



Housing Options for People Living With Mental Illness

**Presentation for the 11th
Trans Tasman Community
Psychology Conference
Fremantle Western Australia July 2009**

Introduction

Acknowledgements

Traditional Owners

Shelter WA

Presenter Credentials

Disclaimer and Limitations

This Presentation

- Prevalence of mental illness in WA
- Continuum of housing options for people living with mental illness
- The CoAG Reform Agenda
- The National Mental Health Strategy
- The WA 2006 review of the Independent Living Program
- Homelessness
- Subsidies to supported accommodation providers across service groups including aged care, disability and youth


This Presentation

- Historical overview of the intersection of social housing and mental health systems
- Current socio-political environment context
- Comparison of subsidy across sectors
- Initiatives in Mental Health
 - WA Minister
 - Mental Health Review + Strategic Plan
- Initiatives in Social Housing
 - NAHA + +

Learning for Participants

- Participants will learn about the social housing system and how it responds to the housing needs of low income consumers experiencing mental illness

Prevalence of Mental Illness

- Largely unchanged and stable
- Some variation across populations and at times of social unrest or political upheaval
-  reported mental health problems during economic downturn, war, external threat
- Significant recent increase in depressive illnesses – impending epidemic
- 20% - lifetime (1 in 5) suffering some form of mood disorder, disordered thinking, anxiety or depression symptoms 25.5% with history but not in past 12 months
- Severe and persistent ~ 3 - 8% (8 – 12%)

The Social Housing System

- Major philosophical shift over time

From 1940's – birth of Commonwealth State Housing Agreement following WW2 to house returning soldiers and families – economic imperative – utilise workforce, encouraging family formation, big build, land development, consumer goods – precursor to baby boomer era

- Universal Access as a right

The Social Housing System

From 1970's – increasingly residual system,
shift of philosophy over role of government
– from universal welfare (big) to targeting
need (small)

Capitalism, Competition and the Marketplace
dominate

Public opinion changes from rights based
public services to services only for those
deserving, unfortunate or disadvantaged
and only for the duration of need

Housing People with Mental Illness

- Philosophy of 'asylum' was originally positive – safe, pleasant, restful, recuperative, rehabilitative, in healthy (rural) environment
- 1920's on Medicine began to (clumsily) look at psychiatry as a new field
- Gradually support waned, and mental illness became stigmatised and shameful
- Asylums needed private philanthropy in addition to public benevolence
- Facilities moved to more 'user-pays' systems and profit making models – standards slipped


Housing People with Mental Illness

- De-institutionalisation in 1980's, under the guise of 'normalisation' and 'social valorisation', following 'breakthroughs' in drug and other treatment of major illness (schizophrenia, depression, bi-polar) from 1950's (including ECT, lithium, sedatives)
- Under-resourcing of community services to re-integrate, support, maintain
- Ongoing stigma and discrimination never addressed


Housing People with Mental Illness

Alongside shift in response to mental illness from 'care' to 'treatment' and move from specific supported psychiatric accommodation to 'acute inpatient' (hospitals) and non-acute 'community clinics' (no accommodation), the stock of generic public housing was declining and a residual public housing system started to become a rationed system, increasing burden of proof of (high/multiple) needs to access, along with low income / assets

Housing People with Mental Illness

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- **No subsidy** independent means home owner / purchaser, private rental, living with family, **homeless, in prison**
 - **Some (personal income) subsidy** – Rent Assistance paid to individual if on Centrelink income support and in private rental – income below certain thresholds, rent above thresholds (varies with household members, dependents)
 - **Some (capital) subsidy** of Public/Community housing
 - **Subsidy to landlord / operator** for ‘support services’
 - Psychiatric Hostels
 - Independent Living Units
 - Community Supported Residential Units
 - SAAP (Crisis / Emergency / Homeless services)
 - **Indirect subsidy** in other systems
 - Statutory Custodial (Prison)
 - Voluntary Acute and Involuntary Psychiatric Units

