



**Providing a voice for
low income households
www.shelterwa.org.au**

Ph: 08) 9325 6660

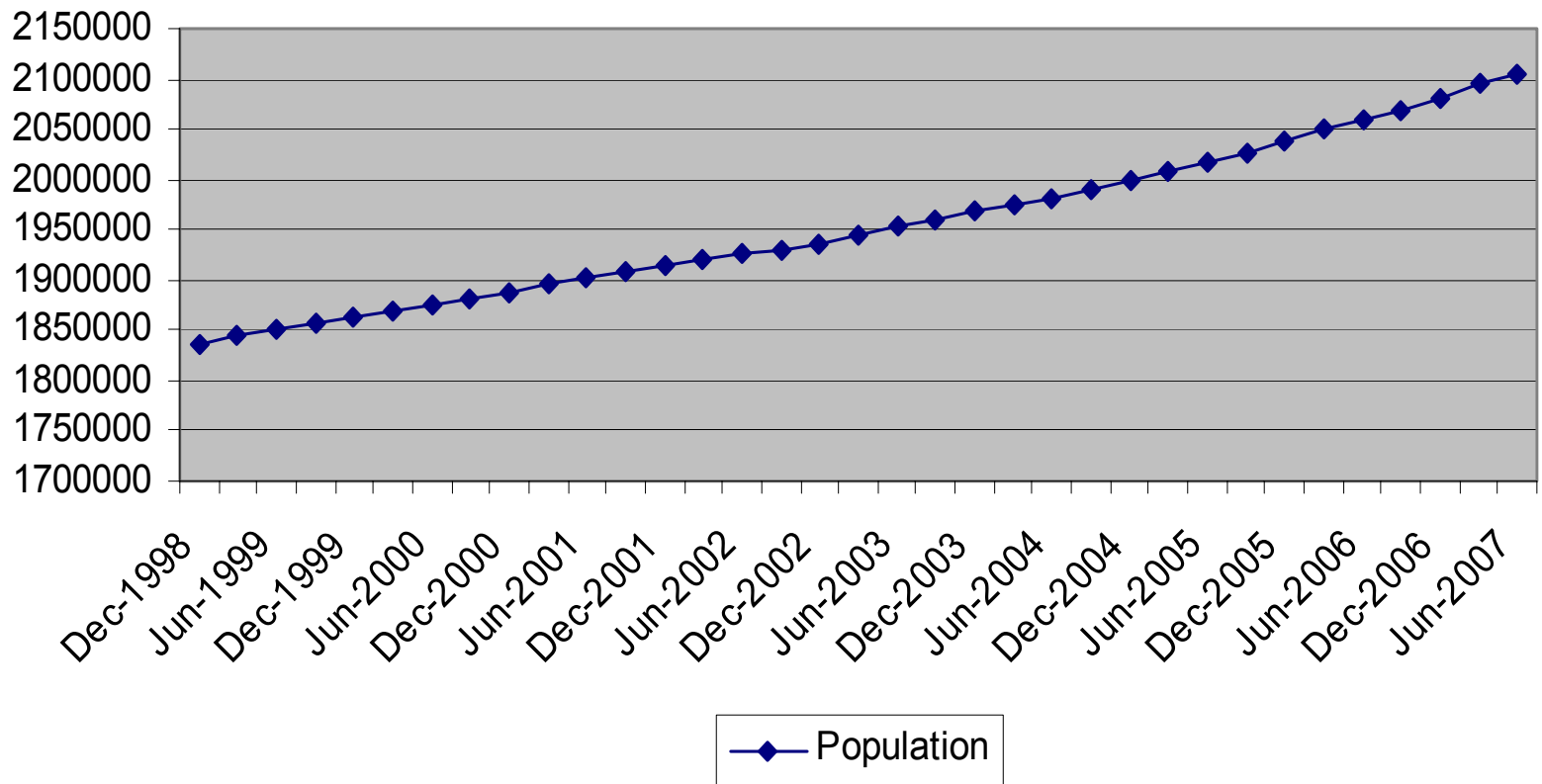
**Presentation for
The Mental Illness Fellowship of WA
Mr Philip Mangano US Director IAC Homelessness
May 17 2008**

Social Housing in Australia

- Social housing is housing **intended to deliver a 'social outcome'** and includes public housing, community housing, indigenous housing, crisis and emergency accommodation, women's refuges, youth hostels, disability housing and group homes, psychiatric supported accommodation, residential aged care
- In Australia public and social housing is **increasingly targeted at households in greatest need** (very low income, homeless, women and children escaping domestic violence, refugees, exit from prisons, mental and physical impairment) - leading to increased need for modifications, provision of care and support to sustain tenancies
- Increased stigma for Public Housing tenants & higher risk of tenancy & behavioral problems

