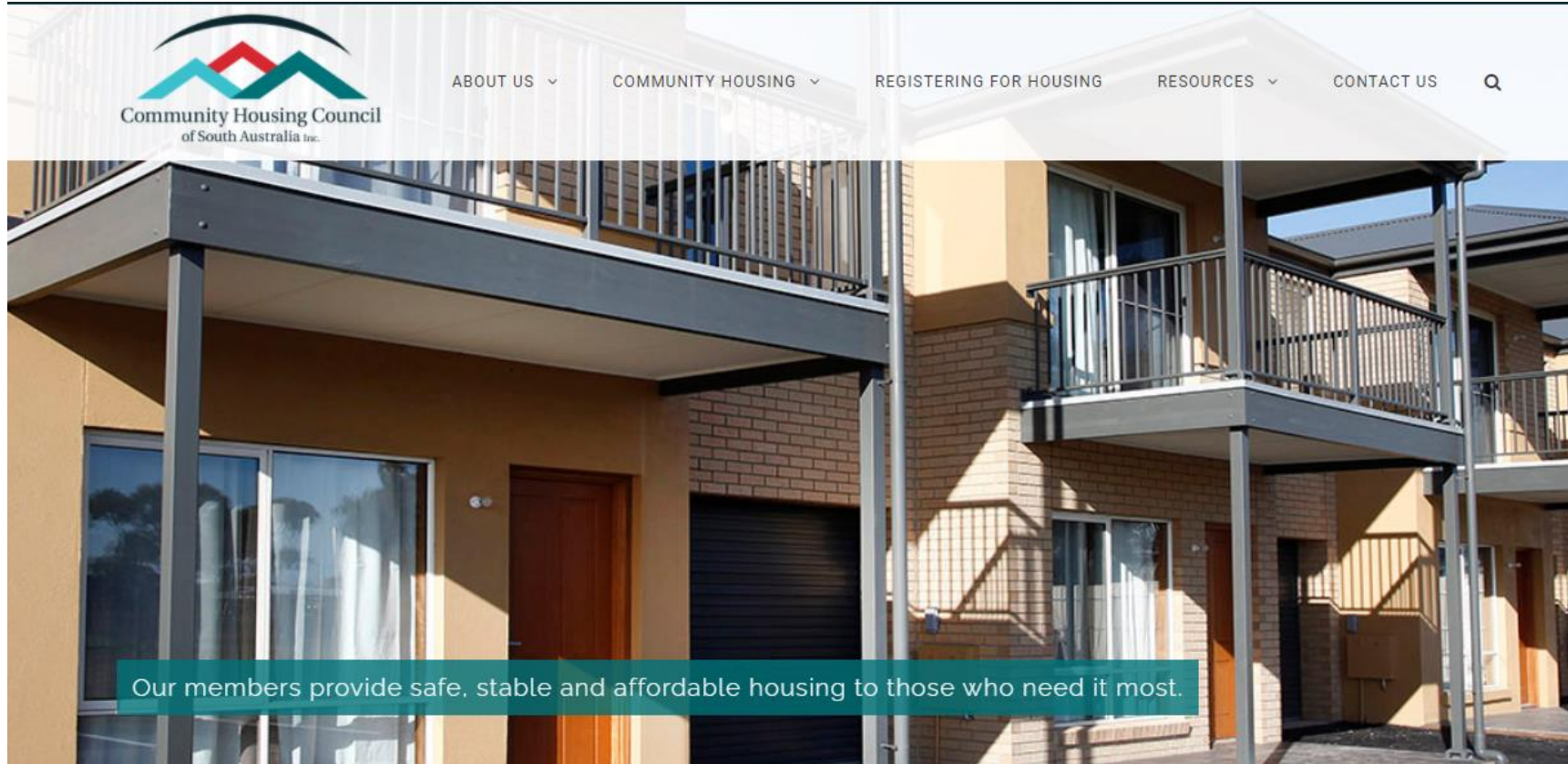
Protecting Local Government interest

1. Service Contracts for property/tenancy services
2. Partnership Agreements
3. Joint ventures



Community Housing Council

chcsa.org.au



Redevelopment example

1. Council has outdated dwelling
2. Partners with CHP to demolish it and rebuild a replacement
3. Equity is shared between Council and CHP based on contribution (Project Agreement)



Tender example

1. Council is selling or developing land
2. Council might put as a tender condition that tenderer must partner with a Community Housing Provider to provide certain housing outcomes.