Housing People with Mental Illness

- 
- **No subsidy** – (general government grants and subsidies) First Home Owners, Capital Gains Tax exemption on owner occupied home, Sales Tax and Land Tax subsidy or exemption)
 - **Some (personal income) subsidy** – Commonwealth Rent Assistance recipients – 75,311 (14,771 DSP) HH's in WA receive CRA averaging \$2,391 p/a (Productivity Commission ROGS 2009), Negative Gearing
 - **Some (capital +) subsidy** of Public/Community housing – WA public housing average rebate \$78.10 p/wk p/occupant, \$9,853 per dwelling
 - **Subsidy to landlord / operator** for 'supportive landlord services'

The Mental Health Division provided \$1,579.27 pa (not including GST) per property for the first 25 properties and \$789.64 per property beyond the first 25 properties. Country properties 50% loading.

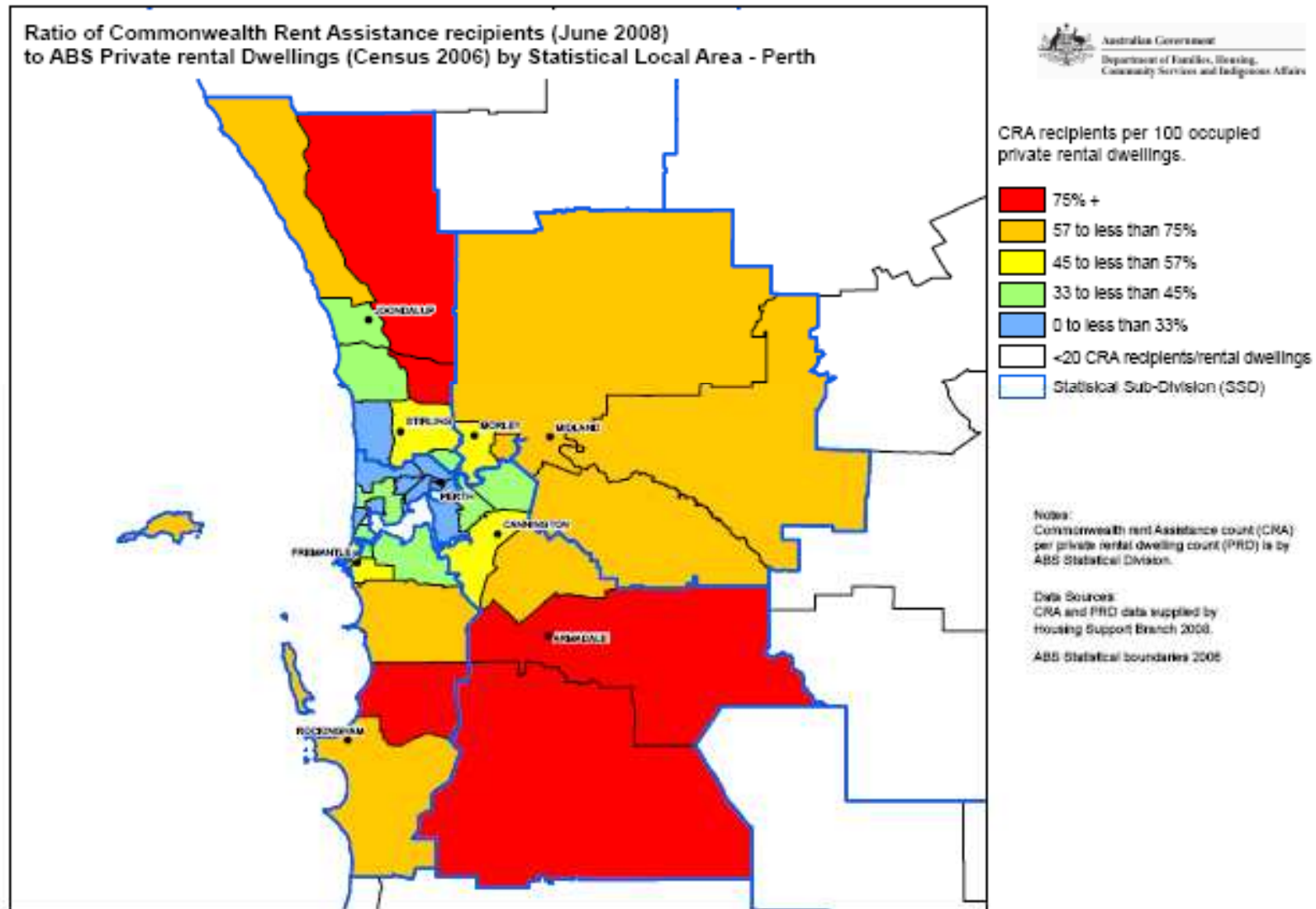
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WA Community Housing Overview

