



Shelter WA August Newsletter

August 2013

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Conferences

Inclusion WA (WA)

SPEAKOUT – A Youth Consultation (12 August)

AHURI (WA)

Building resilient housing markets- home ownership and affordable rental supply (14 August)

CHFV

New Building Blocks: Opening the door to more affordable housing (15 August, Melbourne)

Centre for Social Impact (WA)

Measuring Social Outcomes and Impact Forum (21-22 August)

Australian Housing Institute

Tenant Participation Seminar (17 September, Sydney)

Planning Institute of WA (WA)

Smart, Global, Connected (19-20 September)

National Seniors Australia (WA)

WA State Convention (21

Shelter WA News

Vacancy Rate Increase in June Data from the [Real Estate Institute of Australia \(REIWA\)](#) shows Perth's rental vacancy rate climbing to its highest level in two years. As of 11 July, the vacancy rate has increased to 3.2% in Perth, up from 1.9% from the March quarter. A vacancy rate of 3% is generally considered by property observers to be a 'healthy' rental market. REIWA data shows there are now 4,200 rental properties in the market, which is a significant jump from a few months ago.

Slowing population growth and renters entering the property market have contributed to the increased vacancy rate. Experts believe rents are not likely to rise further, at least in the next 12 months, and it is expected some of the areas under pressure will soften. This should hopefully mean some relief for Perth renters in the second half of the year. Nevertheless, the median rent for the Perth metropolitan region is still quite high at \$475/wk, causing many renters to remain in housing stress.

You can access this full Shelter WA article at shelterwa.org.au/news

Disruptive Behaviour Management Strategy Progress

Shelter WA has been conducting research, holding community forums, and advocating for changes to the Department of Housing's [Disruptive Behaviour Management Strategy](#) since its inception in June 2013.

The Equal Opportunity Commission recently issued 'A Better Way: A report into the Department of Housing's Disruptive Behaviour Strategy and more effective methods for dealing with tenants', which analyses the strategy's effectiveness, praises work done by Shelter WA and promotes the recommendations from our own report [Shelter WA: Final DBMS Report](#), released in May. Together with the EOC, Shelter WA is keen to see significant changes to the Disruptive Behaviour Management Strategy.

We recently wrote to the Hon Bill Marmion asking for changes to be made to the Strategy and urging him to consider recommendations in the Shelter WA and Equal Opportunity Commission reports. We encourage our subscribers to read our letter to the minister, [available on our website](#). If you agree with the proposal outlined in the letter, please let the Minister know by sending him an e-mail at Minister.Marmion@dpc.wa.gov.au with a copy to eo@shelterwa.org.au so we know how many responses he is getting.

October)

AHURI

8th National Housing Conference
(30 October, Adelaide)

State of Australian Cities

National Conference (26-29
November, Sydney)

Contact Us

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Links



national
shelter



AUSTRALIANS FOR
AFFORDABLE
HOUSING
HousingStressed.org.au



Australasian Housing Institute
Supporting Social Housing Professionals



COAG
Reform Council



COMMUNITY
HOUSING COALITION WA

This need only take 40 seconds of your valuable time, but may save hundreds of public housing tenancies from termination action and homelessness or severe overcrowding. All that is needed is one paragraph:

“[service/organisation] supports Shelter WA’s proposal that the Disruptive Behaviour Management Strategy criteria for minor behaviour be removed. The Strategy should be reformulated as an early intervention tool, rather than a punitive instrument contributing to homelessness of already vulnerable populations.

We also support the call that Aboriginal stakeholders be consulted in developing strategies to support Aboriginal tenants to maintain positive tenancies.”

Shelter WA will continue to lobby the Minister to remove strike actions for minor behaviours, however we do need the support of the whole community sector, so please send this to your stakeholders, members and others.

Housing Research Reviews Shelter WA is releasing a new type of summary document on our website. As important documents relating to the affordable housing and homelessness sector are released, we aim to summarise and analyse the findings, drawing out the implications for the WA affordable housing sector. Our Housing Research Reviews will keep affordable housing enthusiasts up-to-date with new research and changes to policies and strategies in a concise, easy to read format. The first two Housing Research Reviews are on our website:

- [Housing Research Review: The Housing We’d Choose](#)

The study reveals what is important to people when choosing housing in Perth. It identifies the trade-offs people are willing to make when their preferences are constrained by affordability, location and other factors. This document, if used correctly could shape better housing solutions in Perth by changing state policy.

- [Housing Research Review: State Planning Policy 3.1 – Residential Design Codes](#)

The Residential Design Codes (or the R-Codes) provide the basis for controlling residential development throughout Western Australia. On 1 August there will be amendments to the R-Codes which could possibly facilitate more affordable housing.

