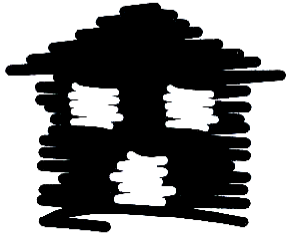


Supported Housing Ltd (SHL): A Partner in Disability Housing

- Is Victoria's leading disability community housing provider
- Houses people in Victoria with a disability who require support
- Range of disabilities of people housed
 - physical
 - intellectual
 - psychiatric
 - ABI
 - chronic illness including HIV/AIDS
- Tenures
 - transitional
 - long term rental
 - co-ownership (mixed or shared equity)
- Staff
 - 1 • 15 staff including 7 Housing Officers



Key Functions and Expertise

○ Tenancy Management

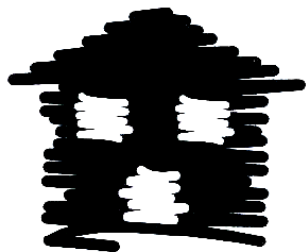
- Manages 900 Tenancies
- All people with a disability (including mental illness) who require support
- Support provided by partner agencies

○ Property management

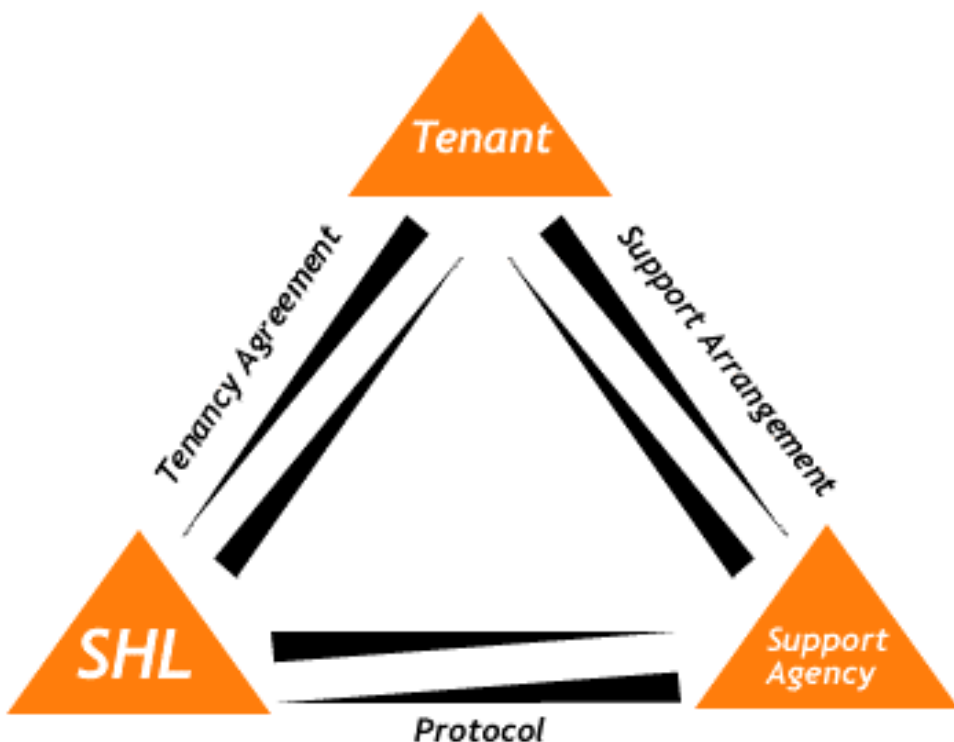
- Manages 500 properties
- 100+ are non Government & privately owned

○ Project Development

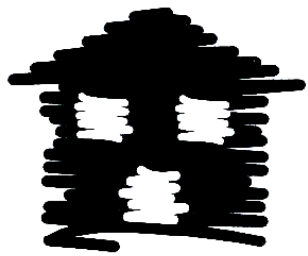
- Pioneered Mixed Equity development (Singleton Equity Housing)
- Has successfully managed projects that delivered 100 properties
- Has managed commercially geared project for 14 years
- Largest project manager of TAC funded home modification
- Is working with a number of NGOs on redevelopment