Dept. Housing Annual Report 2007-08)

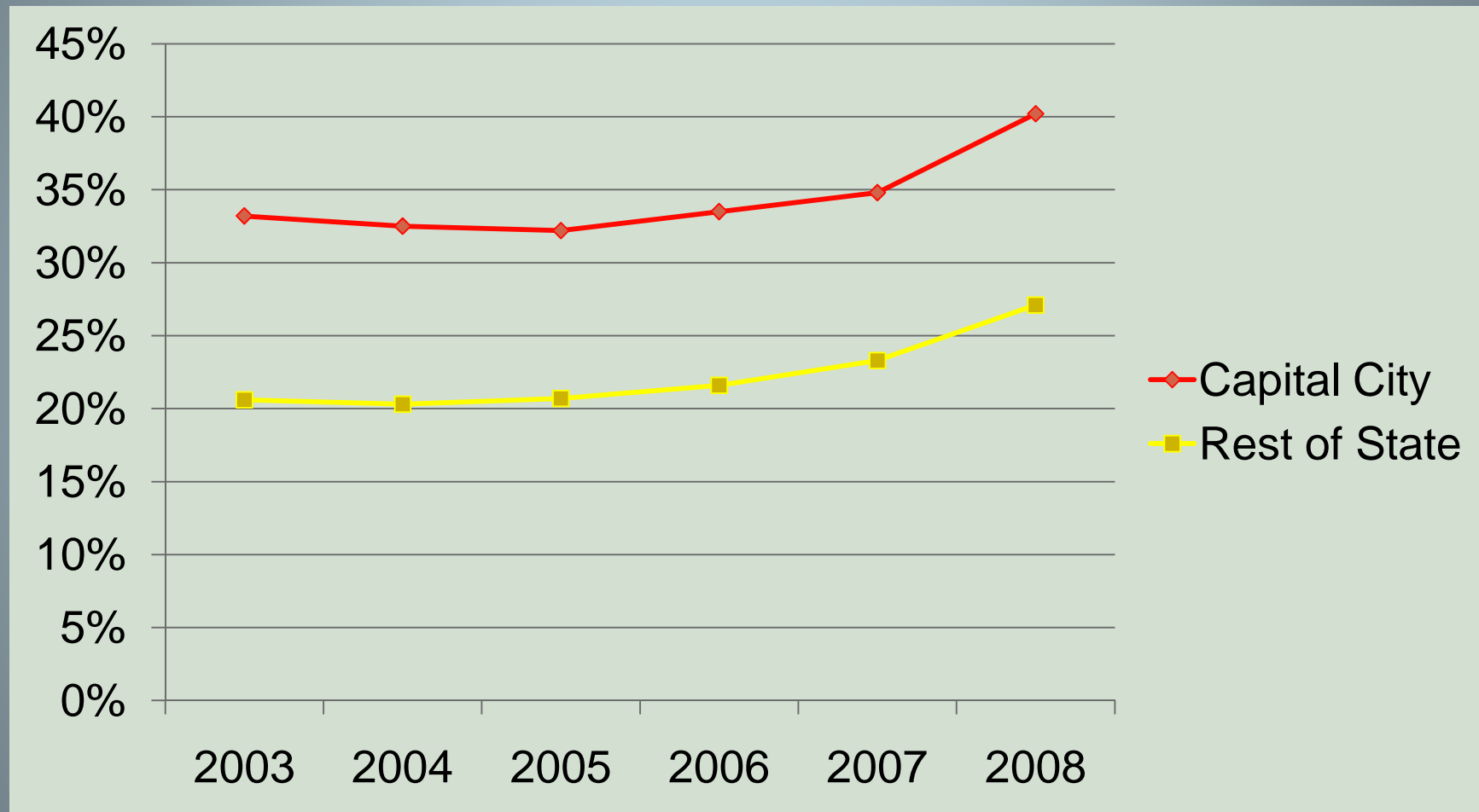
Community Housing Program		MH
Crisis Accommodation (SAAP)	520	(20)
State Community Housing Investment Program	266	(50)
Joint Venture Program	1,943	
Lease for Life Joint Venture (Seniors)	149	
Community Housing Program	888	
Community Disability Housing	43	
Community Housing Managed Public Rental Assets		
Lodging House	132	
Public Housing Leasing Program	28	
Community Disability Housing Program	1,204	(700)
Mental Health Strategy	35	
Total	5,208	(770)

