

# Social Housing in WA

## An Overview

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# Policy Framework...

- **Commonwealth State Housing Agreement 2003-09  
(\$5.2B spent)**
- **National Affordable Housing Agreement 09-14  
(\$6.2B)**
- **State and Federal Stimulus \$640 M from the Commonwealth, \$316 M from the State.  
2600 extra houses. Approx 500 refurbished.**

Where are we now? Demand.

### **Social Housing waitlist**

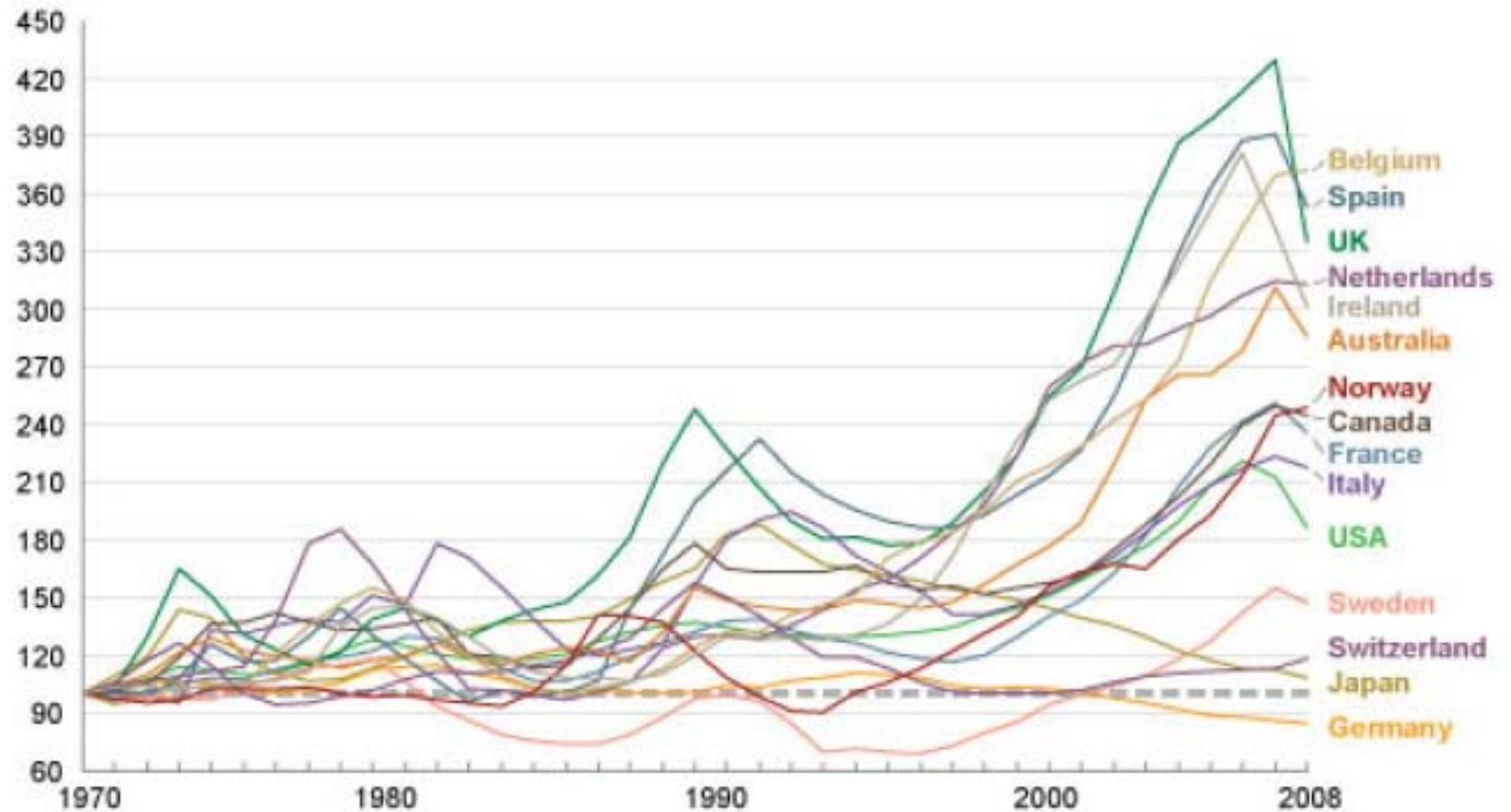
**“In December 2004, the waiting list was 12,779. By December 2008 this had increased to 19,296. As of July 2010, there were over 24,000 households on the wait list with approximately 3,560 of those on the priority waiting list.”**

