



Government of **Western Australia**
Department of **Communities**



Social Housing and Homelessness

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Supporting Communities Forum, 19 October 2020

Presentation Overview



Department of Communities Structure

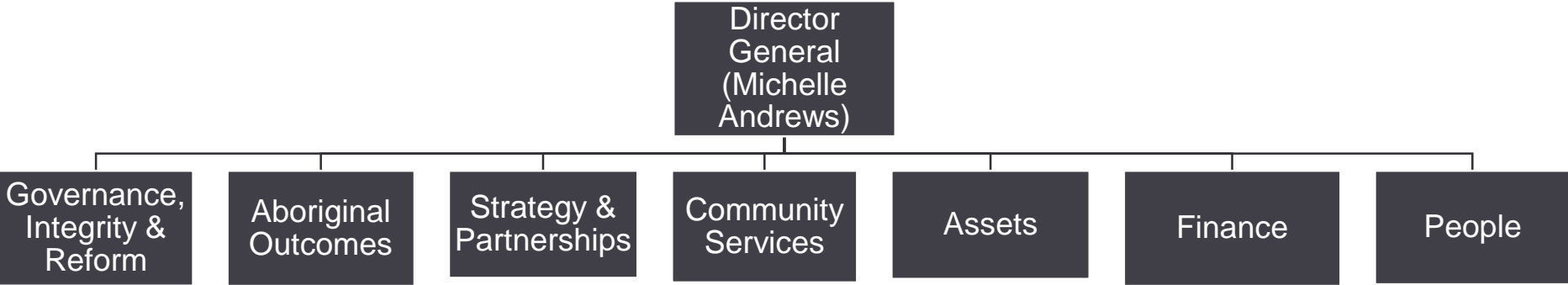
10-Year Strategy on Homelessness

Social Housing Economic Recovery Package (SHERP)

Social Housing Framework

Questions for the Forum

Communities Leadership Structure





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10-Year Strategy on Homelessness

All Paths Lead to a Home

Western Australia's 10-Year Strategy on Homelessness 2020-2030



Vision: Everyone in Western Australia has a safe place to call home and is supported to achieve stable and independent lives

Where we will focus our efforts

Improving Aboriginal wellbeing

Providing safe, secure and stable homes

Preventing homelessness

Strengthening and coordinating our responses

The changes we want to achieve

- Aboriginal people have safe, secure and stable housing that is culturally appropriate.
- Aboriginal communities and organisations design and deliver services primarily affecting Aboriginal people.
- Social housing policies and practices are flexible and culturally responsive.

- Chronic homelessness is ended.
- Diverse and appropriate housing options are available and accessible.
- Access to safe and permanent housing is the first priority for people experiencing homelessness.
- Individualised support services are available to help people maintain long term housing and achieve their goals.

- People at risk of homelessness are supported to continue living in their homes.
- Young people at risk are identified early and connected to appropriate supports.
- People exit government services with secure accommodation.

- Responses are flexible to accommodate individual need.
- Services are coordinated and easy to access.
- Responsibility for preventing and responding to homelessness is shared across all levels of government and the community sector.

What we will prioritise

A housing first approach

A No Wrong Door system

Place-based approaches

A whole-of-community approach

Key Achievement: Action Plan



- Released August 2020.
- Brings together actions across state and local government agencies and the community sector.
- Over half of the actions in the Action Plan 2020-2025 are already underway.



Key Achievement: Common Ground



- \$35m capital funding for construction of two Common Ground facilities.
- Location: Hill Street, East Perth. Second site within a regional or suburban location (to be determined)
- Will provide permanent, supported accommodation and help reduce homelessness in the Perth CBD.



Key Achievement: Housing First Homelessness Initiative (HFHI)



- \$34.5 million in new funding over five years to visibly reduce rough sleeping by housing people using private rental subsidies and providing intensive case management to support those experiencing homelessness to maintain their tenancies.
- Ruah Community Services has been awarded the contract to provide the Housing First System Coordinator service.
- Procurement of the Housing First Support Services currently underway.

Key Achievement: No Wrong Door Blueprint



- Improved visibility and co-ordination of homelessness services across Western Australia.
- People can get help regardless of which agency they connect with and only have to tell their story once.
- ‘No Wrong Door’ Blueprint co-designed with the Sector and released July 2020.



