

CRiB

CREATING ROOM IN THE BOOM CAMPAIGN
RELIEVING THE WA HOUSING CRISIS



Western Australia 2008 copyright Shelter WA

Overview of the CRiB Campaign

- Re-formation of the campaign run since 2006
- New hope since change of Commonwealth Government
- Opportunity for funding and other commitments with State Election announced for early September
- Lack of affordable housing is the most identified issue for SAAP service providers, health and community workers
- Affordable, appropriate, secure housing is the foundation of all other indicators of wellbeing and social inclusion
- Focuses on those with the lowest 40% of incomes, in particular those who spend more than 30% of their income on housing, including middle income working families.

Most Vulnerable

Some more disadvantaged than others and experience greater risk of homelessness, debt spiral, financial hardship and social exclusion

Aboriginal people

Culturally and linguistically diverse people
People living in rural, regional and remote areas
Recently arrived humanitarian entrants
Victims of family and domestic violence

Women

Gay Lesbian Bisexual Transgender and Intersex Peoples

Older low-income people in private rental

Large families

Single parent families

Unemployed people

People with disabilities

People with mental health and/or drug and alcohol use problems

Low income carers

Young people

Additional Barriers

Some of the particular additional challenges faced include:

- **Language barriers, lack of literacy and numeracy skills** and the need for additional translation services and support with correspondence and a range of processes
- **Access to tenant support services.** Barriers can include income, transport, language and other factors
- **Cultural appropriateness of housing.** The design and functionality of houses, house size, and number of rooms can lead to overcrowding and not support the tenants' cultural and social needs

4 Objectives

The CRiB campaign group has identified four key issues that need addressing in WA:

1. **A significant shortage of social housing**
2. **Large numbers of people in housing affordability stress**
3. **Lack of tenants' rights and consumer protections**
4. **Funding shortage for homelessness services and staff**

Objective 1: Address Social Housing Shortage

- Public and community housing a proportionate target 6% of all residential housing stock to be achieved in 2020. WA currently less than 4%, lowest proportion in Aust. EU and UK much greater
- Estimated 1,500 additional metropolitan and rural permanent and flexible psychiatric supported accommodation places for people with severe and persistent mental illness who are homeless or at risk of homelessness.
- Increase the provision of disability housing both for people with physical and intellectual disabilities in the care of ageing parents and for younger people with spinal and other severe and permanent injuries.

Objective 2: Respond to Housing Affordability Stress

- Expansion policies for community housing
- Fast track urban infill and brownsite redevelopment projects for affordable housing - increase density and diversity of dwelling types.
- Encourage implementation of the National Rental Affordability Scheme (NRAS) partnerships with community housing providers, local governments and financial investors.
- Encourage development of current undeveloped, titled and serviced urban land focussing on dwelling construction on transport routes and in regional centres.
- Legislate for a minimum 10% proportion of affordable rental housing in all new residential development.
- Remove the LandCorp policy to maximise immediate financial gain from the sale of crown land and instead reserve land for building social housing now and into the future

Objective 2: Respond to Housing Affordability Stress

- Provide a range of Private Rental Loan, Subsidy or Grants Schemes for people at risk of losing their rental housing to access financial assistance to maintain accommodation – Rent Assistance isn't enough.
- Increase the number of short-term, crisis and transitional places for people who are homeless due to rental affordability and low vacancy rates but who require no other assistance.
- Explore the implementation of an authorised and approved 'Social Landlords Register' for private landlords and private citizens to offer rental homes, rooms or other facilities to low-income or otherwise disadvantaged consumers unable to access housing in the mainstream private rental market.
- Together with the Commonwealth, explore improved provision of Centrelink and rent allowance for low income housing consumers in the private market.

Objective 3: Tenant Consumer Protections

- Improve consumer protections for people accessing private rental arrangements outside a contracted Rental Tenancy Agreement and those living in boarding houses and hostels
- Legislative protection against excessive rent increases
- Legislative protection against 'blacklist' residential tenant databases
- End no-cause evictions
- Remove option fees
- Bring Boarders and Lodgers under the Residential Tenancies Act

Objective 4: Funding to Homelessness Services

- Parity in pay and conditions with equivalent roles in the government sector. Address staff attraction and retention to the sector
- Funding to enable services to meet current demand and complexity, reduce service waiting lists & wait times
- More transitional and ongoing case management, support, financial and advocacy services for young people leaving state care to help them access and maintain housing
- More transitional and ongoing case management, support, financial and advocacy services for young people leaving corrections facilities to help them access and maintain housing

Conclusion

- WA government needs to fund and build at least an additional 2,076 dwelling units per year until 2020 to achieve 6% overall proportion of social housing
 - Average ~ 800 – 900 per year new construction / purchase (but properties sold / demolished more except last 2 yrs)
- WA government to implement a common data set across all government and non-government sectors, with alignment of service regions and appropriate placement of service outlets to meet local and regional needs.
 - Map the need, count apples with apples, put service to need
- WA government to implement a compulsory homeless response protocol to ensure essential supports are delivered from every identified agency
 - UK halved homelessness in 5 years with new laws, adequate funding and clear division of responsibilities

CONSULTATION PROCESS

In tables discuss the following points:

- 1. The objectives and recommendations –**
 - Have we got them right?
 - Are there more to add?
- 2. Do you have any case studies or examples to share**
 - Are you willing to go on the record?
 - In the media?
 - Be identified?
- 3. Sign a CRiB campaign endorsement pledge**
 - Take some forms with you and mail or fax them back

Feedback to Whole Group

SCRIBE and/or SPOKESPERSON
for each table address

1. Objectives and Recommendations
2. Case Studies – media opportunities

Other things you can do:

- Add a CRiB campaign by-line to your signature email
- Keep informed about the campaign
- Pressure your local politician or local member
- Tell your friends – spread the word
- It doesn't have to be like this
- Check our websites – get the email newsletters

Endorsement Pledges

As part of the CRiB campaign we have developed a pledge to demonstrate support in the industry and sector for the campaign and its objectives

Please show your support – sign, endorse and return to:

Shelter WA
1st Floor Claisebrook Lotteries House,
33 Moore Street,
East Perth, WA 6004
Phone: 9325 6660 Fax: 9325 8113

Or scan and email to corinne@shelterwa.org.au

by Monday 1st September 2008

THANK YOU

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