**Figure 8: Social Housing Levels in developed countries.**

	Share Social Housing all dwellings (%)	Estimated share of NFP (community housing) sector
Netherlands	35	99
France	17	92
United States	5	69
Canada	7	67
England	18	50
<b>Australia</b>	<b>5</b>	<b>11</b>
Ireland	8	13

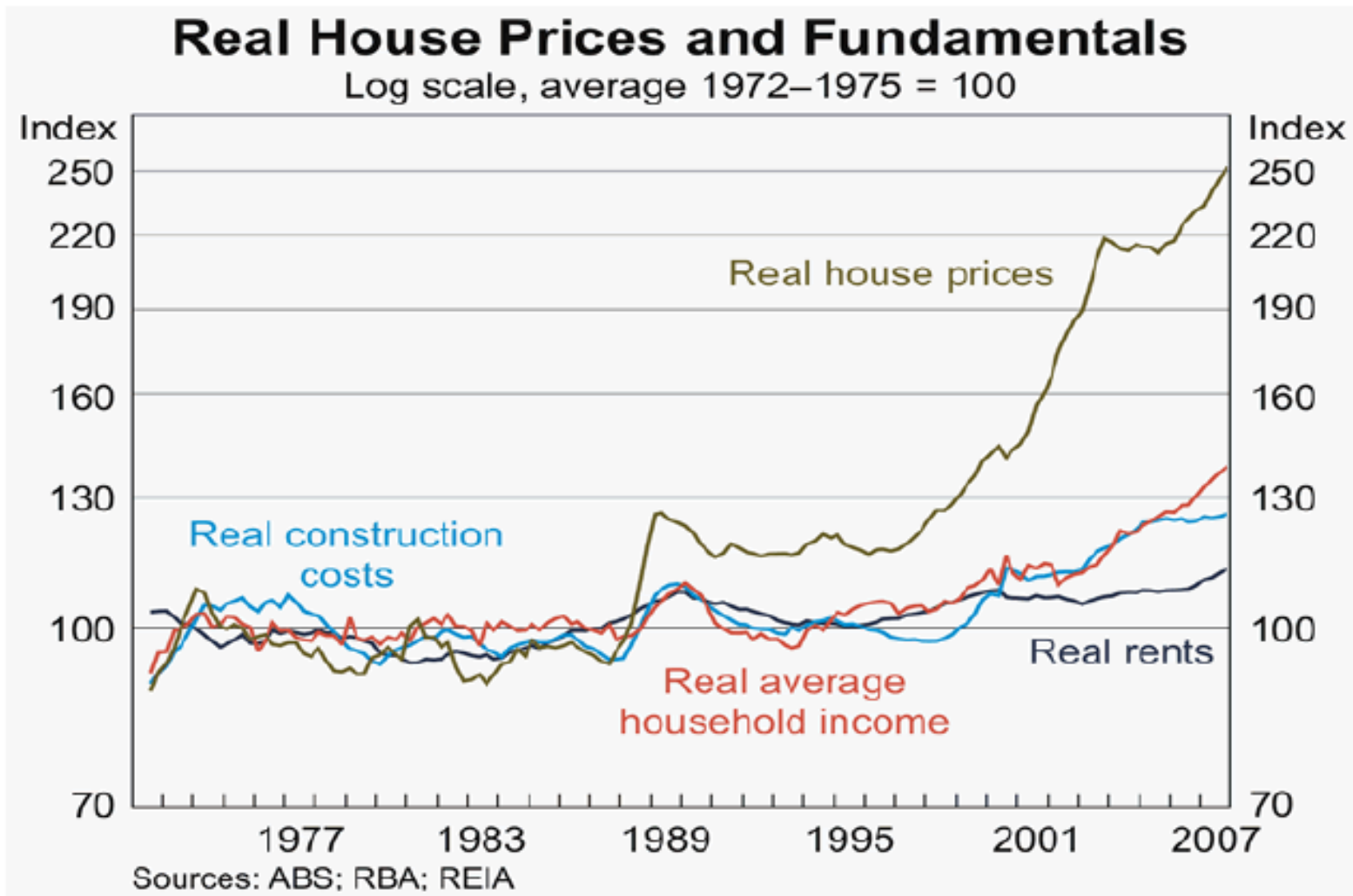
Source: University of Birmingham Lawson and Milligan 2007.