In Progress: Service System Alignment and Roadmap



- Led by Dr Gaye McKenzie of Collective IQ on behalf of Department of Communities.
- The Roadmap will outline the changes required to the current homelessness service system to move towards meeting the outcomes of the Strategy.



In Progress: Online Homelessness Services Portal



- The portal will have the dual function of holding accommodation and support service information and availability, as well as the information and data of people who are experiencing or at risk of homelessness.
- The Portal will implement the recommendations in the No Wrong Door blueprint in relation to the creation of a **Digital Front Door** and **One Story Database**.
- Communities is working on options for procuring a suitable IT consultant to design and develop the Portal.
- Further work on the design and development of the Portal will be undertaken in partnership with the community sector and people with lived experience.

COVID-19 Taskforce on Homelessness



- Modelling undertaken by the COVID-19 Taskforce on Homelessness indicates that if unemployment reaches 12% by December 2020, 8,400 new households are likely to be jobless and in rental accommodation.
- Of this new cohort of unemployed Western Australians, at least 670 households are likely to have no other housing options and be at imminent risk of homelessness.
- This new cohort is likely to experience escalating challenges over time in a broad range of areas, including mental ill-health, relationship breakdown, family violence, food insecurity, substance abuse and social exclusion.



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Social Housing Economic Recovery Package

Social Housing Economic Recovery Package (SHERP)



- On 7 June 2020, the Premier announced a \$444m housing stimulus package to boost the building and construction sectors.
- Includes stimulus of \$319m for the Social Housing Economic Recovery Package (SHERP):
 - \$97m across 2020-23 to construct or purchase (off-the-plan) about 250 dwellings ready for immediate construction
 - \$141.7m across 2020-22 to deliver refurbishments to 1,500 existing dwellings inclusive of \$6m tenant relocation budget
 - \$80m in 2020-21 to deliver a targeted maintenance program for 3,800 housing assets in the regions.

Government commitment to jobs



- SHERP's primary outcome is about creating jobs to boost the construction industry in response to COVID-19 and market conditions.
- Other important social and economic outcomes include:
 - More vulnerable West Australians will have a place to call home
 - New affordable housing options for prospective homebuyers on low-to-moderate incomes
 - More inclusive employment opportunities for Aboriginal people, youth, women and people with disability
 - Improved liveability, sustainability and accessibility of our social housing stock
 - Refurbishment of supported accommodation facilities including women's refuges and residential group homes

Estimated allocations by region



| Region | New Builds | Refurbishments | Maintenance |
|-------------------------|-----------------------------------|----------------------|--------------------------------------|
| North Metro | Approximately 60 to 80 new builds | Around 350 refurbs | No metro maintenance in SHERP |
| South East Metro | Approximately 15 to 20 new builds | Around 350 refurbs | No metro maintenance in SHERP |
| South Metro | Approximately 30 to 40 new builds | Around 350 refurbs | No metro maintenance in SHERP |
| East Kimberley | 5 to 10 new builds | Around 25 refurbs | Around 100 properties |
| Goldfields | 5 to 10 new builds | Around 30 refurbs | Around 100 properties |
| Great Southern | 5 to 10 new builds | Around 30 refurbs | Around 200 properties |
| Midwest/Gascoyne | 2 to 5 new builds | Around 80 refurbs | Around 100 properties |
| Pilbara | 5 to 10 new builds | Around 130 refurbs | Around 2,500 properties [#] |
| Southwest | 5 to 10 new builds | Around 50 refurbs | Around 200 properties |
| West Kimberley | 5 to 10 new builds | Around 50 refurbs | Around 600 properties |
| Wheatbelt | 2 to 5 new builds | Around 60 refurbs | Around 150 properties |
| Total | 150-250 new builds | 1,500 refurbs | 3,800 properties |

- Indicative numbers include all housing programs (Public Housing, CHO, KWH, GROH, NGO and AHS);
- Cost of new builds to total \$97million minus off-the-plan purchases. New builds and off-the-plan purchases are estimated at 250 total dwellings. # figure includes approx. 1,300 required termite inspections identified by the region