Separation of Housing and Support



- Key to empowering people with a disability
- SHL model
 - SHL does not provide support
 - Has partnership with over 45 programs include Paraquad, NEAMI and NADRASCA
 - Shared focus on outcome for person with a disability
- SHL has demonstrated how to make separation work



Accommodation for people with a disability who require support

○ Support

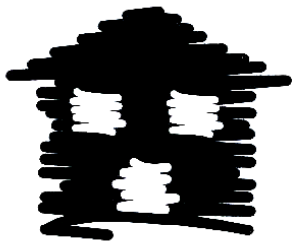
- Needs to be adequate to meet current & future needs
- Buildings do not substitute for support

○ Buildings

- Must accommodate people with changing needs
- Built to minimise capital cost
- Built to minimise running & maintenance costs
- Is of a non institutional size & design

○ Buildings and Support

- Physical environments impact on need, efficiency & effectiveness of support
- Accessible to day activities & support networks is important
- Need to provides most efficient setting for support provision
- Can encourages independence



Next 3 years: Supply and Demand

A medium term prediction of the shortfall of accommodation for people with a disability who require support.

○ Current Supply

- 3,800 in supported disability accommodation

○ Supply Increase

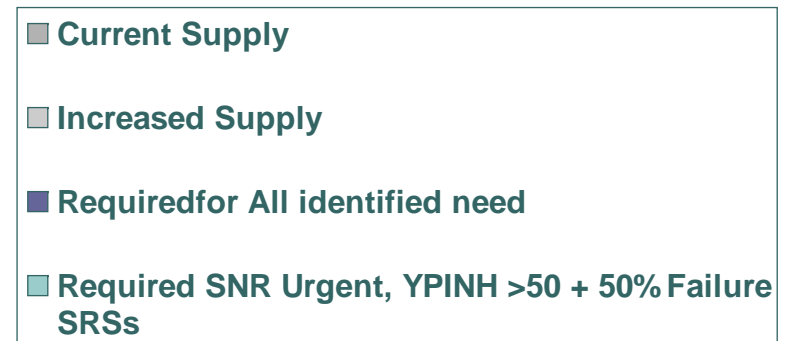
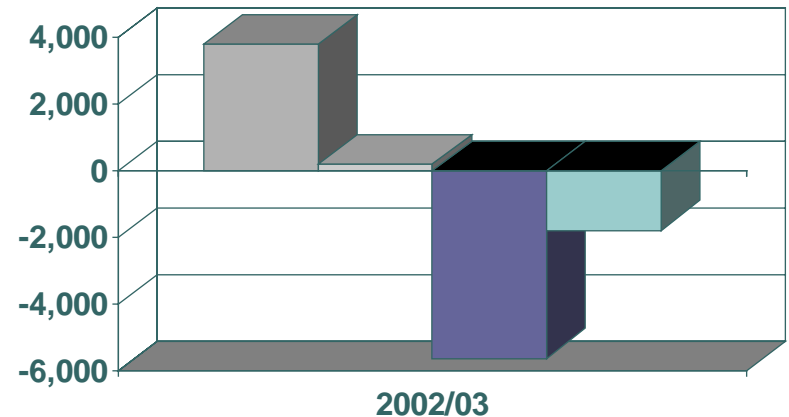
- Increase via Disability Trust 100
- Disability AHA 150
- \$nil Disability

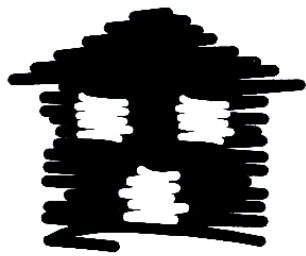
○ Supply Reduction

- Pension only SRS 1,000

○ Current Demand

- ALL SNR 3,186 (1,068 urgent)
- YPINH > 65 1,440 (214 > 50 Years old) 5





Conclusion

- Contributions by SHL:
 - Housing tenants with Special Needs
 - Partnership with Support agencies
- Key challenges
 - Meeting the need
 - Retaining the focus
- Risk to viability
 - Lack of growth
 - Reduction in support to our tenants
- Is Growth Necessary
 - Not for sustainability but it is to meet need.