### Real house prices; index: 1970 = 100



Source: Bank of International Settlements, per national sources; Haver Analytics; McKinsey Global Institute analysis

**Figure 2: Real House Prices in Australia and Fundamentals.<sup>5</sup>**



# More Demand

- Increased population
- Increasing single person households and increasing sole persons without family to support / support them
- Ageing population. In particular, ageing renters retiring and implications of ageing without housing wealth security.
- Link between ageing and health services demand – access to health care, hospital and outpatient treatment, + other related support is dependent on location, health workforce availability and transport services (high housing cost areas).

# Where are we now? Supply

- **Public housing stock declining but Community Housing Stock increasing**
- “The size of the total social housing dwelling stock grew little during the 2003 CSHA, with only a 1% change between 30 June 2004 and 2009...public rental housing stock which reduced by approximately 9,000 dwellings (3%) in this period. Simultaneously, growth is observable in the mainstream community housing sector, which increased steadily from 31,496 dwellings at 30 June 2005 to 41,718 dwellings at 30 June 2009.”

**Table 3.1: Social housing dwellings, at 30 June 2009**

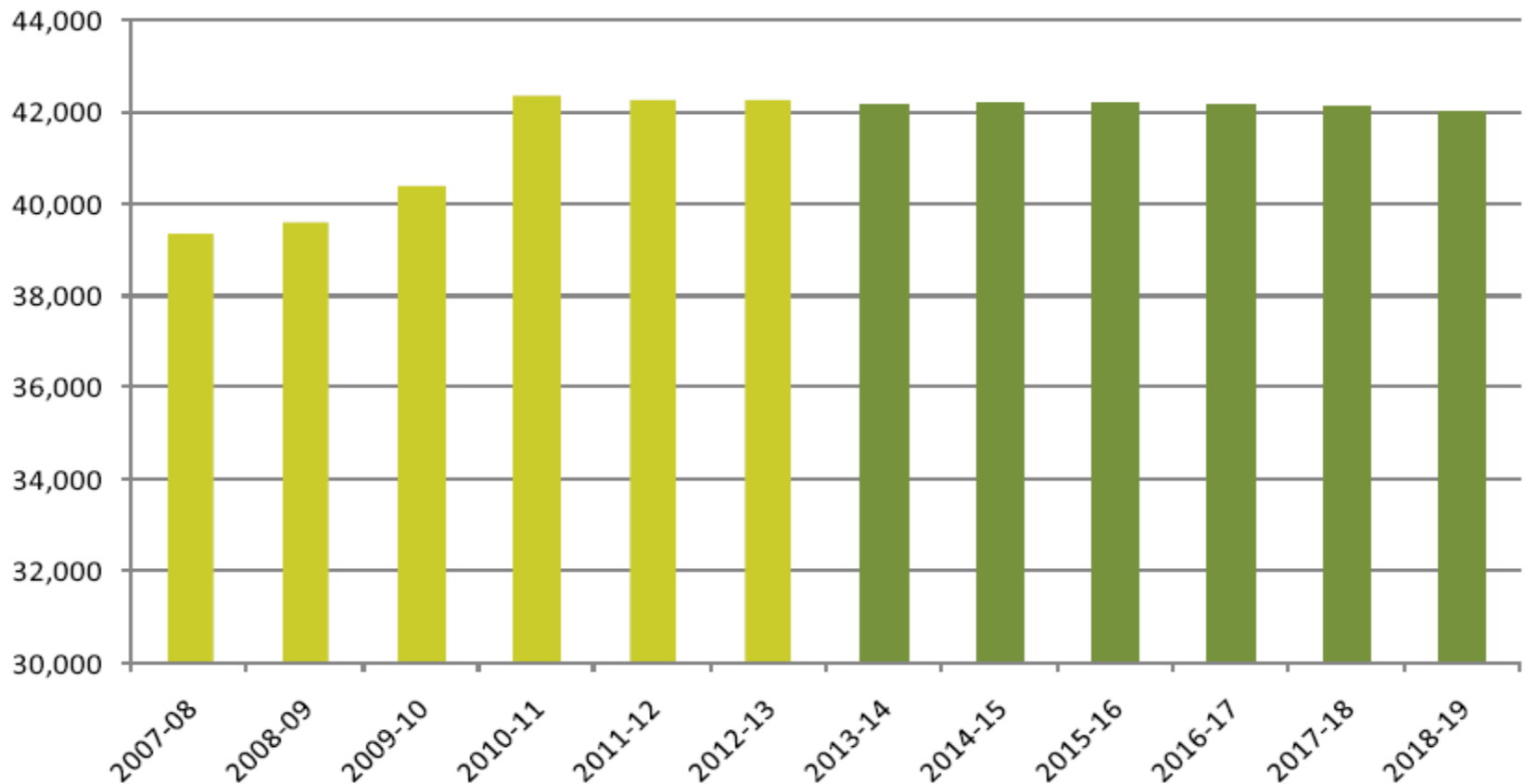
<b>Program type</b>	<b>NSW</b>	<b>Vic</b>	<b>Qld</b>	<b>WA</b>	<b>SA</b>	<b>Tas</b>	<b>ACT</b>	<b>NT</b>	<b>Total</b>
Public rental housing	118,907	64,741	51,131	31,668	42,448	11,585	10,789	5,195	<b>336,464</b>
SOMIH	4,169	198	3,193	2,275	1,873	348	..	..	<b>12,056</b>
Mainstream community housing	16,214	7,477	7,012	5,110	4,531	603	640	131	<b>41,718</b>
Indigenous community housing <sup>(a) (b)</sup>	4,429	1,701	6,192	3,366	1,031	135	24	3,354	<b>20,232</b>
Crisis Accommodation Program	1,511	3,705	1,326	543	293	127	60	122	<b>7,687</b>
<b>Total</b>	<b>145,230</b>	<b>77,822</b>	<b>68,854</b>	<b>42,962</b>	<b>50,176</b>	<b>12,798</b>	<b>11,513</b>	<b>8,802</b>	<b>418,157</b>