Land

- Council has surplus land it wishes to maintain an interest in
- Partner with CHP to develop it
- Council retains control of the underlying land via a charge on Title



Pipeline of developments and opportunities

inhousing's Development Pipeline

- Salisbury A (completed)
- Mitchell Park (completed)
- Gawler A (under construction)
- Greenacres (tendering)
- Gawler B (Shovel Ready)
- Salisbury B (Planning)
- Gawler C (Shovel Ready)
- Modbury (Land Bank)
- Edwardstown (pending purchase from SAHA)
- Southern sites (to be identified)
- Inner city apartments (to be identified)



Options Previously Considered by Council

1. Advocacy
2. Direct Service Provision @ Alternative Site
3. No role



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Around the Room

1. Questions of Clarification
2. Should Council be in the Community Housing space?
3. If so, where should Council focus its efforts / what does this look like?
4. General Comments



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Next Steps

Represent Discussion Council Report: 11 May 2021

Decision Council Report: 25 May 2021



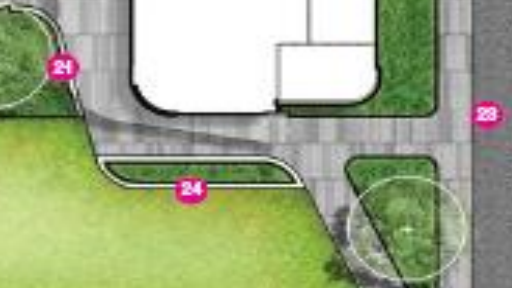
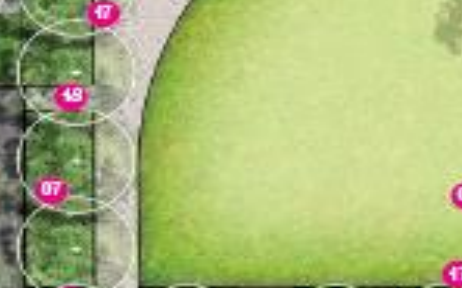
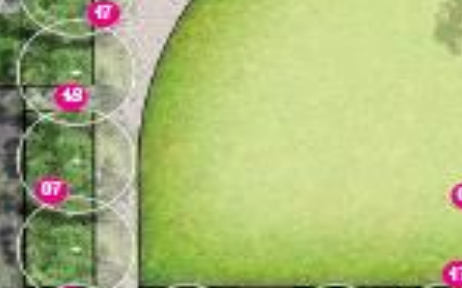
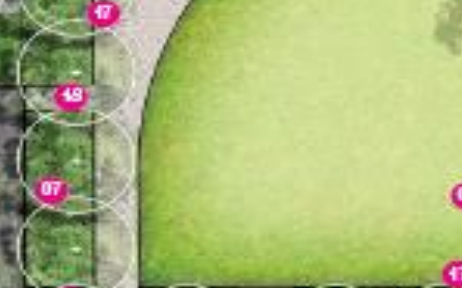
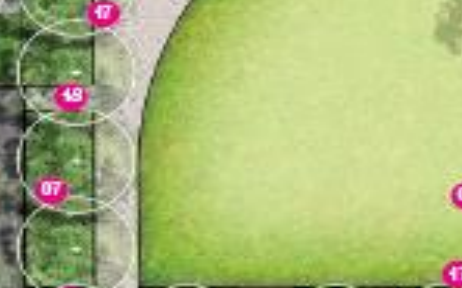
