



Department of
Housing

NATIONAL AFFORDABLE HOUSING AGREEMENT

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Introduction

The intent of the Commonwealth State Housing Agreement (CSHA) was to ‘maintain a core social housing sector to assist people unable to access alternative suitable housing options’.

Therefore, the aim of the CSHA has been to ‘provide appropriate, affordable and secure housing assistance for those who need it most, for the duration of their need.’



CSHA FUNDING

CSHA

- The majority of funds under the existing Commonwealth State Housing Agreement (CSHA) are for public housing (approx \$75m pa).
- Other payments through the CSHA include Aboriginal Housing (\$16m), Community Housing (\$7m) and Crisis Accommodation (\$4m).

Other Grants

- Major initiatives include the Community Housing and Infrastructure Program (CHIP) worth \$58m for 2008/09, and the Strategic Intervention Program, \$18m.

Total Commonwealth Grants = \$178m



NAHA

- The negotiation of a new National Housing Agreement attempts to foster a truly national engagement that can address the scale of housing affordability issues in a co-ordinated way across many fronts.
- The new National Housing Agreement recognises the structural drivers placing pressure on housing affordability and responds with a broader range of interventions to increase housing opportunities in Australia.
- The Agreement acts to strengthen state and territory engagement with the national government. This engagement will ensure strategic policy development is integrated with other policies impacting on housing outcomes.



Guiding Principles

Guiding principles for this Agreement are:

1. To promote a national, strategic, integrated and long-term vision for affordable housing in Australia through a comprehensive approach by all levels of Governments.
2. To provide sufficient funds to maintain the public housing sector as the core component of a broad housing assistance system.
3. To grow and enhance the range of housing – social housing, private rental and home ownership, that offers choice of tenure across income quintiles, and is tailored to people's needs, local conditions and opportunities.



Guiding Principles

4. To ensure that a nationally consistent framework identifies components of respective jurisdictions planning systems that can facilitate and support affordable housing outcomes.
5. To achieve better outcomes for Indigenous people given their relative disadvantage, and recognise that Indigenous people require integrated and comprehensive housing responses.
6. To provide assistance in a way that is efficient and transparent, adheres to the principles that respond to the special needs of priority groups.

NAHA FUNDING

NAHA - COMMONWEALTH PAYMENTS TO STATES TO SUPPORT HOUSING SERVICES

WA	2008/9 (\$m)	2009/10 (\$m)	2010/11 (\$m)	2011/2 (\$m)	2012/3 (\$m)	Total
NAHA	122.028	124.949	127.162	129.622	132.475	636.236
Homelessness	2.806	11.902	15.919	16.558	19.364	66.549
Social Housing	20.266	20.408				40.674
Remote Indigenous	81.726	105.834	81.834	98.507	128.669	496.57
WA TOTAL	226.826	263.093	224.915	244.687	280.508	1240.029



HOUSING AND HOMELESSNESS REFORMS

Housing System Reform

- **Reform 2 – Options for Commonwealth Payment of Funding for Social Housing**
- **Reform 3 – Industry Development Strategy**
- **Reform 14 – Increase Percentage of Stock Owned by Community Housing**
- **Reform 4 – National Regulatory System for Not for Profit Housing Providers**
- **Reform 7 – Prudential Supervision**
- **Reform 17 – Leveraging**
- **Reform 24 – Small & Medium Businesses**



HOUSING AND HOMELESSNESS REFORMS

Homelessness

- **Reform 20a – Integration of Homeless Services with Mainstream Services**
- **Reform 20b – Homelessness Supporting Quality Services**
- **Reform 20c – Homelessness Data Collection & Management**
- **Reform 20d – Workforce Management**



HOUSING AND HOMELESSNESS REFORMS

Indigenous

- **Reform 18 – Indigenous Access to Mainstream Housing & Home Ownership**
- **Reform 19 – Indigenous Municipal Services**



HOUSING AND HOMELESSNESS REFORMS

Measurement & Performance

- **Reform 5 – Financial & Reporting Standards**
- **Reform 6 – Performance Indicators for Social Housing Stock**
- **Reform 1 – Improved Tenancy Management & Maintenance Benchmarks**



HOUSING AND HOMELESSNESS REFORMS

Planning

- **Reform 9 – Government Land Supply (SA)**
- **Reform 10 – Anticipated Supply Shortfalls**



HOUSING AND HOMELESSNESS REFORMS

Improved Client Choice & Mobility

- **Reform 16 – Integration of Waiting Lists**
- **Reform 8 – Shared Equity**
- **Reform 11 – Seamless Transitions to Private Rental & Home Ownership**
- **Reform 12 – Workforce Disincentives**
- **Reform 22 – Improved Portability for Public Housing Tenants**



HOUSING AND HOMELESSNESS REFORMS

Stronger Communities & Tenancy Management

- Reform 15 – Compulsory Rent Deductions
- Reform 25 – Tenancy Management Plans for Inappropriate Behaviours
- Reform 13 – Reduce Concentrations for Social Disadvantage In Housing Stock
- Reform 23 – Location of Social Housing Stock
- Reform 21 – Rent Setting & Allocation Policies



HOUSING AND HOMELESSNESS REFORMS

Next Steps

- **Ongoing development of reform options through Ministerial Council and sub groups.**
- **Housing Minister's to report to COAG on progress of reforms Dec 2009.**
- **Consultation with other Government, Private and Social sectors on ways forward.**