Geographic Spread of Recipients in Perth Commonwealth Rent Assistance



More than 30% Income Spent on Rent Disability Support Pensioners 2003-2008

Table 16A.70 PC ROGS 2009



CoAG Reform Agenda

- Ambitious intent of new Commonwealth Government since January 2008
- Intends to streamline commonwealth state funding arrangements – deliver logical and consistent reporting, clear outcomes and measures, better integrated and linked responses particularly for individuals with multi-agency connections
- Need to improve (public service) response since ‘outsourcing’ has allowed disadvantage to be removed from state agency purview as a result of the shift to non-government service delivery

Homelessness - the White Paper

- First initiative of Rudd Government
- Part of overall CoAG Reform Agenda
- Acknowledgment that Homelessness is the visible evidence of multi system failure
- Recognition that people living with mental illness overrepresented in statutory, custodial, emergency and crisis service systems

People with Mental Illness Homeless and In Prison

“The 2007 SMHWB also shows that people with a mental disorder who had symptoms in the previous 12 months are overrepresented in the homeless and incarcerated populations. While they were an estimated 20.0 per cent of the total population, they represented 53.6 per cent of the population who had ever been homeless and 41.4 per cent of the population who had ever been incarcerated”

(ABS 2008b). (SMHWB Survey of Mental Health and Wellbeing)

Looking Across the Sectors

- Corrections
 - net recurrent and capital cost per prisoner per day \$267.50 (**\$97,637 pa**)
- (Physical) Disability
 - estimated annual Institutional/Residential govt expenditure on accommodation support services **\$109,693** per service user 2006-07
- Residential Aged Care
 - Average daily subsidy \$132.29 (**\$48,290 pa**)

Corrective Services (prisons)

Western Australia

Table 8A.47 Efficiency, prisons

	2003-04	2004-05	2005-06	2006-07	2007-08
Recurrent cost per prisoner per day (2007-08 \$) (a)					
Open prisoners	130.4	127.9	154.1	180.5	174.1
Secure prisoners	210.2	212.2	208.6	233.0	243.8
Total recurrent — all prisoners	186.1	186.8	194.6	219.5	224.9
Capital cost per prisoner per day (2007-08 \$) (a)					
User cost of capital	na	31.0	32.6	36.2	34.0
Land	na	1.6	1.4	2.0	2.4
Other assets	na	29.5	31.2	34.2	31.6
Debt servicing fees	..	..	..	..	..
Depreciation	14.4	13.4	10.7	9.0	8.6
Total capital — all prisoners (b)	14.4	44.4	43.3	45.2	42.6
Total net recurrent and capital cost per prisoner per day (2007-08 \$) (a)	200.6	231.2	237.8	264.7	267.5
Prison utilisation rates (per cent)					
Open	119.0	121.6	107.5	111.7	123.1
Secure	83.1	94.1	100.5	105.7	109.0
Total	91.4	100.9	102.2	107.2	112.5
Periodic detention utilisation rate	..	..	..	..	..