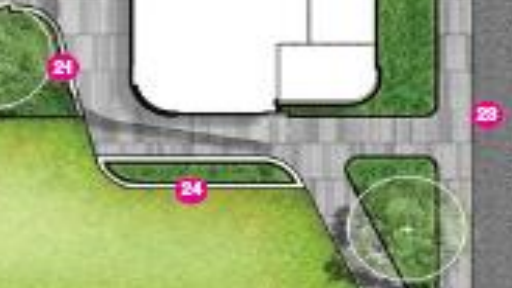
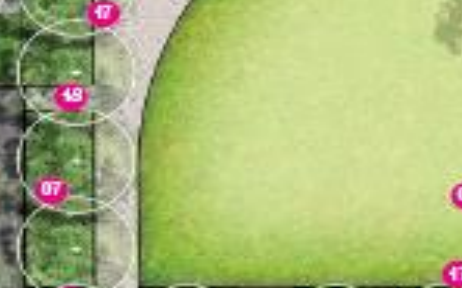
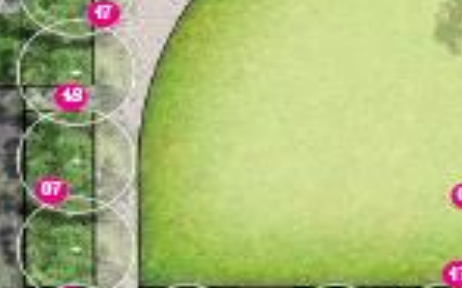
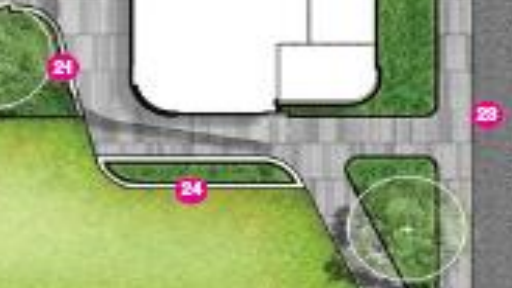
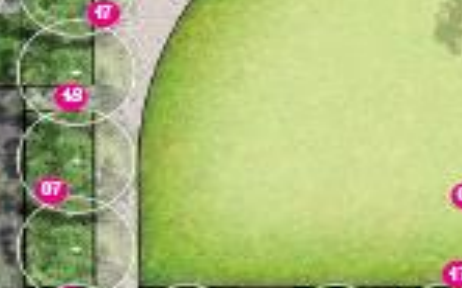
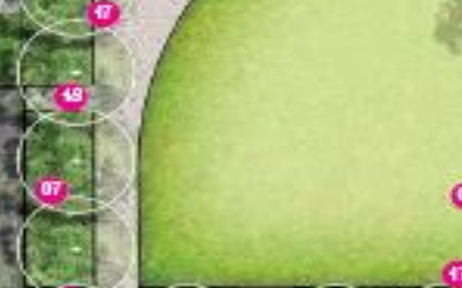
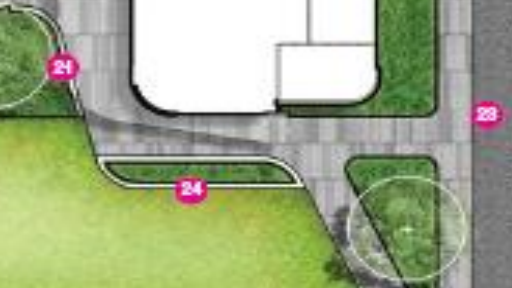
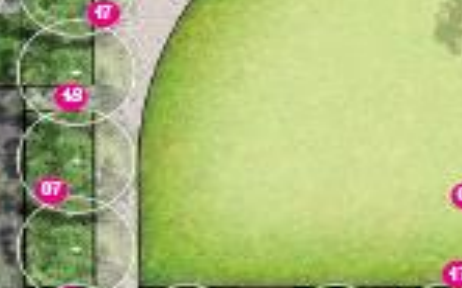
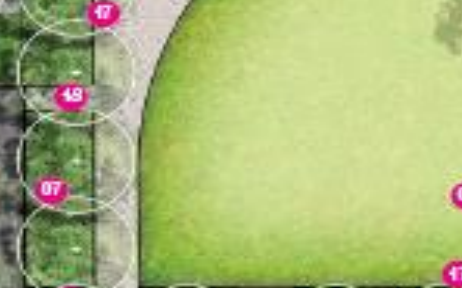
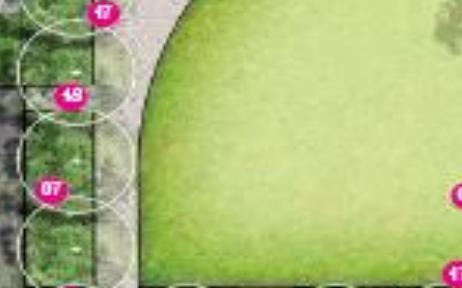
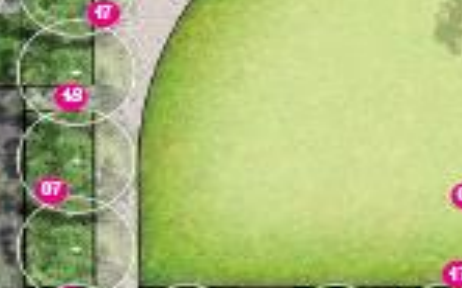
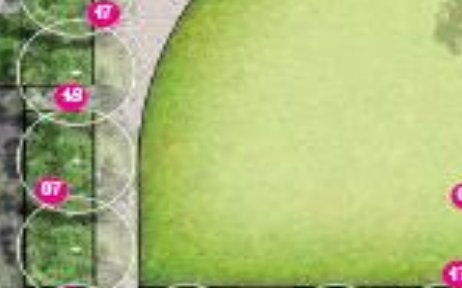
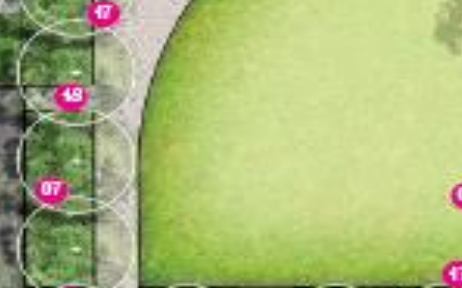
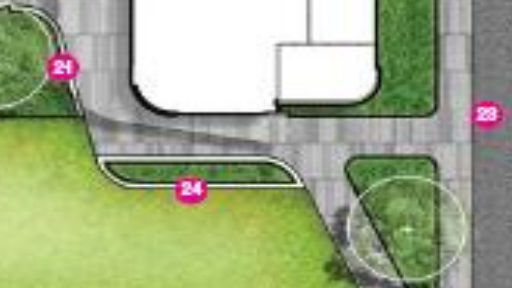
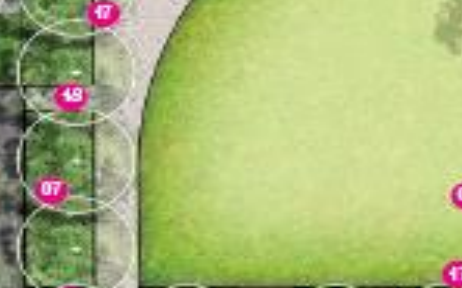
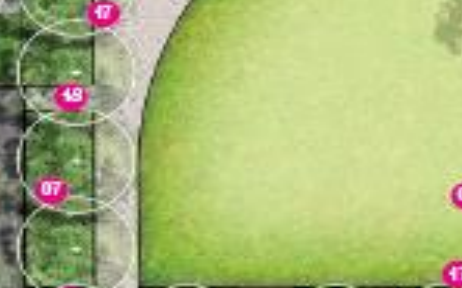