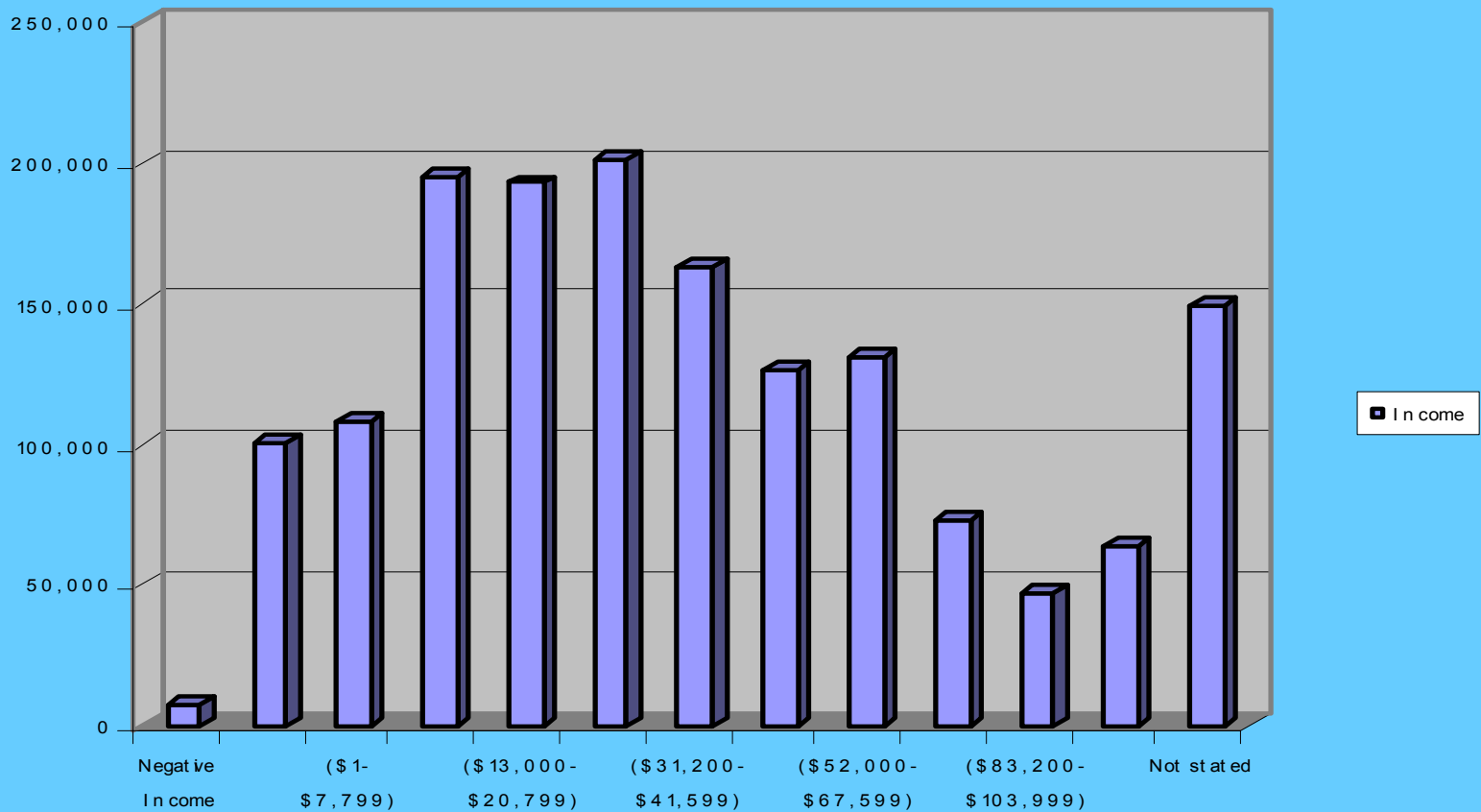
WA Population Growth

Population Growth WA 98-07



WA Income

WA Income Distribution ABS 2006



WA Housing Tenure

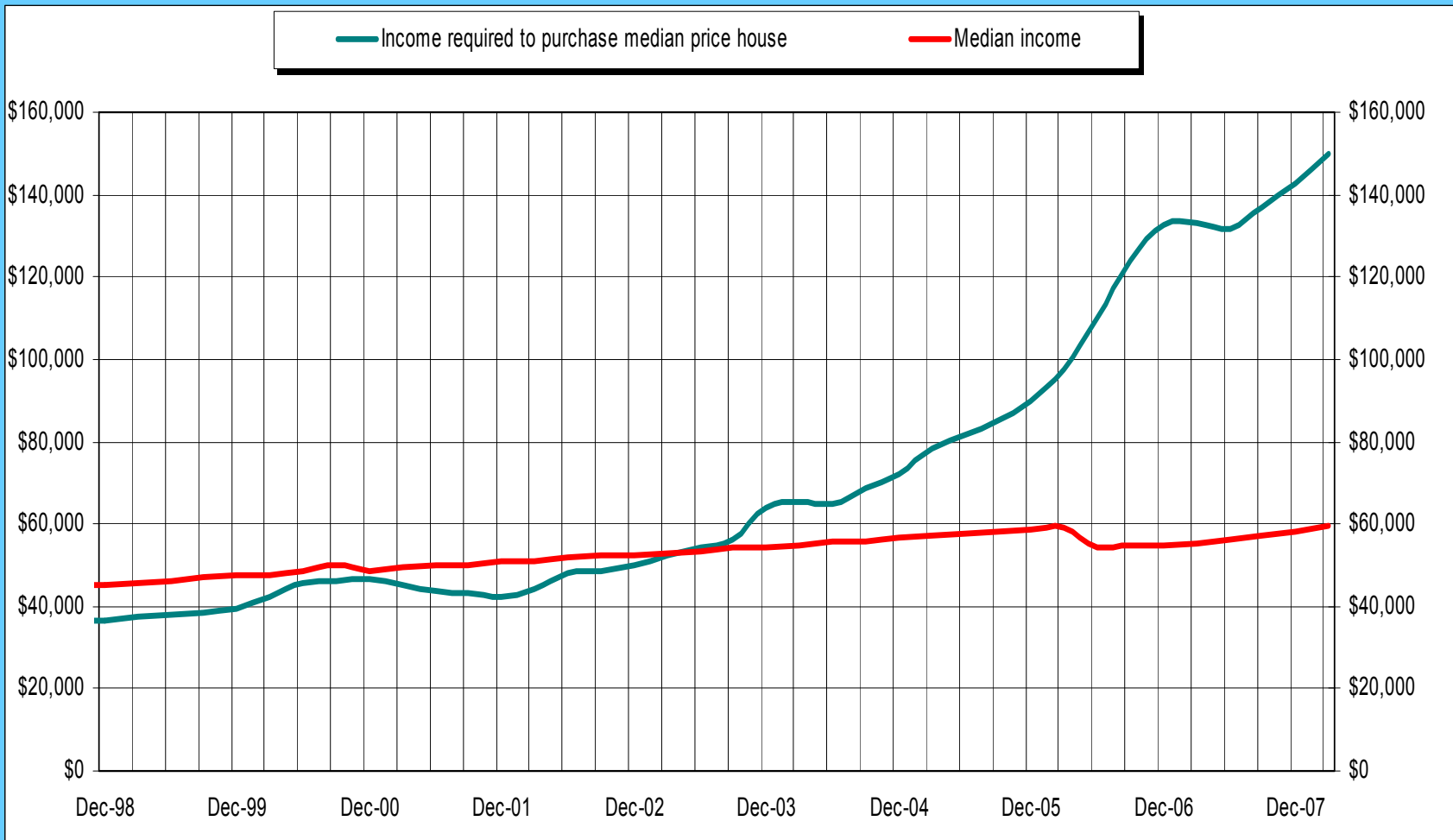
TABLE 2. HOUSING CIRCUMSTANCES - HOUSEHOLDS, WESTERN AUSTRALIA: 2003-04

	Households		Average Weekly Housing Costs	
	('000)	%	\$	% of Gross Income
Owner				
Owner without a mortgage	240	31	20	2
Owner with a mortgage	294	38	247	18
Renter				
State/territory housing authority	31	4	80	17
Private landlord	169	22	167	17
Total renters	214	28	151	16
Total (a)	771	100	142	13