(a) Data for previous years have been adjusted by the gross domestic product deflator.

(b) Total capital cost for 2003-04 is based on the depreciation component of this indicator only, as no data are reported on asset values for these years.

na Not available. **..** Not applicable.

Source: WA Government (unpublished).

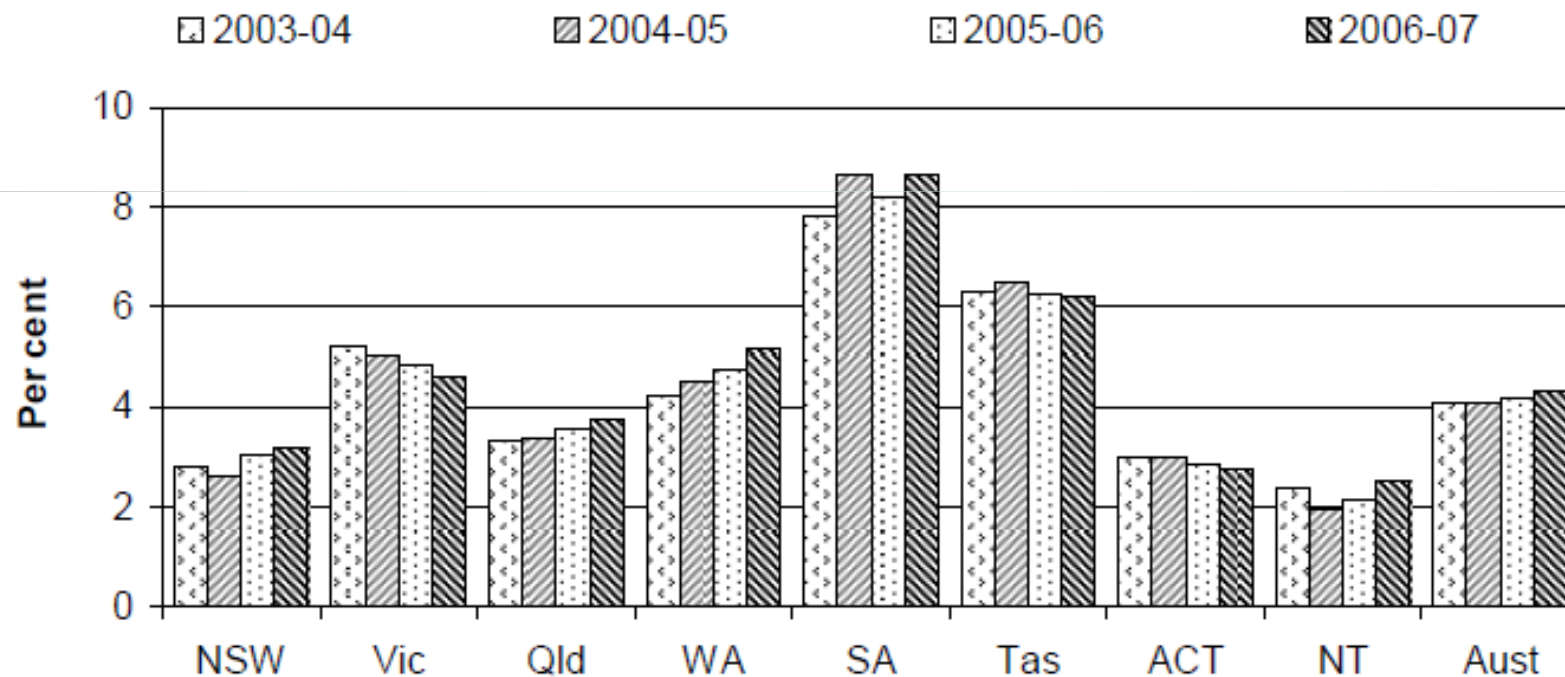
People with Disabilities

Table 14A.15 Users of CSTDA accommodation support services, as a proportion of the total estimated potential population for accommodation support services (a), (b), (c), (d), (e)