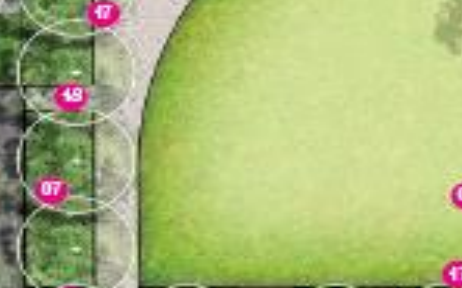
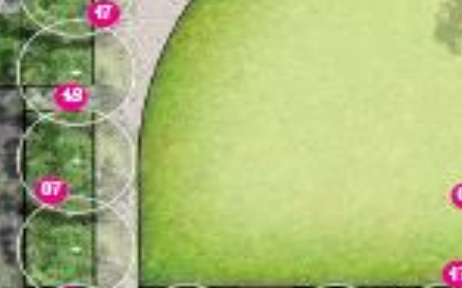
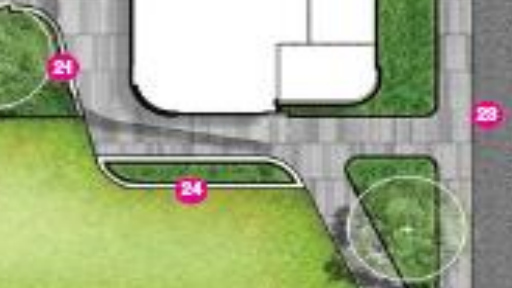
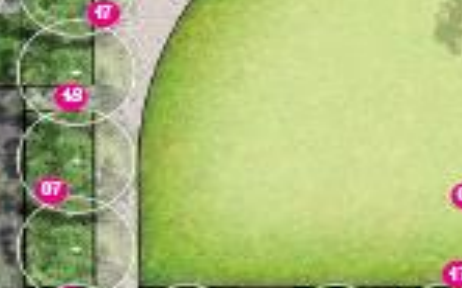
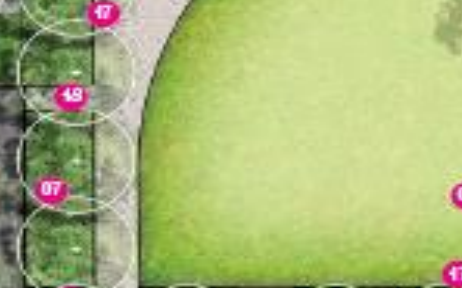
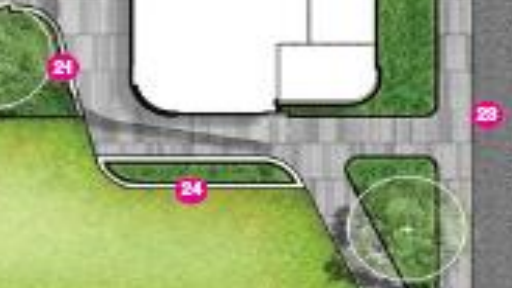
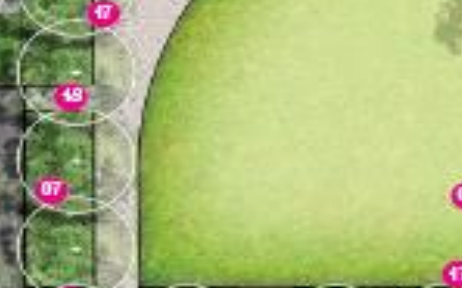
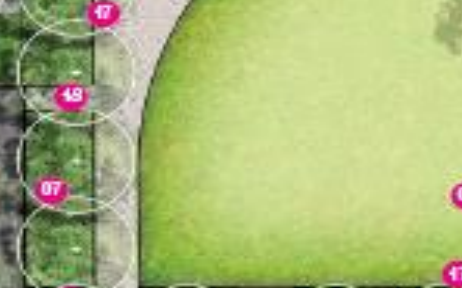
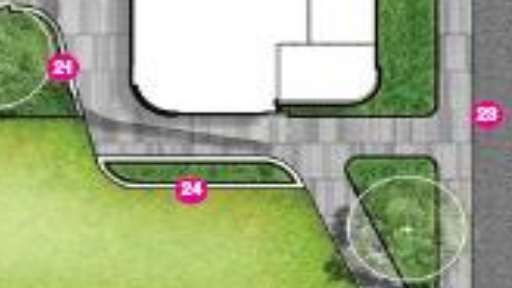
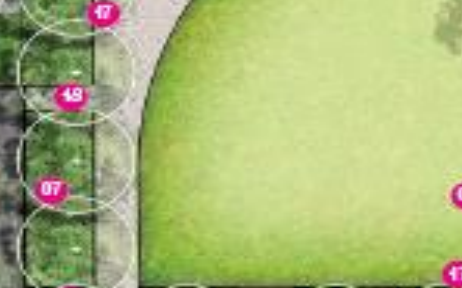
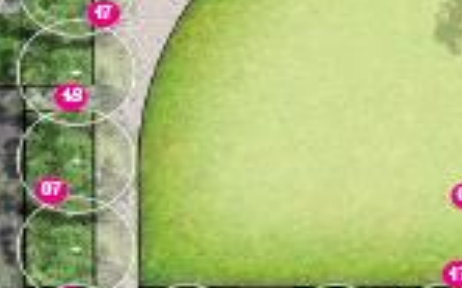
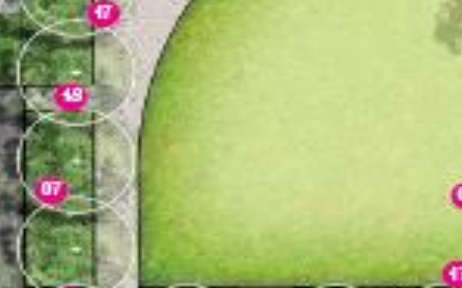
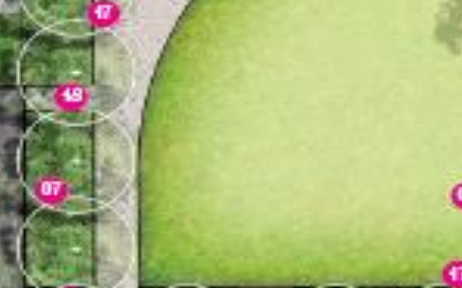
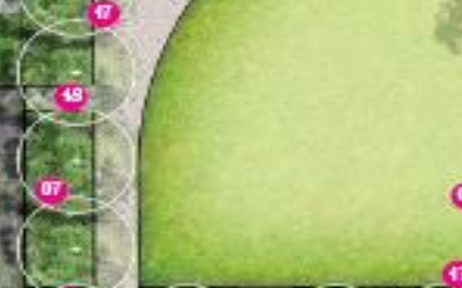
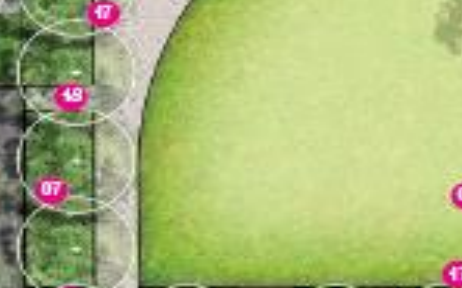
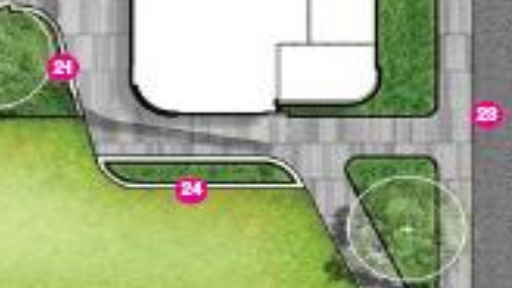