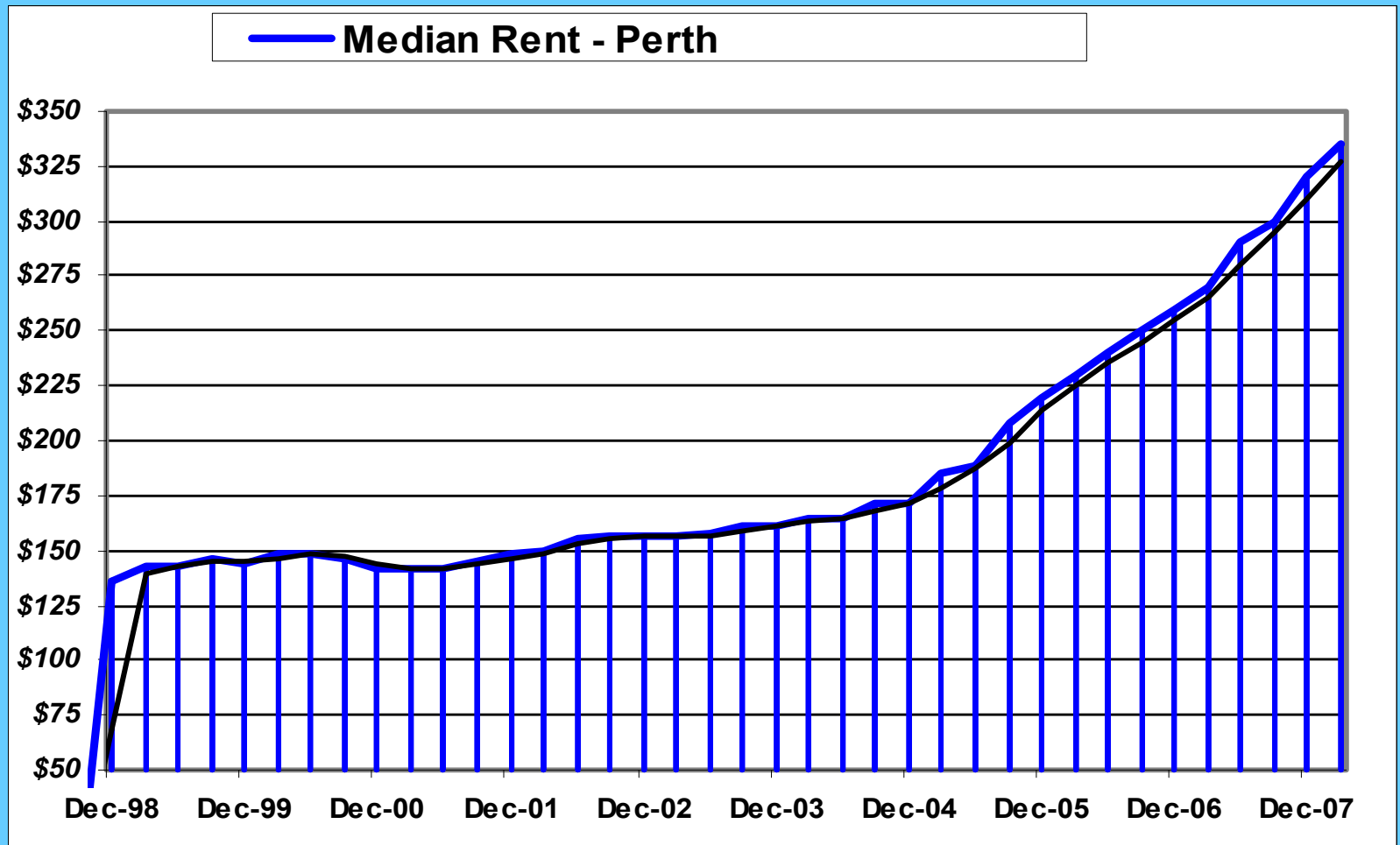
Source: ABS, Housing Occupancy and Costs, Australia, 2003-04

(a) The table excludes some minor housing tenures.