	<i>Unit</i>	<i>NSW (f)</i>	<i>Vic (g)</i>	<i>Qld</i>	<i>WA</i>	<i>SA</i>	<i>Tas</i>	<i>ACT (h)</i>	<i>NT</i>	<i>Aust</i>
Proportion of potential population using accommodation support services										
2003-04	%	2.8	5.2	3.3	4.2	7.8	6.3	3.0	2.4	4.1
2004-05	%	2.6	5.0	3.4	4.5	8.7	6.5	3.0	1.9	4.1
2005-06	%	3.0	4.8	3.6	4.7	8.2	6.3	2.9	2.2	4.2
2006-07	%	3.2	4.6	3.7	5.2	8.7	6.2	2.7	2.5	4.3
Users of accommodation support services										
2003-04	no.	6 440	8 589	4 461	2 932	4 069	1 069	334	212	28 100
2004-05	no.	5 980	8 321	4 683	3 168	4 550	1 128	338	190	28 355
2005-06	no.	7 095	8 108	5 030	3 407	4 333	1 100	324	217	29 611
2006-07	no.	7 532	7 894	5 465	3 806	4 677	1 104	318	262	31 053
Potential population										
2003-04	no.	229 183	165 315	134 671	69 074	52 114	17 004	11 248	8 986	687 710
2004-05	no.	230 833	166 114	138 657	70 560	52 368	17 355	11 245	9 842	697 124
2005-06	no.	233 061	168 354	141 593	71 817	52 824	17 513	11 286	10 011	706 608
2006-07	no.	235 396	172 303	146 485	73 784	53 919	17 740	11 565	10 399	721 716

Nationally, estimated annual government expenditure on accommodation support services in institutional/residential settings was \$105 693 per service user in 2006-07 (figure 14.36).

Figure 14.10 Users of CSTDA funded accommodation support services as a proportion of the estimated potential population^{a, b}



Aged Care

Resident with overall high care needs

ACFI Rating	ADL High	BEH High	CHC High	Total before capping	ACFI subsidy payable to 30.6.2009	ACFI subsidy payable to 30.6.2010	ACFI subsidy payable to 30.6.2011
Indicative ACFI funding	\$86.19	\$28.51	\$52.87	\$167.57	\$135.23	\$145.23	\$155.23