(a) Total number of dwellings includes improvised dwellings.

(b) Dwellings managed by the Australian Government but located in Victoria, Queensland and Tasmania are included in the respective state's totals.

Source: AIHW 2010.

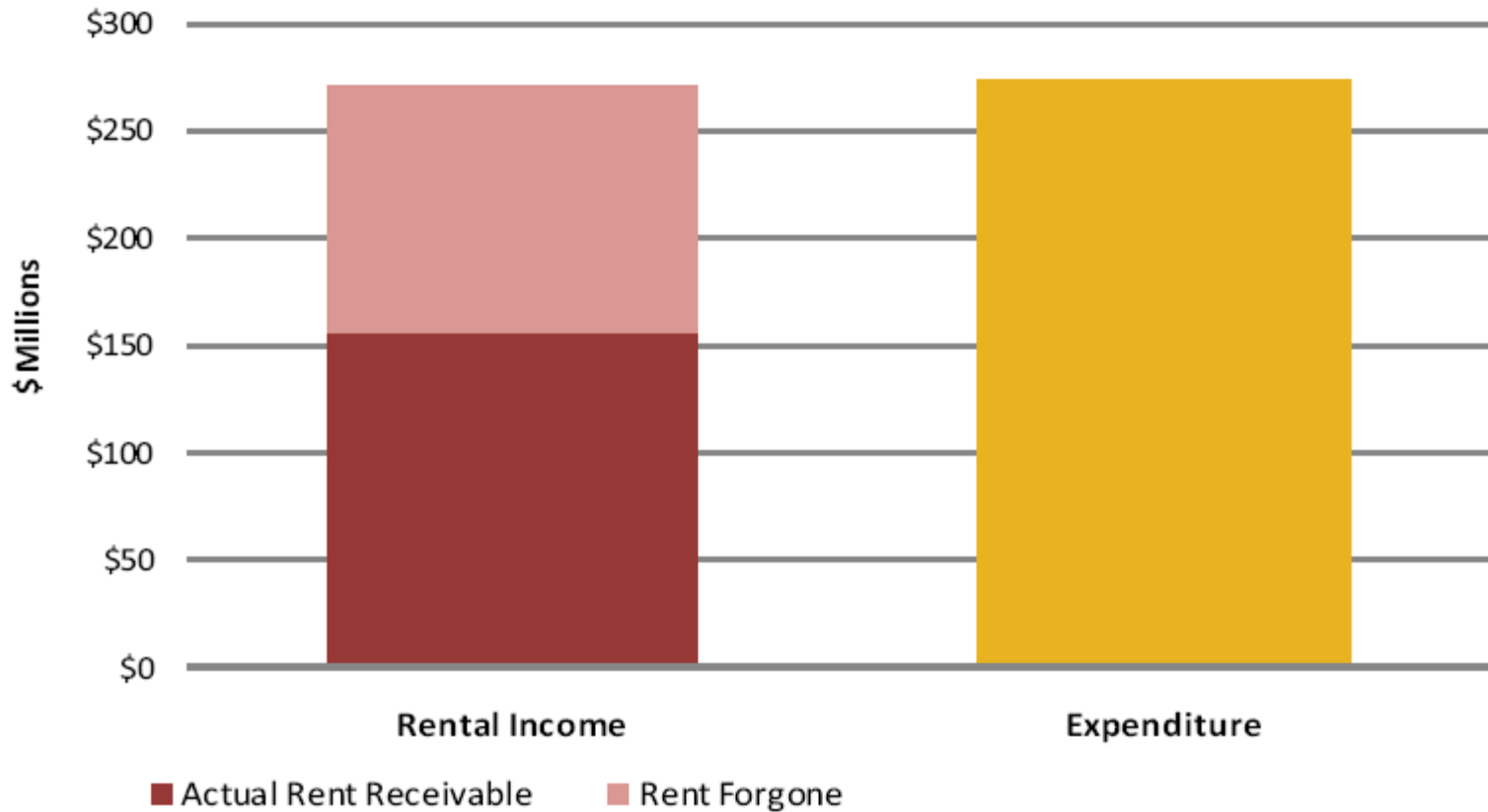
**Figure 1.7 Department of Housing Social Housing Stock Levels 2008/2009 to 2018/2019**