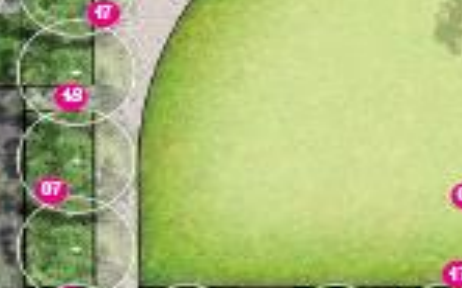
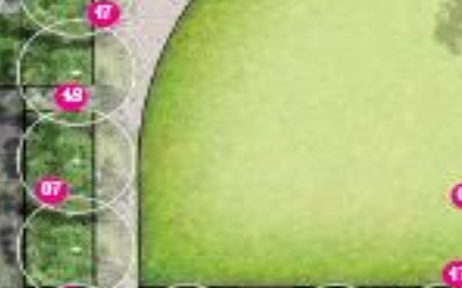
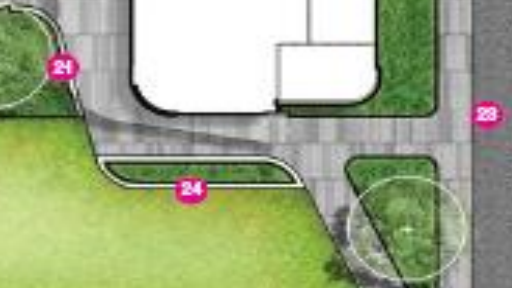
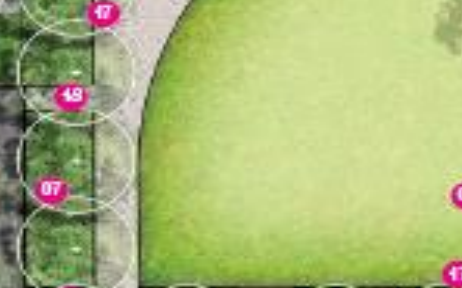
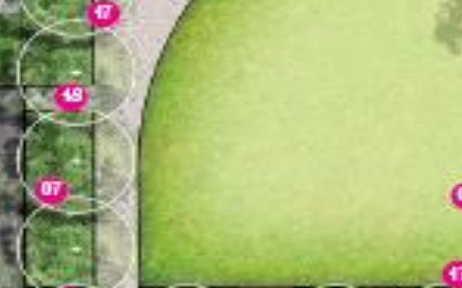
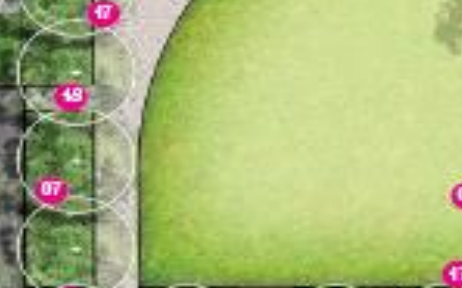
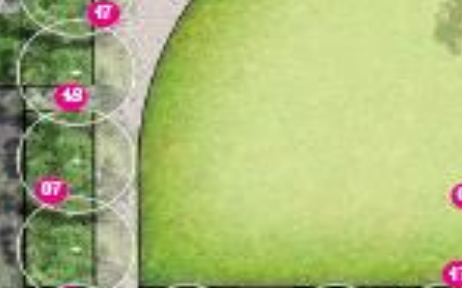
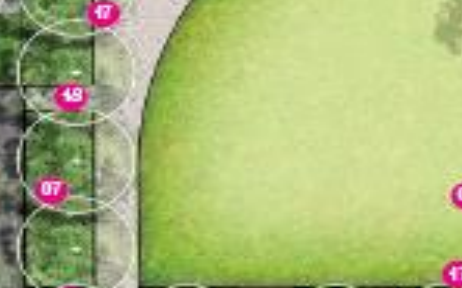
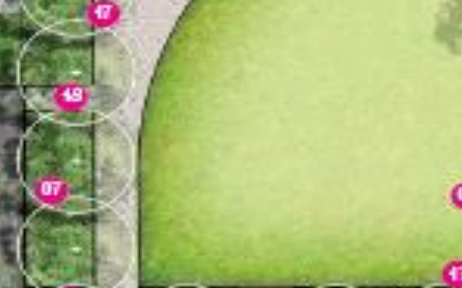
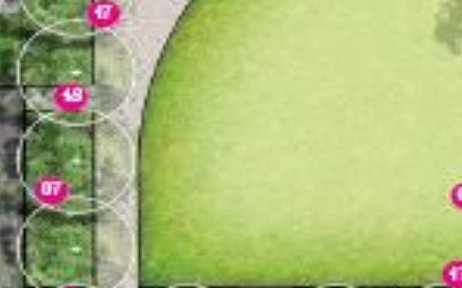
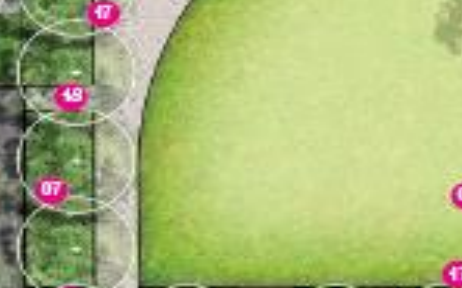
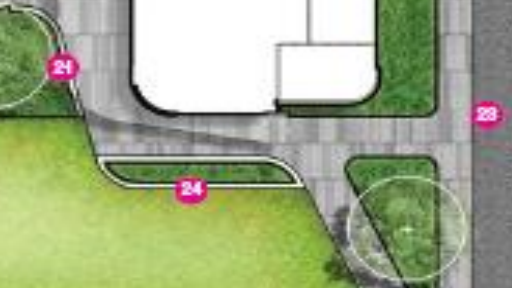
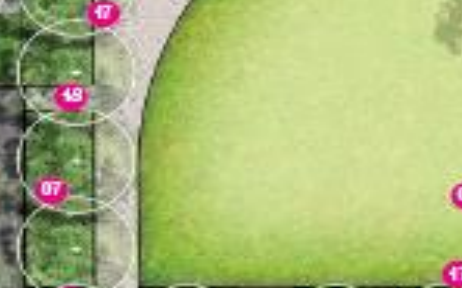
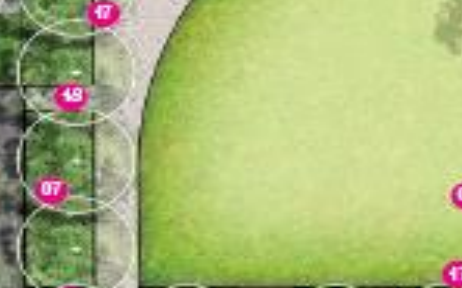
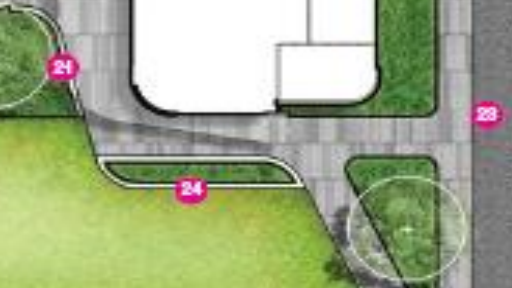
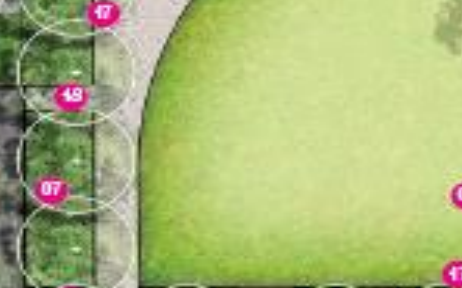
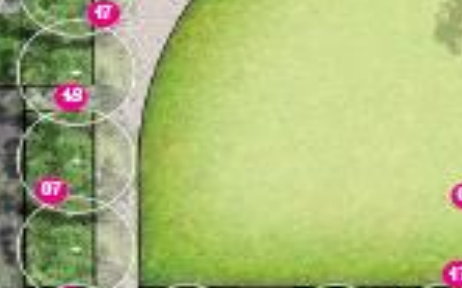