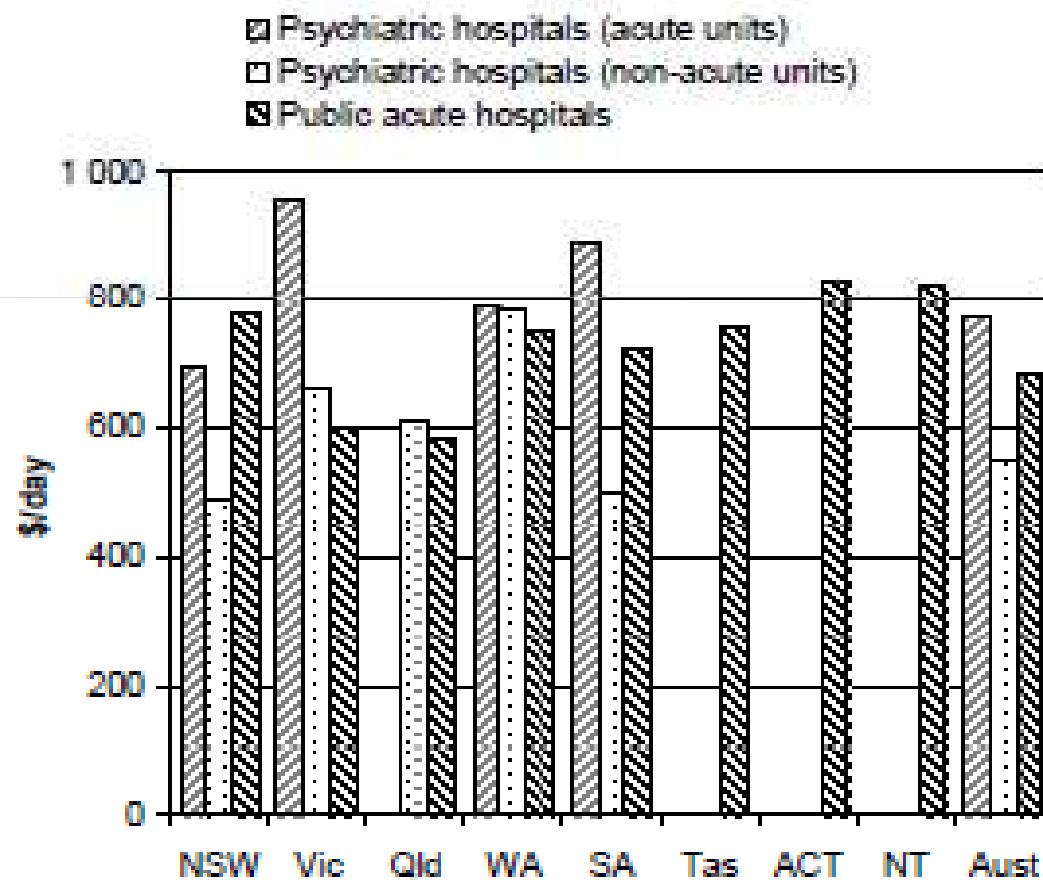
Resident with dementia

ACFI Rating	ADL High	BEH Medium	CHC Low	Total before capping	Capping	ACFI subsidy payable from 20.3.2008
Indicative ACFI funding	\$86.19	\$13.54	\$12.85	\$112.58	Not applicable	\$112.58

Frail resident without dementia

ACFI Rating	ADL High	BEH Nil	CHC High	Total before capping	ACFI Subsidy payable to 30.6.2009	ACFI subsidy payable from 1.7.2009 and thereafter
Indicative ACFI funding	\$86.19	\$0.00	\$52.87	\$139.06	\$135.23	\$139.06

Average recurrent cost per inpatient bed day, public hospitals, by hospital type, 2006-07^a (p. 12.77)



Reviewing the Independent Living Program

***Discussion Paper for the Future Directions Workshop
28th November 2006***

"The program has had a really big impact on his life, but I wish that we had been able to get him into the program 20 years ago it would have prevented a lot of secondary problems." (MHS staff member)

and

"The Independent Living Program is a brilliant program - for those who are lucky enough to get into it." (NGO Provider)

Western Australian Mental Health Promotion, Illness Prevention and Early Intervention
Strategic Framework 2007-2009



Delivering a Healthy WA

Nowhere in this document is there a commitment to increase supported accommodation, acute services or rehabilitative services

Conclusions

- Mental Health Funding as a proportion of Health Funding in WA is inadequate
- The amount and range of residential supported accommodation for people with mental illness is not reflective of the need
- Public rental and other affordable housing options for people with mental illness is not available in quantity sufficient to prevent homelessness and incarceration

Hope for the future

- WA has an appointed mental health minister who seems sympathetic
- WA is undertaking a review of mental health services to link to the National Plan

Price Waterhouse Coopers

www.pwc.com/au/mentalhealthsurvey

- The CoAG Reform Agenda if successful will prevent marginalisation, remove 'invisibility' of people with complex and multiple needs, challenge 'silo's' and join up government with comparable data collection

Thank You
Questions