Achievements so far



- Maintenance and refurbishment works underway, new builds from October
- Property Performance Assessments of existing assets underway in all metropolitan and regional areas
- Tenant relocation strategy developed
- Market sounding exercise released to the community housing sector in partnership with ShelterWA
- Regional roadshows underway in partnership with peak industry bodies and agencies including JTSI, Finance, Main Roads and DPIRD
- Decision making framework developed to ensure transparent and consistent decision making for assets in scope of the program
- Calls-for-submissions process for off-the-plan purchases
- Establishment of the Oversight Committee including senior representatives from Departments of Finance, Treasury, Premier and Cabinet; Training and Workforce Development
- Multiple business improvements underway including utilizing available procurement levers to better support economic and social outcomes



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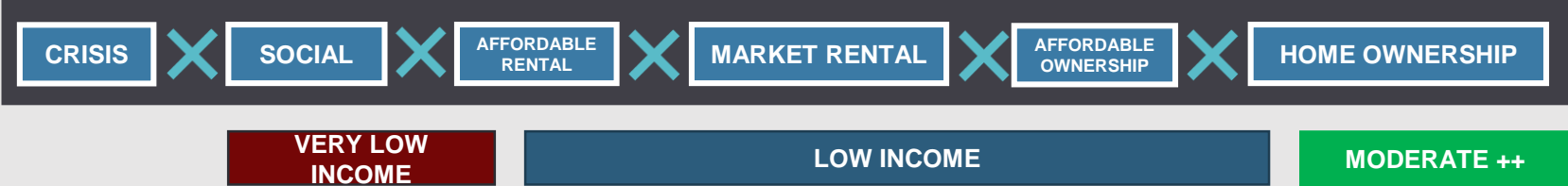


Social Housing Framework

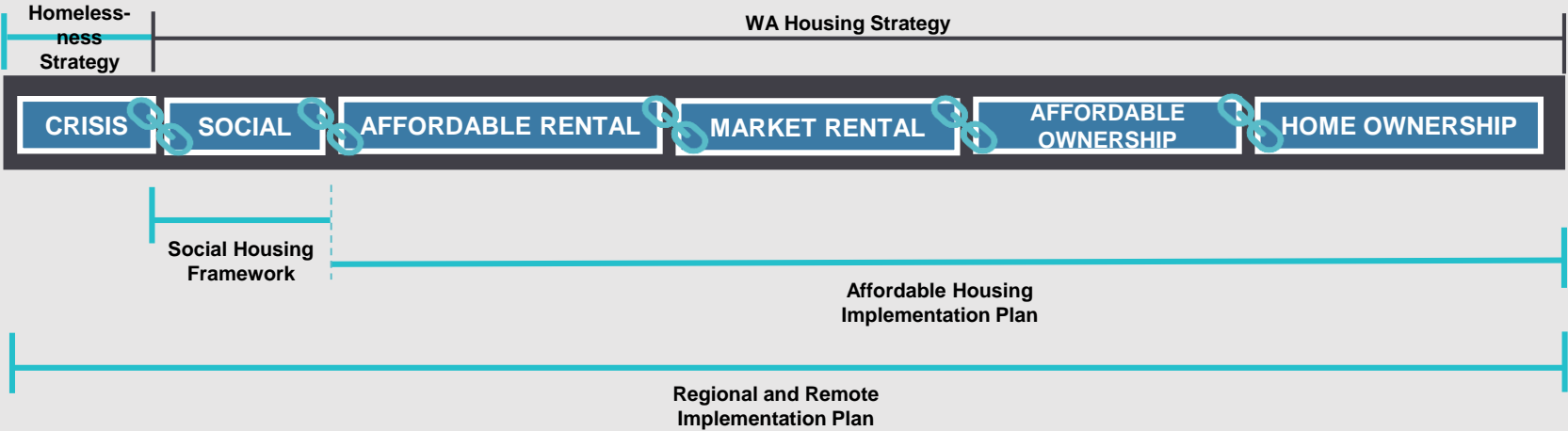
WA Housing Continuum



CURRENT STATE



FUTURE STATE



The Scope



VISION

To reorient the social housing system to enable it to provide the right house, with the right supports, for the right person, at the right time, for the right duration.