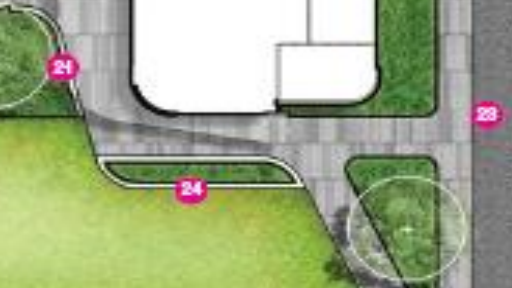
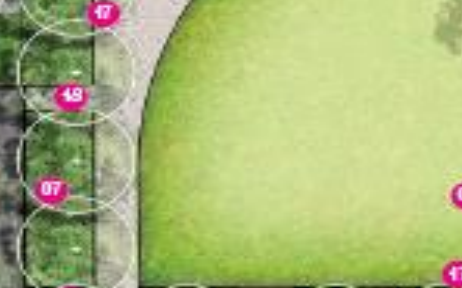
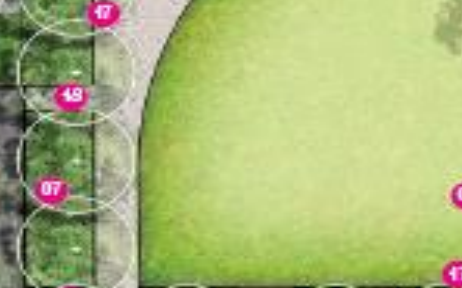
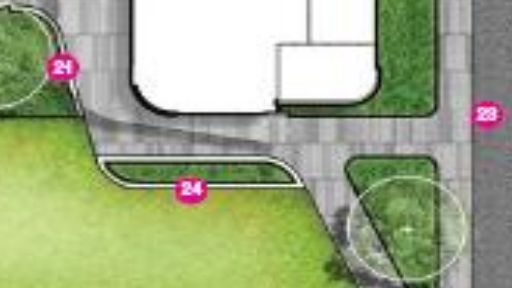
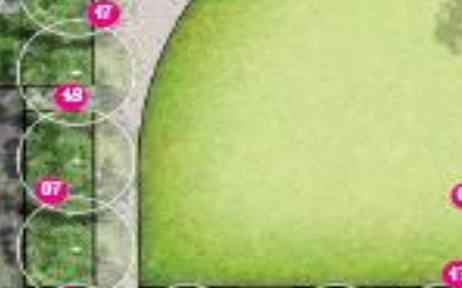
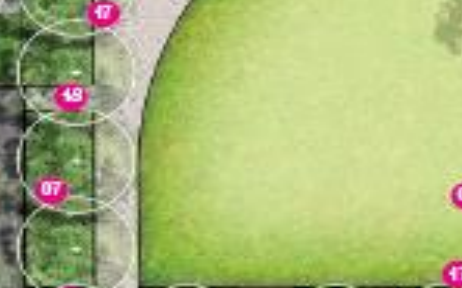
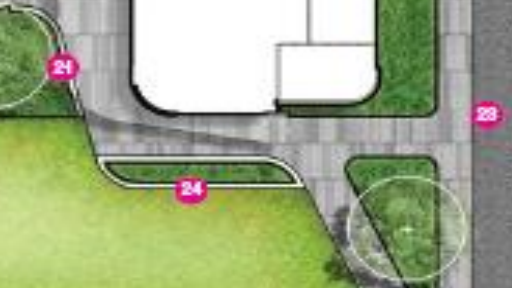
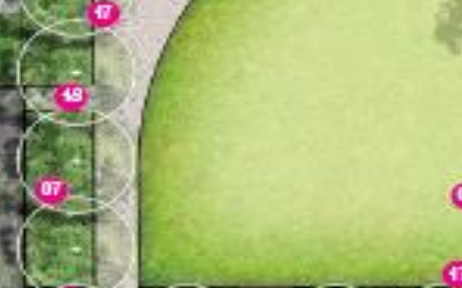
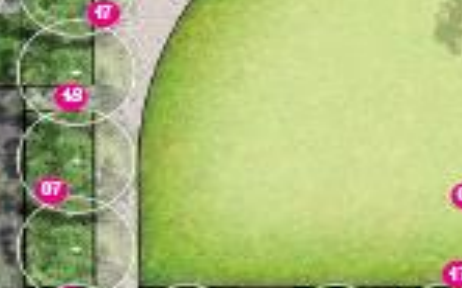
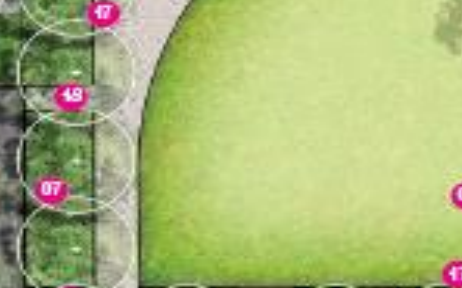
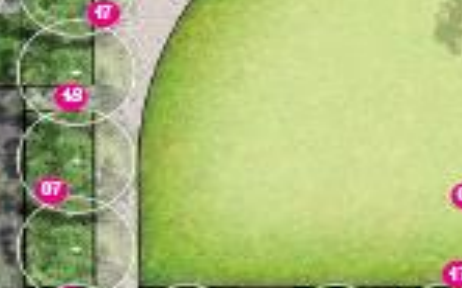
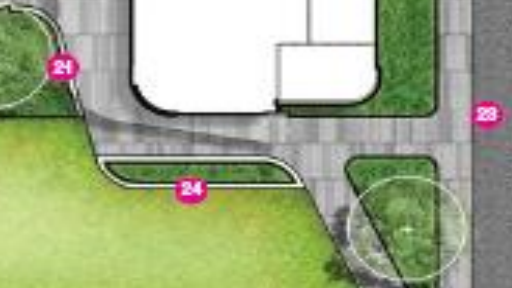
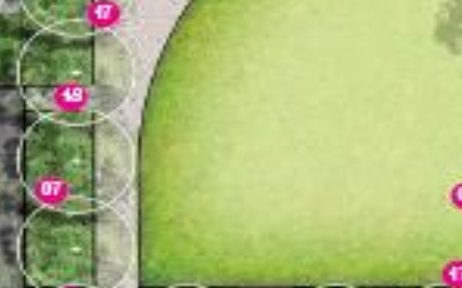
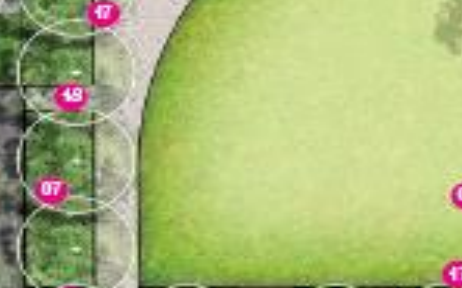
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EDWARD STREET