Future Directions Survey Shelter WA are seeking information from individuals and organisations about our future as the peak body for affordable housing and homelessness in WA. We’re interested in hearing your views. If you haven’t filled out the survey yet, you can complete it [here](#). It should only take 5 minutes



Housing and Homelessness News

Homeless Persons Week 5-11 August 2013 Homeless Persons Week is a national event that aims to raise awareness of homelessness around Australia. The week is held at the beginning of August each year and anyone is welcome to stage an event which will help draw attention to the causes and effects of homelessness.

The Community Housing Coalition of WA (CHCWA) will be launching the week. CHCWA are still calling for persons to attend one of the main events, the 'Great Debate', on 8 August. If you are interested in this event, please get in contact with CHCWA at communityhousing.com.au

Alternatively, information about the national campaign can be found at the Homelessness Australia website, at homelessnessaustralia.org.au

As a part of Homeless Persons' Week, the Women's Council is presenting a training seminar on 12 August addressing "Responses to Women, Violence and Homelessness Across Borders". This event will have a special focus on WA. To find out more information can be found at their website womenscouncil.com.au

New Federal Housing and Homelessness Minister



Shelter WA would like to welcome the Hon. Julie Collins MP into her new portfolio of Housing, Homelessness and Status of Women. Ms Collins held the portfolios of Indigenous Employment and Economic Development, Community Services and Status of Women under the previous ministerial arrangements.

We wish Hon. Mark Butler well in his new role as the Federal Minister for Climate Change, Environment, Heritage and Water.

Australian Greens have released two innovative plans to cut housing waitlists across Australia. The Greens' plan is aimed at reducing the 225,000 applicants on housing waiting lists, lists which can see applicants waiting between two and 10 years for public housing.

The plan would see a 'Stronger Social Housing System', which aims to build 120,000 new homes per year over the next 10 years Australia-wide. The initiative - 'Safe as Houses' - would use a government bond finance mechanism to raise up to \$2 billion in affordable housing supply bonds. Shelter WA supports this initiative, and promotes any instruments and mechanisms, such as government bond financing, which will facilitate the development of more affordable housing. More information can be found on the Greens' website, at scott-ludlam.greensmps.org.au/social-housing

Mission Australia Winter Sleepout This year marks the 25th anniversary of the Mission Australia Winter Sleepout and you can be involved. It's as simple as sleeping out in your own

backyard – and raising funds to help people in need, of course. More information can be found at the Winter Sleepout website, at wintersleepout.gofundraise.com.au

Australian Electoral Office have produced brochures, posters and enrolment forms specifically for people who have no permanent address, available [here](#).

Media

Shelter WA Executive Officer, Chantal Roberts, was interviewed on ABC Perth 720 on 4 July 2013. Chantal spoke to Geoff Hutchison about the Department of Housing's Disruptive Behaviour Management Strategy. You can read or listen to the interview [here](http://abc.net.au/news/2013-07-04/housing- eviction/4799316):

Mission Australia calls for Kevin Rudd to be a “champion of the disadvantaged”. Toby Hall (Mission Australia CEO) explained that billions of dollars of program funding for the disadvantaged, including rental affordability and youth unemployment, are areas which have fallen into “disarray”, have stalled or need new policy solutions. More information about this media report can be found [here](#).

As a response to this, Prime Minister Rudd met with the Prime Minister’s Council on Homelessness last week to discuss efforts to achieve goals set in 2008 including to halve homelessness by 2020. This story can be found [here](#).

National Shelter have joined with ACOSS and other national peaks in a united call for political parties to make housing a top priority. See the full media release from ACOSS [here](#).

Federal Government announcements:

[Changes to NRAS for charities announced](#)

[Teaming up to tackle youth homelessness](#)

[The Big Issue social housing project “Homes for Homes”](#)

[AFL “Ladder” project to address youth homelessness](#)

State Government announcements:

[Affordable housing boost for Bunbury](#)

[Land release in Hedland to boost housing](#)

Research

As part of a **Masters in Applied Economics at Curtin University**, **Melissa Piscetek** has undertaken an extensive research project entitled ‘[The Economics of Affordable Housing: An investigation into the Western Australian residential property market](#)’.

The objective of the research was to identify the trends and reasons for the decline in housing affordability for homeowners and private renters in WA. Housing affordability continues to deteriorate across capital cities and regional areas around the country, and WA has fared worse than most other states. This dissertation analysed reforms to two government policies to improve housing affordability. The first policy analysed deals with the reform of Commonwealth Rent Assistance (CRA), which would make housing more affordable for low income private renters. The second policy analysed the abolition of stamp duties, as this would make housing more affordable for potential homeowners. The report is available on the Shelter WA website.

Australians for Affordable Housing have released a research report into housing affordability and how it is affecting jobseekers in gaining work. The report is entitled [Opening doors to employment: Is housing affordability hindering jobseekers?](#). The report explains that jobseekers find it hard to live in areas where jobs are available, as living in these areas puts them in ‘housing stress’.