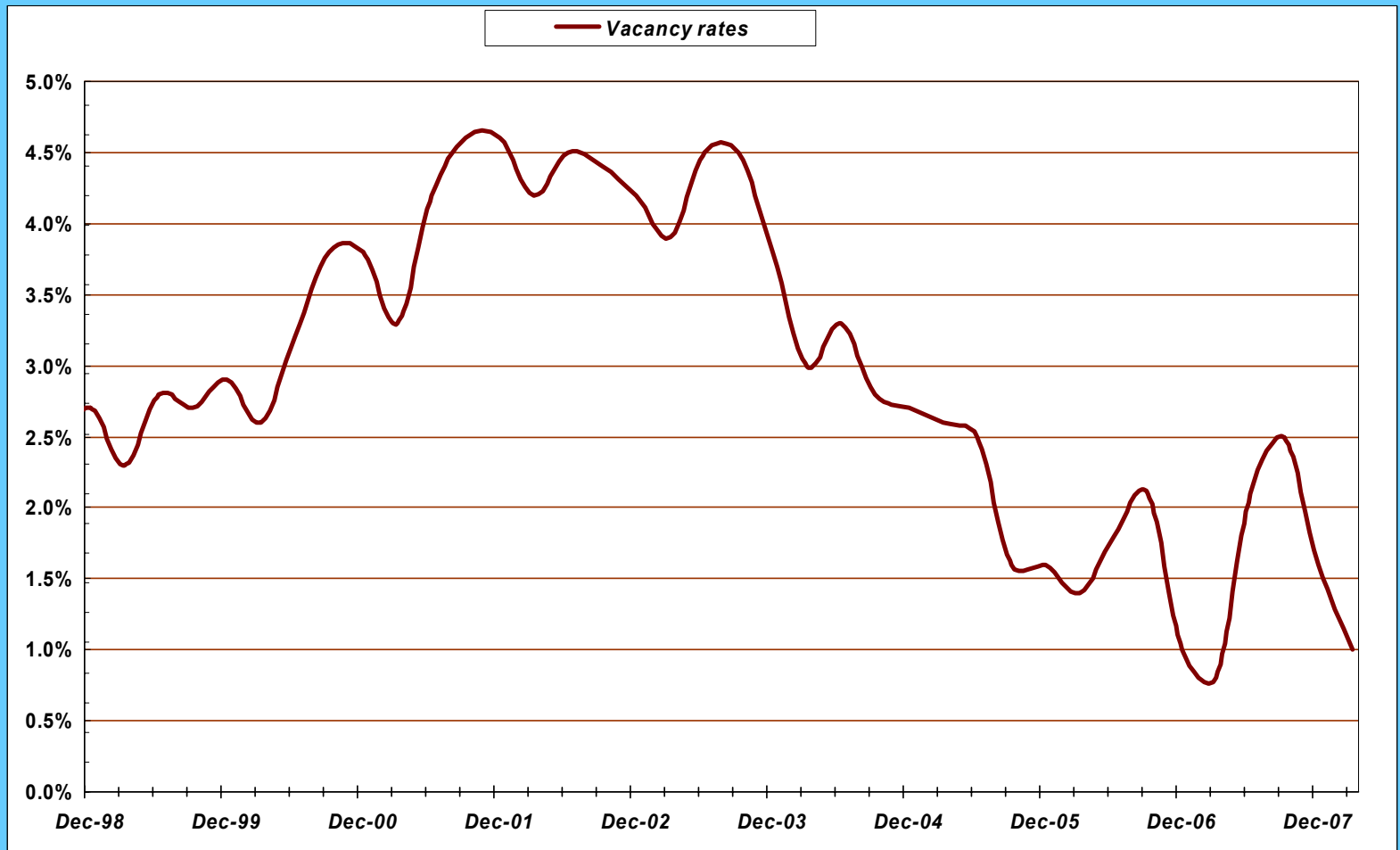
Buying a House in WA



Renting a House in WA



Rental Vacancy Rates in WA



Demographic Changes

- WA housing stock favours 3 & 4 bed separate dwellings more than other States (app 80%)
- WA households increasing number of single person households (almost 1/3)
- Reducing proportion of smaller (more affordable) single and two bedroom dwellings – fewer units and apartments
- R Codes and Local Government Zoning restrictions not integrated with Broader Regional Plans (Network City, Redevelopment Commission Activities)

THE HOUSING CRISIS

Factors contributing to housing shortage for low income consumers in WA

- **mismatch** in household and dwelling types
- **Govt incentives favoured investment at top end** (negative gearing, tax offsets, home exemption from Capital Gains Tax and assets tests)
- **public housing volume contraction**
- population increase and demographic changes not matched by increase or diversity in house construction
- rapid increase in house prices fuelled by demand side subsidies (First Home Owners Grant)
- supply shortage contributing to rent increases

Homelessness in WA

- Data from 2006 Census not yet available (Counting the Homeless Report expected in Oct/Nov 2008)
- 2001 Census data identified 100,000 in Australia with 11,697 in WA
- Census collection for homeless people not highly reliable but validated by other sources (SAAP, AIHW)

The Funding System

- Australian Governments provide funding for;
- Public, Community, Aboriginal and Crisis accommodation via 5yrly Commonwealth State Housing Agreements (CSHA) and
- Homelessness via 5yrly Supported Accommodation Assistance Program (SAAP).
- CSHA in 06/07 \$1.3B – 333,557 households
- SAAP in 06/07 \$349M -161,000 people
- WA approximately 10% (proportional)

CSHA Funding

Table 4.1: Commonwealth State Housing Agreement funding, 2004–05 and 2005–06 (\$ millions)

