

Final Report

Rental Moratorium Roundtable

Mitigating the impact of the ending of the rental moratorium

1 April 2021



1. Overview

The *Residential Tenancies (COVID-19 Response) Act 2020* put into place a moratorium on evictions and other measures relating to residential tenancies to address the financial impacts of COVID-19.

On 28 March 2021 the COVID-19 emergency period ended, which means that the ordinary tenancy laws under the *Residential Tenancies Act 1987 (WA)* again apply.

On 1 April 2021, Shelter WA in partnership with the Real Estate Institute of WA (REIWA) convened a targeted cross-sector roundtable to discuss the impact of the moratorium ending on people in the private rental market, and to develop immediate, and longer-term solutions to mitigate impact and harm.

Along with government and industry representatives, community services that provide private tenancy support services, a selection of community housing providers and regional services attended this meeting. Apologies were received from a number of services and industry bodies who were unable to attend on the day.

Attendees at Emergency Roundtable

SECTOR	NAME	ROLE
Government		
DMIRS	Trish Blake	A/Director, Retail and Services
Communities	Emma Colombera	A/Housing Advisor Minister Carey
Communities	Jared Collins	A/Director, Housing and Homelessness
Communities	Bev Jowle	Principle Policy Officer Housing
Lotterywest	Lorna Pritchard	General Manager, Grants & Community Development
Lotterywest	Mhairi Cowden	Senior Manager, Community Impact and Analysis
Development WA	James Butterfield	Sustainability and Innovation Manager
Industry		
Urban Development Institute of Australia (UDIA)	Tania Steinbeck	CEO
Real Estate Institute of WA (REIWA) Co-host	Neville Pozzi	CEO
REIWA	Sadie Davidson	Advocacy and Policy Manager
Community & Services		
Shelter WA (Co-host)	Michelle Mackenzie	CEO
Shelter WA	Reece Plunkett	Head of Policy, Advocacy & Sector Development
Shelter WA	Chantal Caruso	Media and Campaigns Lead
Shelter WA	Royceton Hadley	Online and Social Media
WA Alliance to End Homelessness	John Berger	Executive Officer
WA Council of Social Services (WACOSS)	Louise Giolitto	CEO
WACOSS	Jennie Gray	Deputy CEO
Financial Counsellors Association of WA (FCAWA)	Gerry Sandford	FCAWA project lead
Community Legal Centres of WA	Carrie Hanningan	CEO
Circle Green Community Legal	Carmen Acosta	Client and Corporate Manager
Accordwest Bunbury	Evan Nunn	CEO (via zoom)
Anglicare WA	Mark Glasson	CEO
Centrecare	Leanne Strommen	General Manager
Red Cross	Craig Stewart	CEO
Anglicare WA	Philippa Boldy	Director Services
Housing Choices	Natalie Sangalli	General Manager, Community Housing
Wungening Aboriginal Corporation	Niall Rhatigan	Manager
YACWA	Holly Rose Rolfe	Policy
Ruah	Mark Slattery	Executive Manager, Services
Advance Housing, Albany	John Lysaught	CEO (via zoom)
Centacare Kimberley	Michael King	CEO (via zoom)

2. Setting the Scene: The impacts of moratorium lifting

Representatives from government, industry and community sectors described the impact of the moratorium ending. This included presenting new data and observations to have occurred in the immediate lead up to the moratorium's end.

Neville Pozzi, CEO, REIWA reported:

- The vacancy rate is the lowest since 2012, and in a number **in regional areas including Albany and Augusta there's a zero-vacancy rate.** (2-3 per cent vacancy rate is considered a balanced rental market)
- The average rent is \$400/week (the peak was \$450 in 2012)
- Of concern is a significant number of investors leaving the market, **with 12,000 properties exiting rental market**
- Stamp duty changes are needed to encourage people to invest – **the average stamp duty is \$18k plus 3% mortgage insurance**
- WA remains the most affordable market in Australia – 17.8% of income required to service rent (comp rate 29% Hobart, 23% Sydney, 22% Melbourne)

Jared Collins, A/Director Housing and Homelessness, Dept of Communities reported:

- **The wait list has increased to 15,825 applicants** (at Jan 2021) - up from 14,870 when moratorium was introduced
- **The priority list has increased by 46%**
- The Department received 372 new applications in January (this is 40 less than 2020)
- **Exits from public housing have declined dramatically** – 231 exits (*down from 305 in 2020)
- Estimated 620 chronic rough sleepers in metropolitan area.