YOUNG STREET

WAITE STREET





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Disability Sector Reform



Impacts & Opportunities

Presented by Kate O'Neill & Katrina Head

Purpose

Provide an overview of the current reforms in the disability sector and potential roles and opportunities for Council moving forward



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Agenda

1. Sector reform overview
2. Impact & options
3. Around the room

Your input: feedback sheet,
role of Council in disability



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Disability

Any condition that restricts a person's mental, sensory or mobility functions.

It may be caused by accident, trauma, genetics or disease. A disability may be temporary or permanent, total or partial, lifelong or acquired, visible or invisible.

Australian Network on Disability



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Disability Statistics

Severe & profound disability:

Mitcham 3.8% National 5.7%

2016 ABS: require daily support: 4.8%

4.3million ppl in Australia (17.7%)

1 in 2 older (65+) ppl have a disability

11,000+ ppl 65+ in Mitcham



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Commonwealth Reforms



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- Aged Care



- Disability



- Carers



State



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- Department of Human Services
SA HACC funding
- Transition to NDIS
- New program Community Connections
- Gaps? Future?

Mitcham disability services



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SA HACC – City of Mitcham



1:1 transition-out assistance to April '21

Other disability work



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- **Disability, Access & Inclusion Plan (DAIP)**
Carpark reviews, staff capability, employment, partnerships, Universal Design, parks, playgrounds, comms...
- **Cross Council Partnerships**
Grant Applications: e.g. Community Connections, E-trike wheelchairs for trail access – auspiced by other Councils

SA HACCC funding ceases



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Transport



Info/Referral
Advocacy



Social



Home Support

Impact to budget



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- **\$49.5k SA HACCC funding (FY21)**
\$16.2k home support services
\$33.4k info/referral/social/transport
- **\$26k Council contribution (FY21)**
info/referral/social/transport

Immediate options

- **Exit** with no disability specific direct service provision
**Note info/referral commitment*
- **Maintain** Council contribution for elements of disability direct service provision: specialised info, referral, community bus.
**Noting decrease in service provision (home assist, PT)*



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Considerations

- Disability vs 'vulnerable'
- **Who is vulnerable?**
Disability? Mental health? Chronic illness? CALD? ATSI? LGBTIQ+?
Migrants? Refugees? Homelessness?
- What is the future need? Trends emerging?



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Considerations

- If Council exits disability specific service delivery...

What is Council's role in relation to disability/vulnerable communities?

- Advocacy? Facilitator? Info/referral?
Partner? Social workers at sites?
Resource DAIP?...



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Around the Room

Comments? Questions?

Next Steps



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- Review feedback
- Prepare Council Report (Discussion & Decision)
- Opportunity for 1:1 meetings for further information on reforms



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Disability Sector Reform



Impacts & Opportunities

Presented by Kate O'Neill & Katrina Head