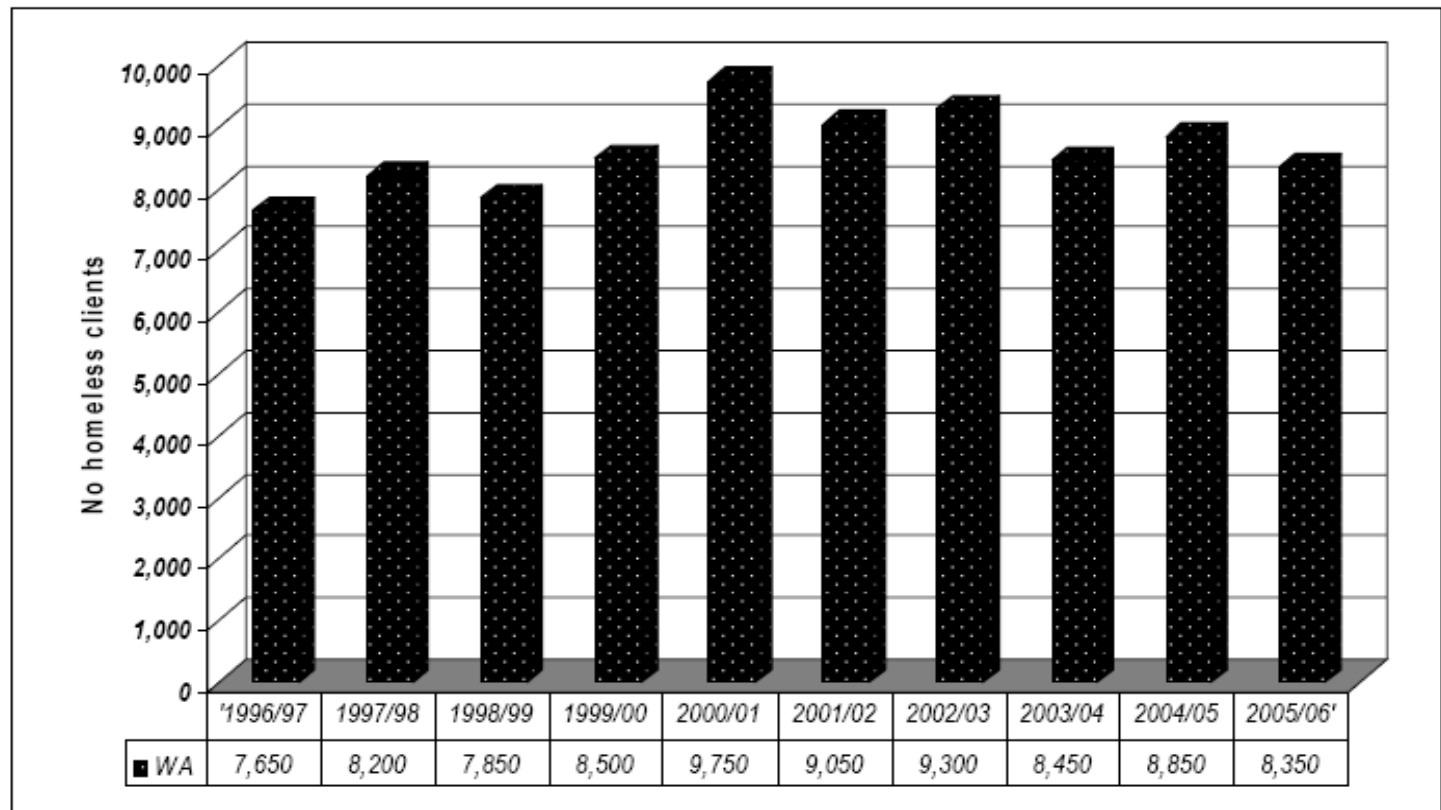
Funding arrangement	2004–05	2005–06
Base funding grants ^(a)	733.8	743.9
Aboriginal Rental Housing Program (state owned and managed Indigenous housing)	102.1	93.3
Crisis Accommodation Program	40.1	40.7
Community Housing Program	64.7	65.6
State matching grants	359.2	364.1
Total	1,299.9	1,307.6

(a) Includes public housing, home purchase assistance and private rental assistance programs.

Sources: FaCSIA 2006, 2007.

SAAP service in WA

Figure 5: SAAP clients, by reporting period, Western Australia, 1996/97 to 2005/06



(Source: AIHW, 2007)

SAAP gaps

- Recognition that SAAP operating to capacity and not able to address unmet needs of homeless people
- High turnaway incidence – 05/06 in WA 64.2% of all new accommodation referrals unable to be met
- Low exit rates (SAAP client extended stays)
- Bottlenecked system
- DHW unable to meet supply needs
- Crisis Accommodation and mainstream Public Housing for SAAP exit points
- Current wait list for PH rental 5-7 years (17,000)
- DHW allocating 100% to 'priority'

Prevalence of Mental Illness

3.9. Mental health

The annual prevalence estimates of current mental health conditions are shown in Table 10. The prevalence estimates relate to respondents aged 16 years old and over.