*Note: Figures beyond 2012-13 are indicative only and do not consider any additional stock growth that may occur in future years due to new initiatives or additional funding*

Source: Department of Housing

**Figure 1.8 Public Housing Income and Expenditure 2007/2008<sup>5</sup>**



Source: Department of Housing

# Social Housing Taskforce 2009

The Taskforce will provide advice to the Minister for Housing and Works on how to expand the supply of social housing and consider as part of its deliberations:

1. National and international models of social housing, financing and provision which may be applicable to Western Australia (supported by evidence which is comparable and reliable).
2. Strategies to **increase the participation of the community housing sector, not for profit organisations, the private sector** and local government in the provision of, and management of, social housing.
3. The long term role of the State within a modern social housing framework considering aspects including the provision of dwellings, management of tenants, management of waitlists, regulatory frameworks, and provider of partnership based funding.
4. Strategies to improve the **optimisation and utilisation of current public housing stock**.
5. **Funding models** that identify new and innovative approaches to long term sustainable funding including the investment of **private sector capital**.
6. Methodologies to underpin demand modelling and the setting of appropriate long term targets for the level of social housing provision.
7. Observations regarding the capacity of the public, private and community sectors to support the new approaches identified by the Taskforce, and ways in which this capacity can be enhanced, if required.

# Post SHTF

- **State Affordable Housing Strategy (Currently with Cabinet)**
- **Not for Profit Community Housing Growth Strategy (Release Imminent)**

# Draft State Affordable Housing Strategy

**GOAL**  
 To increase the range of 'AAA' housing solutions and options for those on low-to-moderate incomes, where accommodation is Available, Affordable and Appropriate

System-changing outcomes

Stronger social housing sector

Larger pool of affordable rentals

Secondary housing market

Transition oriented system

Addressing both supply and demand

Core Strategies

1  
2  
3  
4  
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Strengthen social housing

Improve housing supply

Enable successful transition

- Private investment vehicle
- Secondary housing market
- Planning reforms
- Value-adding partners
- Keystart loans
- NRAS initiatives
- Private brokerage
- Public housing company
- Quotas and incentives
- Needs-based allocation

Breakthrough Initiatives

Complementary Actions

- Leveraged stock transfers
- Workforce and training support
- Government land releases
- Concept trials
- Increased diversity of options
- Alliances and pathways
- Housing plans for major projects
- Bond assistance
- Demand model
- Innovation in urban design
- Public/private partnerships, plus more

Guiding Principles

Building capacity

Fostering collaboration

Working with markets

Developing pathways

Improving diversity