CURRENT STATE

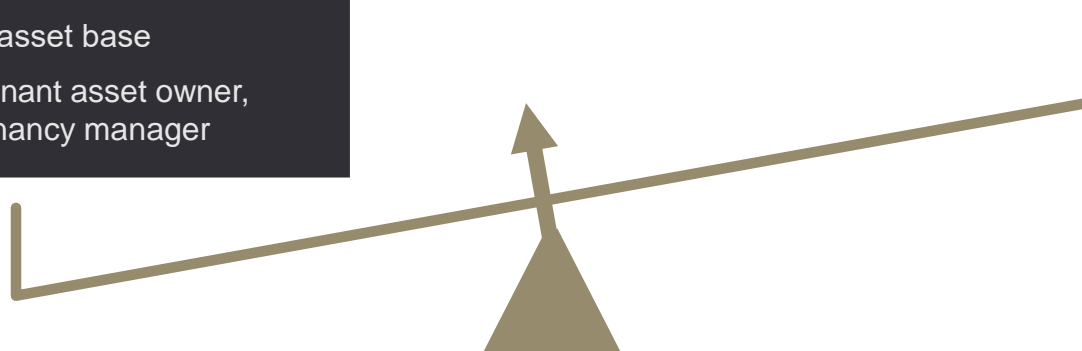
FROM

- Limited understanding or assessment of housing need
- Housing assistance only available for clients during their tenancy
- Limited alternative housing options and disincentives to transition
- 'One-size-fits-all' asset base
- Department-dominant asset owner, developer and tenancy manager

FUTURE STATE

TO

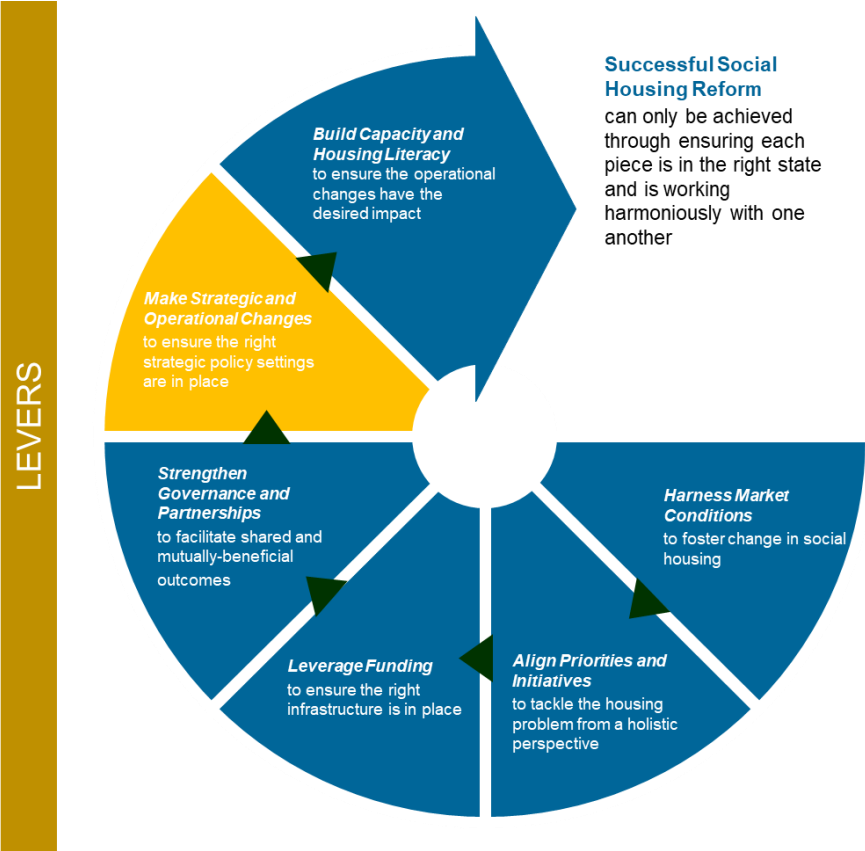
- Social housing provides the right assistance, to the right person, at the right time
- Housing assistance offered pre-tenancy and post-tenancy
- Broad affordable rent and ownership options as alternative pathway
- Stock adequately meets demand and better aligned with client needs
- The best-suited provider offers the necessary support