Table 10: Prevalence of current mental health condition, 16 years and over, by year

	Males	Females	Persons
2002	9.0	16.3	12.8
2003	10.5	18.4	14.5
2004	9.9	17.0	13.5
2005	6.7	13.2	9.9
2006	8.2	16.2	12.2

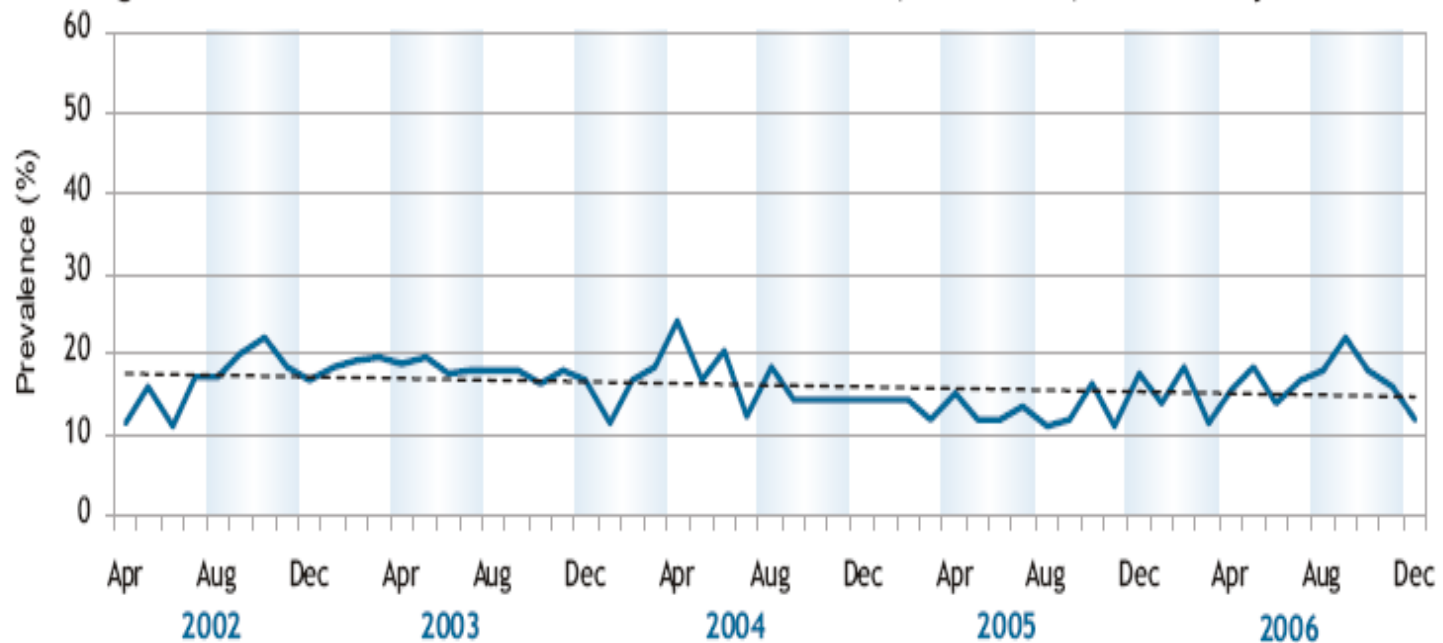
Any mental health problem, i.e. anxiety, depression, stress or other mental health problem diagnosed within past 12 months.

- Over one in eleven respondents have reported current mental health conditions since 2002.
- In each year females have reported significantly higher prevalence estimates for current mental health conditions compared with males (nearly twice as high).

WA Prevalence of Mental Illness

mental health conditions among females and males.

