

“More Than a Roof and Four Walls”

“Housing 2020” Social Housing Taskforce (SHTF) Recommendations and Reform Themes

Reform Theme 1: Reforming Provision of Public Housing

Consumer related

	Recommendation	Tasks to implement
	16. The Department of Housing reviews its policies and processes to ensure that heavily subsidised public housing does not remain the primary housing option for households in the longer term, except for those with recognised life-long complex needs. <i>State</i>	Requires clear and fair and achievable exit policies and strategies and human resources
	21. The Department of Housing develops and implements a plan that reduces under-occupancy in current public housing stock. <i>State</i>	Requires data collection and management and clear and fair and achievable strategies
	22. The Minister for Housing and Works approves a change to existing rent setting in public housing so that all tenants pay a minimum of 25% of their income on rent by the 30th of June 2010. <i>State</i>	Requires data collection and management and clear and fair and achievable strategies
	23. The Department reviews its social and affordable housing rent setting methodology, with a view to introducing tiered rental payments for tenants based on capacity to pay and improving access to support services. <i>State</i>	Requires data collection and management and clear and fair and achievable strategies

Reform Theme 1: Reforming Provision of Public Housing

Commonwealth or multiple state or policy related or difficult

	Recommendation	Tasks to implement
	1 .The Minister for Housing and Works negotiates with the Commonwealth Minister to secure additional funding for the Dept of housing for 2010/2011 financial year to develop a further 2,000 affordable housing units, with a specific focus on increasing social housing stock numbers. Commonwealth	Commonwealth responsibility
	2 .The Ministers for Housing and Works, Planning, Local Government and Regional Development ensure their Departments identify the synergies and opportunities between the different reform agendas to focus on increasing the social and affordable housing stock across Western Australia. State	Ministerial Cooperation at state level
	29. The Department of Housing continues to undertake financial, legal, tax and policy analysis to evaluate whether a Not For Profit Housing Company can use financial leverage to achieve a high level of sustainable growth in social and affordable housing provision at low unit cost. State	Longer term complex research hinges on Henry
	42. The State Affordable Housing Strategy must clearly outline the role and objectives of each State Government land development agency, including the capacity to use their profits to support the ongoing supply of social and affordable housing. State	Ministerial will and legislative change
	48. The Department of Housing develops a whole of government State Affordable Housing Strategy to be presented to cabinet by 30 th June 2010. State	Longer term Legislative
	49. The Minister of Housing and Works adopts the Affordable Housing Policy Framework to guide the initial reform process with the Department of Housing to encourage streamlined change processes and enhance affordable housing outcomes in the short term. State	Longer term departmental cultural policy change

Reform Theme 1: Reforming Provision of Public Housing

Agreed or underway

	Recommendation	Tasks to implement
	3. The Department of Housing immediately implements a strategy to increase supply of one and two bedroom dwellings for social and affordable housing. <i>State already underway</i>	1 & 2's Already underway
	4. The Department of Housing maintains a specialised construction program for larger homes that caters for the housing needs of larger households. <i>State already underway</i>	5 & 6's already underway
	6. The Department of Housing immediately develops and implements a sophisticated demand model for the provision of social housing in Western Australia, which considers long term economic, demographic and social trends affecting LI households. <i>State already underway</i>	Demand projection data and research already underway
	18. The Department of Housing develops and implements an affordable housing system by 30 June 2011, which is underpinned by a Housing Needs Register that assesses the housing needs of all applicants and directs them to appropriate housing options. <i>State already underway</i>	Requires data collection and management and alternative options and strategies

Reform Theme 2: Promoting Growth through the wider participation of the other (community and private) sectors

Consumer related

	Recommendation	Tasks to implement
	<p>12. The Department of Housing develops a strategic policy framework to address the needs of Aboriginal people living in urban and regional areas, inclusive of how they can actively participate in managing housing and establishing viable community housing organisations.</p> <p>State</p>	<p>Requires data collection, resourcing and partnering</p>

Agreed or Underway

	Recommendation	Tasks to implement
	<p>41. The State Government, through its various land development and redevelopment agencies, continues its role in the Development of residential land to ensure the ongoing provision of affordable housing in Western Australia. State and Local</p>	<p>could be mandated</p>

Reform Theme 2: Promoting Growth through the wider participation of the other (community and private) sectors