ACOSS recently released results from its annual Australian Community Sector Survey which has shown that housing availability and affordability is the greatest unmet need for clients of welfare services. In terms of housing and homelessness the survey shows:

- 66% of housing and homeless services report struggling to meet demand.
- Over 60% of overall respondents listed housing and homelessness services amongst those for which their clients had the highest need.
- 61% of all respondents said improving housing availability and affordability is the top policy priority.
- 62% said waiting times for services had increased since the previous 12 months.
- Services reported a 16% turn-away rate, up 5% from 2010/11.

The survey shows that the community sector is being undermined by severe underfunding and lack of action to deal with the national housing affordability and availability crisis that continues to squeeze households and plunge those on the lowest incomes into deeper poverty.

The Survey can be downloaded [here](#). More information, including a full summary of key findings can be found [here](#).

AHURI have released research into '[Preventing homelessness for women and children who have experienced domestic and family violence](#)'. This research and policy bulletin compares 'joined up' approaches to deal with homelessness from England and Australia. This consists of planning for housing, judicial and support systems and services working together to help women and children stay in their homes.

AHURI also released an 'evidence review' into '[Homelessness in childhood affects homelessness later on](#)'. The review seeks to understand the situation for currently homeless adults by looking into their childhood experience of being homeless, the experience of their parents being homeless and other factors which affected their childhood family.

The [AHURI research agenda for 2014](#) has just been released. The priority areas are: service use by homeless people, NRAS delivery, housing markets and productivity, demographic change and future housing subsidy, and housing and support responses to NDIS.

Australian Institute of Health and Welfare released a report highlighting specialist homelessness services accessed between July and December 2012. During this time homelessness agencies helped more than 157,000 clients and provided more than 3.6 million nights of accommodation. Almost half of clients were already homeless at the beginning of their first support period and the rest were at risk of homelessness. The most common main reasons given for seeking assistance were related to domestic or family violence and financial difficulties. More information is available [here](#).

The AIHW also released a '[National housing and homelessness data dictionary](#)'. It includes data set specifications and data elements for Specialist Homelessness Services, public housing, state owned and managed Indigenous housing, community housing, Indigenous community housing, home purchase assistance, and private rent assistance.

Swinburne University researchers are conducting an online survey and would like to hear from people in government, education, NGOs and industry about their experiences using and accessing information for policy and practice. You can participate in the survey online [here](#).

Homelessness Clearing House announced a paper by the Productivity Commission. The paper is called the '[Deep and Persistent Disadvantage in Australia](#)' and focuses on why people can become disadvantaged and the factors which contribute to disadvantage over time.

Urbis Property Consultants recently released a report highlighting the reduced number of housing options for people with disability, and the fact that people with disability are being pushed to the urban fringe. People requiring disability support generally live in lower priced

locations including many regional areas. This report, DisabilityCare and Property, identifies ways in which appropriate housing options can be created to alleviate this problem including retrofitting housing, aesthetical design, shared accommodation and increasing prosperity without gentrification. Readers can access the full report [here](#).

Awards, Grants and Funding

Fullbright Scholarship in Non-Profit Leadership sponsored by the Origin Foundation is now open for applications until 12 August. The scholarship provides the opportunity for an emerging leader in the NFP space to undertake a 3-4 month professional development program or research in the United States. More information is available at the Australian Scholarship Foundation's [website](#).

Australian Charities and Not-for-Profits award for young researchers applications close on 16 August. Two awards are open to anyone in the first five years of a research career based in an Australian University or Not for Profit organisation. Further details can be found at the ACNC website, at acnc.gov.au/

Youth Development and Support Program has opened for funding applications for Not for Profits who deliver community based programs with a focus on youth development and support. The focus for projects in 2013-24 is 'Building a safe and supportive culture'. Applications are open until 23 August. You can apply [here](#).

AHI Excellence in Housing Awards are now open for nominations until 31 August. The awards feature eight categories, including:

Individual Awards: Inspirational Colleague, Outstanding Achievement

Team Awards: Excellence in Social Housing, Leading Innovation, Leading Housing Project, Leading Asset Management, Leading Tenants Engagement Practice.

Tenant Award: Tenant Led Initiative

Information about the awards is available in the [brochure](#) and the [nomination form](#).

Other

Planning Institute of Australia is calling for papers for its 'Connecting People & Ideas Planning Congress' on 16-19 March 2014. PIA is seeking papers from prospective speakers in planning and allied professions to connect and inspire dynamic and engaged discussion. A focus will be on the 'built environment' and hopefully inspire some discussion about the affordable housing agenda. More information can be found [here](#).

Shelter WA publishes a monthly newsletter and welcomes your input. We accept articles, reports, new housing related and support services updates and information; and are happy to promote events, training etc.

If you require further information contact Robert on 9325 6660 or email project@shelterwa.org.au

If you wish to subscribe to our mailing list you can [here](#), or if you would like to unsubscribe you can [here](#).