Providing affordable housing and tackling disadvantage

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How St George Community Housing helps to address youth disadvantage

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St George Community Housing
Why early intervention?

- Mainstream social housing provider
- Main product is long term social housing and emerging affordable housing tenure
- Social responsibility developer
Generation Next

- Doing nothing is not an option
- Social housing not necessarily a good outcome for all disadvantaged young people
- Future is to do more with less (innovation)
# Bankstown Demographics

<table>
<thead>
<tr>
<th>2011</th>
<th>Bankstown City</th>
<th>Greater Sydney</th>
<th>New South Wales</th>
<th>Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median age</td>
<td>35</td>
<td>36</td>
<td>38</td>
<td>37</td>
</tr>
<tr>
<td>Median weekly household income</td>
<td>$1,091</td>
<td>$1,447</td>
<td>$1,237</td>
<td>$1,234</td>
</tr>
<tr>
<td>Couples with children</td>
<td>41%</td>
<td>35%</td>
<td>32%</td>
<td>31%</td>
</tr>
<tr>
<td>Older couples without children</td>
<td>8%</td>
<td>8%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>Medium and high density Housing</td>
<td>31%</td>
<td>40%</td>
<td>31%</td>
<td>25%</td>
</tr>
<tr>
<td>Households with a mortgage</td>
<td>32%</td>
<td>33%</td>
<td>32%</td>
<td>33%</td>
</tr>
<tr>
<td>Median weekly rent</td>
<td>$310</td>
<td>$351</td>
<td>$300</td>
<td>$285</td>
</tr>
</tbody>
</table>
## Bankstown Demographics

<table>
<thead>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Households renting</td>
<td>28%</td>
<td>30%</td>
<td>29%</td>
<td>29%</td>
</tr>
<tr>
<td>Non-English speaking backgrounds</td>
<td>34%</td>
<td>26%</td>
<td>19%</td>
<td>16%</td>
</tr>
<tr>
<td>University attendance</td>
<td>4%</td>
<td>5%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Bachelor or Higher degree</td>
<td>13%</td>
<td>24%</td>
<td>20%</td>
<td>19%</td>
</tr>
<tr>
<td>Vocational</td>
<td>15%</td>
<td>15%</td>
<td>18%</td>
<td>18%</td>
</tr>
<tr>
<td>Public transport (to work)</td>
<td>16%</td>
<td>20%</td>
<td>14%</td>
<td>10%</td>
</tr>
<tr>
<td>Unemployment</td>
<td>7.6%</td>
<td>5.8%</td>
<td>5.9%</td>
<td>5.6%</td>
</tr>
<tr>
<td>SEIFA index of disadvantage 2011</td>
<td>932</td>
<td>1011</td>
<td>996</td>
<td>1002</td>
</tr>
</tbody>
</table>
Bankstown
Youth population

- Youth population from the 2011 Census for Bankstown LGA: 25,624
- Increase by 7% over the next 3 years to 27,417.68 representing 14% total pop.
- Data tells a story of increasing need and disadvantage for a small, but growing cohort
Case study 1
Yfutures

- One to one mentoring targeting youth at risk of homelessness (or previous history)
- Partnership and ‘communities of service’ model
- Independent evaluation
Case study 1
Yfutures

- ‘Sneak peak’ findings from evaluation:
  - Project partners reported high satisfaction and continue to work closely together
  - Tangible outcomes for young people: complete education (yr 12), work readiness, work experience and paid employment
  - Service cooperation/collaboration with a defined purpose, rather than networking
Case study 1
Yfutures

✓ Mentoring useful for only one third of young people. Follow-up and support provided by the network of agencies did make a difference

✓ Mentoring is not the ‘silver bullet’

✓ Youth support service system is designed around ‘crisis’ situations
Case study 2
Project STAY

- Project STAY (Supporting Tenancies around Youth)
- Housing first model
- Housing, employment and support using a relatively short 6–12 month term
- Small in scale
Case study 2
Project STAY

- 3 key ingredients
  - Housing
  - Employment – day one focus
  - Case support
Case study 2
Project STAY

- Profile of presenting young people:
  - Crisis and couch surfing
  - Unstable and unsafe home/family environment
  - Engagement in school/work though unstable
Case study 2
Project STAY

- Challenges
  → Private rental market
  → Trust deficit
Case study 2
Project STAY

- Opportunities
  - Test new housing product
  - Service coordination and integration
  - Better social and economic outcomes
  - Reduced cost to government
Reflections

- Safe, secure housing is key to participation in education and work
- Place is not the only determinant of poverty
- Proposed changes to welfare payments
- Lack of innovation in rent models
Reflections

- Community organisations need to be better prepared to work across disciplines and with private sector
- Need for greater openness and sharing of ideas – ‘collaborative competitivism’
- One size does **not** fit all