Commonwealth or multiple state or difficult

	Recommendation	Tasks to implement
	27. The Department of Housing immediately establishes a Housing Innovations Team (HIT) and allocates between five and ten percent of the department's capital expenditure budget each financial year to deliver the HIT Strategic Business Plan. State	Longer term demonstration
	28. The Department develops a strategy and policy framework for the community housing sector that clearly articulates its expectations of stock growth from each of its programs. State	Requires data collection projection partnering
	30. The Department of Housing continue to develop the Affordable Rental Brokerage Scheme with the aim of introducing the scheme by 31 December 2009. State	Requires funding guidelines data collection and projection
	35. The Minister for Housing and Works leads the State Government in the adoption of a whole of government State Affordable Housing Strategy that clearly outlines its priorities and plans to ensure the provision of housing that will accommodate the population of Western Australia over the next 10 years. State and Local	Requires ministerial cooperation legislation
	38. Regional Local Governments work together with appropriate regional bodies and stakeholders to develop Regional Housing Strategies that use agreed population projections to identify the future housing need of their communities and set clear targets and objectives for the achievement of housing numbers, types and tenures. Local	Requires data collection LGA will
	40. The Department of Housing and Department of Planning commit to working with the Western Australian Local Government Association and Regional Development Commissions to develop effective Local and Regional Housing Strategies that complement the new State Affordable Housing Strategy. State and Local	Requires data collection LGA will

Reform Theme 3: Increasing Supply and Range of Affordable Land and Housing Options

Agreed or already underway

	Recommendation	Tasks to implement
	43. State Government Land and Housing Agencies should act as market leaders by embracing innovation and demonstrating best practice in the design, development and construction of land and housing. <i>State</i>	Could be mandated
	52. The Department of Housing maintains its important role as role as one of the States Government's land development and continues to retain profits from this activity to help fund social and affordable housing programs. <i>State</i>	Could be mandated
	55. The Department of Housing acts as market leader in land development and housing construction by demonstrating best practice and innovative projects to the wider market. <i>State</i>	Could be mandated

Reform Theme 3: Increasing Supply and Range of Affordable Land and Housing Options

Commonwealth or multiple state or local govt cooperation policy development difficult

	Recommendation	Tasks to implement
	7. The Minister for Housing and Works establishes a formal review and research process to focus on improving the supply of affordable housing in the regions, inclusive of the requirements of Aboriginal People. State	Requires data collection delays the action
	9. The Departments of Housing, Planning, Local government and Regional Development establish a mechanism that identifies the housing needs of each region in Western Australia inclusive of the needs of Aboriginal people in a remote and regional context. State	Requires departmental cooperation and LGA will
	15. The Commonwealth and State Government allocate the necessary capital and recurrent funding for the development of four Aboriginal visitor centres in Western Australia. Commonwealth and State	Joint responsibility commonwealth state multiple department
	32. The Department of Housing, through a public education program, encourages homeowners to rent spare bedrooms to individuals and families seeking affordable housing. State with Commonwealth and Tax implications	Difficult and complex social, care and support and tax implications require management
	33. The Departments of Planning and Local Government recognise housing as a key outcome of their respective reforms and work together to improve the diversity and affordability of housing in Western Australia. State and Local	Requires LGA will and cooperation
	34. The Minister for planning oversees the introduction of State planning reforms that will allow blanket subdivision of all lots across Perth above 800m ² by the 31 December 2010 and 700m ² by 31 December 2011. State and Local	Requires ministerial will
	36. The West Australian Planning Commission introduces a Statement of Planning Policy related to affordable housing that clearly outlines the objectives and measures that are to be used to facilitate its provision in Western Australia. State	Policy development lag
	37. Metropolitan Local Governments develop Local Housing Strategies that use agreed population projections to identify the future housing need of their community and set clear targets and objectives for the achievement of housing numbers and tenures. State and Local	Requires data collection projection and policy development lag

Reform Theme 3: Increasing Supply and Range of Affordable Land and Housing Options

Commonwealth or multiple state or local govt cooperation policy development difficult (continues)