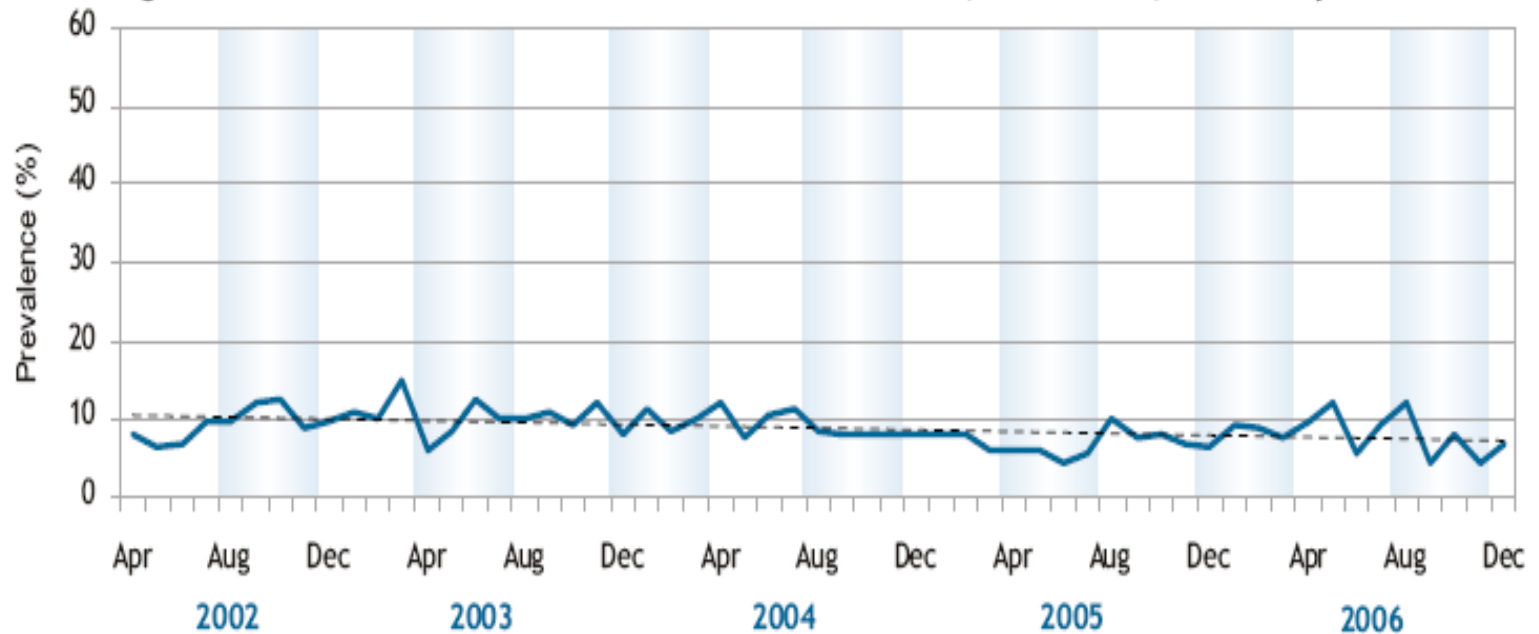
Figure 21: Prevalence of current mental health condition, time series, females 16 years and over



Wood, Nerissa & Daly, Alison, 2007. *Health and Wellbeing of Adults in Western Australia 2006, Trends over Time for Chronic Conditions and Risk Factors*. Department of Health, Western Australia.

WA Prevalence of Mental Illness

Figure 22: Prevalence of current mental health condition, time series, males 16 years and over



Wood, Nerissa & Daly, Alison, 2007. *Health and Wellbeing of Adults in Western Australia 2006, Trends over Time for Chronic Conditions and Risk Factors*. Department of Health, WesternAustralia.

Strategies, Taskforces, Reviews

- Numerous reviews and strategies over 20yrs
- Burdekin Report (1989)
- Aboriginal Health Strategy (2000)
- State Homelessness Strategy (2002)
- State Housing Strategy (2003)
- State Mental Health Strategy (2003-07)

NONE achieved significant reductions in homelessness or housing stress

NONE increased social housing stock or community services

Policy Responses

- Australian governments' moving toward a bi-lateral approach to affordable housing.

National Affordable Housing Agreement

- Intend to review housing subsidies, taxes, exemptions and grants not currently integrated
- Policy consideration and negotiations undertaken by COAG and the HMF with (new) Federal Housing Minister and Dept Treasury and Finance
- NGO's invited to participate WA - HSIRT, COAG briefings
- Recent developments
 - Senate Select Committee Inquiry into Affordable Home Ownership
 - Land Audit and review of State and Local Gov taxes
 - CSHA & SAAP Agreement being evaluated

Shelter WA: Who we are

- Shelter WA Inc. formed in 1979 - NFP, NGO
- Peak body representing low income and otherwise disadvantaged households
- SWA promotes accessible, affordable, appropriate and secure housing for every person
- Funded by Government (DHW/CSHA)
- Governance via monthly Management Committee
- Undertakes research on housing issues and advocates policy by collaboration and consultation with community organisations and consumers
- Shelter in all States and Territories.
- National Shelter undertakes and co-ordinates research and policy input at federal level

Questions

Membership of Shelter WA
Individual or Organisational
Free Associate Membership
Management Committee

SWA Update, Newsletters, Information, Forums

Publications on website: www.shelterwa.org.au

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