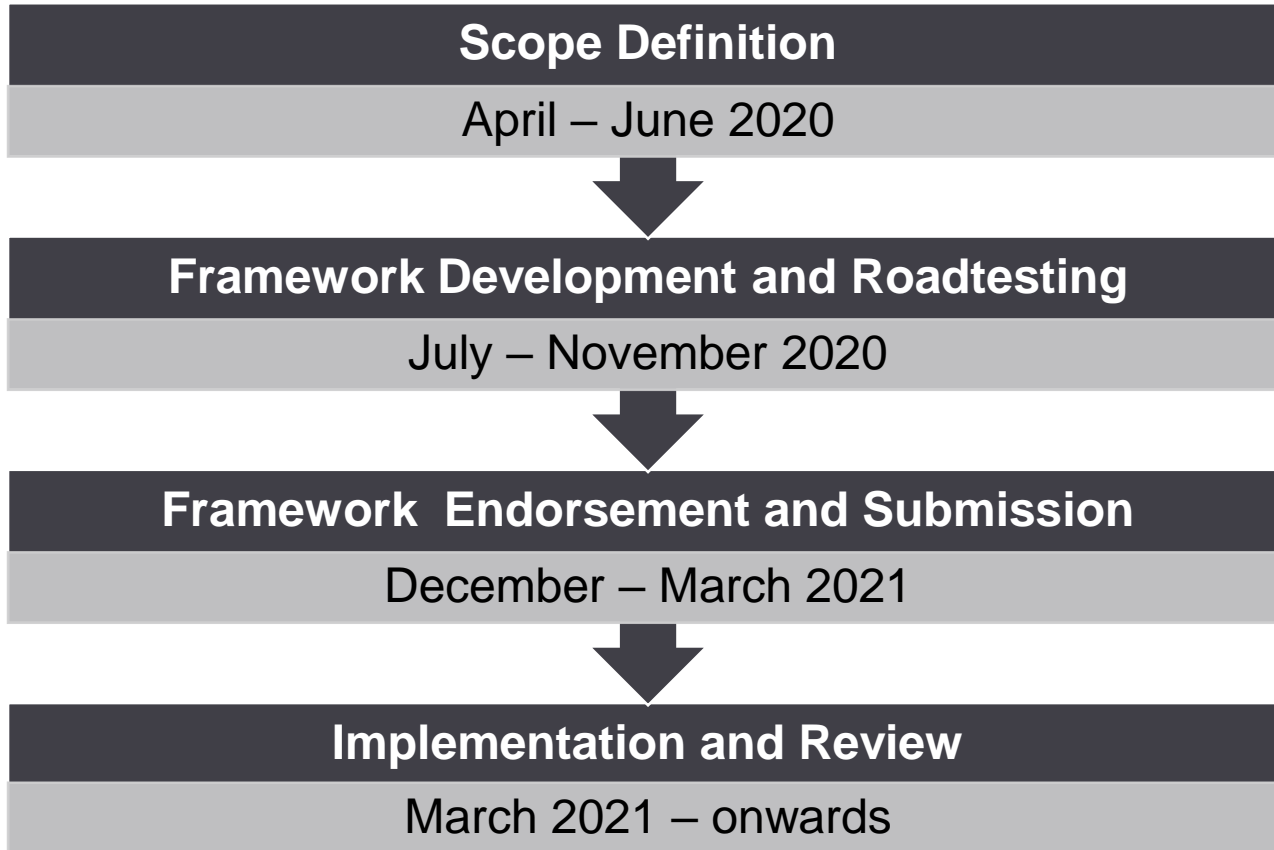
How We Get There



| | | |
|---------|-------------------------------|---|
| DOMAINS | DIVERSION | The right housing assistance is offered  |
| | ACCESS AND ELIGIBILITY | To the right people at the right time  |
| | ASSISTANCE AND SUPPORT | With the right supports in place |
| | TRANSITION | For the right duration  |
| | STOCK AND SUPPLY | In the right house  |
| | PARTNERSHIPS | By the right provider  |
| | STAFF AND SYSTEMS | With the right skillset and tools |



Delivery





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Questions for the Forum

Questions for the Forum



- How should the 10-Year Strategy on Homelessness be adapted to respond to the social and economic impacts of COVID-19?
- How can the Supporting Communities Forum contribute to delivering the 10-Year Strategy on Homelessness?