	Recommendation	Tasks to implement
	39. The Western Australian Planning Commission updates the Guidelines for the Preparation, form and content of Local Housing Strategies. State and Local	Requires data collection projection and policy development lag
	44. The Department of Housing, LandCorp and Redevelopment Authorities provide a minimum of 15% of their annual development for affordable housing and report against this benchmark annually. State and Regional	Requires LGA cooperation and legislation and will
	45. The State Government undertakes regular reviews of each agency's landholdings to identify surplus sites that can be used for residential development, with the 1 st review completed by 31 December 2009. State	Requires ministerial will and departmental cooperation and partnership
	46. The Department of Treasury and Finance amends the Assets Disposal Policy to ensure that all surplus government land that is disposed of through the Property Asset Clearing House for residential development includes 15% affordable housing. State	Requires policy change lag
	47. The Department of Planning introduces changes to the Residential Design Codes and Local Government Policies to allow the use of ancillary accommodation for non- family members on lots over 800m ² by 31 st December 2010 and over 700m ² by 31 December 2011. State and Local	Requires clarification of support and tax implications require management
	54. The Department of Housing develops and implements a clear strategic asset management plan by 31 December 2010 to ensure best utilisation of the public housing asset base. State	Internal administrative

Reform Theme 4: Improve Support and Transition Incentives

Commonwealth or multiple state or local govt cooperation policy development difficult

	Recommendation	Tasks to implement
	5. The Minister for Housing and Works approaches the Commonwealth government to seek review of Commonwealth Rent Assistance that considers its effectiveness in addressing housing affordability, appropriate levels of indexation and allowances for specific regions with high housing costs. Commonwealth	Commonwealth responsibility
	8. The Minister for Housing and Works and Minister for Regional Development work to identify funds within the Royalties for Regions program to be used to facilitate the development of Key Worker housing in the North West of the State. State	Requires ministerial will and cooperation
	10. The Minister for Housing for Housing and Works negotiates with the Commonwealth Minister for Housing to obtain an increase in Commonwealth Rent Assistance payments and National Rental Affordability Scheme subsidies for specific regions with high housing costs. Commonwealth	Commonwealth responsibility
	17. The Minister for Housing and Works negotiates with the Minister for Child Protection to Transfer responsibility for homeless services to the Department of Housing by 30 June 2010. State	Difficult interdepartmental negotiation larger strategic picture
	56. The Department of Housing develops a public education campaign that highlights the positives of affordable housing, including the achievements of current and past social housing clients. State	PR

Reform Theme 4: Improve Support and Transition Incentives

Agreed or already underway

	Recommendation	Tasks to implement
	53. The Department of housing continues to develop and support the Not for Profit sector. State	Could be mandated

Reform Theme 4: Improve Support and Transition Incentives

Consumer related

	Recommendation	Tasks to implement
	11. The Department of Housing pilots a time limited rental subsidy scheme in the Pilbara for apprentices and trainees to facilitate access to affordable housing for the period of their structured education. State additional subsidy to remote allowance	Requires data collection, resourcing and partnering
	13. The Department of Housing renews its commitment to the Private Rental Aboriginal Assistance Scheme and Private Rental Aboriginal Assistance Loan, and expands both initiatives to assist more Aboriginal households. State	Requires data collection, resourcing and partnering
	14. The Department of Housing reviews existing homeownership schemes to ensure they provide a complete home loan and support service to Aboriginal people. State	Requires data collection, resourcing and partnering
	19. The Minister for Housing and Works to recognise government Subsidies will always be needed to sustain the housing and support needs of households on long term fixed income and or/with complex needs. State	Requires data collection, resourcing and partnering
	20. The Department of Housing develops and implements a strategy to successfully transition households with income above the department's eligibility limits into affordable rental housing, the private rental market or home ownership. State	Requires data collection, resourcing and partnering and clear and fair and achievable strategies
	24. The Department of Housing to maintain the existing Bond loan Assistance Scheme and regularly review bond loan limits to reflect changes in the private rental market. State	Requires data collection and resourcing
	25. The Minister for Housing commits to adequately funding support services for people in social housing system to assist in sustaining tenancies and in moving people through the affordable housing continuum. State	Requires data collection, resourcing and management and clear and fair and achievable strategies
	26. The Department of Housing identifies the support needs of current public housing tenants to assist with the development of individual housing plans. State	Requires data collection, resourcing and management and clear and fair and achievable strategies

Reform Theme 4: Improve Support and Transition Incentives

Consumer related continues

	Recommendation	Tasks to implement
	31. The Department of Housing analyses the potential costs and benefits of a time limited rental subsidy scheme, which could meet the different housing needs of urban and regional areas State a subsidy on top of CRA	Requires data collection resourcing and management and clear and fair and achievable strategies
	50. The State Government maintains adequate funding for Key start so that it can continue to provide housing finance to people on low to moderate incomes. State	Requires data collection and resourcing
	51. State government continues to provide shared equity loans to households who would otherwise be unable to access home ownership. State	Requires data collection and resourcing