Patricia Blake, A/Director, Retail and Services, DMIRS reported:

- A 'flavour of what's happening' – mostly grants and mandatory conciliation service requests.
- Receiving a lot of calls on notices to terminate or substantial rent increases
- People can't find somewhere else to go, despite trying actively and very few people successful in finding alternate housing
- Staff spending substantial time with callers going through individual circumstances - Anglicare providing intensive support for callers in acute stress
- A lot of calls from landlords for mandatory conciliation to have rent arrears dealt with before eviction
- A lot of applicants for **two rent residential relief grants, which have a set of eligibility criteria- \$4000 for rent arrears, \$2000 for future rent support to soften transition**
- **Conciliation team are contacting landlords direct, and this is working**

Mark Glasson, CEO, Anglicare WA reported:

- Demand **tripled for emergency relief and food assistance this year to 950 requests**
- 40% reduction in youth in crisis accommodation – system 'choking up'
- Waitlist closed – no more capacity
- **Seeing three things:**
 - o Emergency relief and food assistance – tripling demand 312 March 2020, this year 950
 - o Increasing debt,

- Increases in rent – Major concern is seeing a number of people agreeing to increase in rent without capacity to do so

Observations include:

- Overcrowding – 3 adults and 9 kids in one house, seen upwards of 16 children in one house – massive impact on young parents
- Trajectory for young parents in housing – very difficult – concern about children living in overcrowded dwellings and risk
- People living in cars
- 40% reduction in youth in crisis accommodation – system ‘choking up’
- The Anglicare Waitlist has been closed – no more capacity and don’t want to get people’s hopes up
- Increased mental health issues and other impacts of stress on families
- Some families refusing to leave when they get a termination notice – impact of long-term ability to secure lease compromised
- Rental Affordability snapshot – done last weekend – coronavirus supplement increased affordability which will now be wound back
- Impacts to Family and Domestic Violence because women have nowhere to leave to
- Impacts to hospitals – patients nowhere to go
- We are trying to bring all value to resources, but challenge is the scale “we just can’t do what we need to do at the scale we need”

Carmen Acosta, Client and Corporate Manager, Circle Green Community Legal reported:

- **500% increase in calls from 30 calls a day last year to 200 calls a day now** – mostly for tenancy issues
- From a legal perspective the frustration is they can’t advise on where else to go if there is nowhere else to go
- Appointments are now booked two weeks in advance
- There is a strong frustration is there is no solution
- **Wanted to emphasise the number of people calling with people ‘completely stressed’ with their situation – massive impact on staff, who are solicitors but not trained in suicide, mental health, and crisis, now in process of training all staff for this**
- Number of people renting increasing this is not going to stop – they have to be affordable
- We’re working with staff who have been asked to leave their rental properties, it’s waged individuals not only the most vulnerable

Leanne Strommen, General Manager, Centrecare (Entrypoint) reported:

- **Experiencing a significant increase in calls – now up to 1200 a month**
- Double the number of applications online
- Only have five staff over 6 days a week, so 2-3 staff a day and just one on Saturday
- Their biggest concern is the number of people with children presenting for the first time – requests from families have almost doubled to 259 in March this year
- Callers are incredibly stressed
- There is nowhere for people to go
- Since January 1st 2021 online inquiries have surged: They’ve received 749 written enquiries (540 children) 291 currently homeless, 194 couch surfing, 151 facing eviction, 115 can’t find rental, and 82 domestic and family violence.

3. Key Issues arising

The roundtable discussed the key issues that have, or will, arise as a result of the end of the rental moratorium. These included positive and negative impacts, captured in the table and word cloud below.

Table 1: Key issues arising:

Positive	Negative
<ul style="list-style-type: none"> • Extra collaboration (Government, NFPs + service providers) • Increased media attention 	<ul style="list-style-type: none"> • Perfect storm – end of jobseeker/JobKeeper/moratorium • Housing providers are not social workers – impact on staff • Lack of social housing stock • Lack of homes for families, • Lack of housing for people being released from jail • \$\$\$ metro – people buying holiday homes – houses are leaving the rental market • Rental homes are being sold • Inability to find rental properties due to lack of supply • Not all are ethical owners • Financial pressure on landlords • Department of Housing moving mental health patients out of hospitals with no home • Many different forms of homelessness – i.e., couch-surfing • Insufficient support services • Lack of data • WA Housing Strategy not fit for purpose • Pressure on systems/court/legal support • Health / mental health issues

Fig 1: Word Cloud capturing key issues arising from the moratorium lifting:



5. Solutions

After working in small groups, participants were asked to identify solutions, based on two criteria: their urgency and impact. Forty-three different solutions were proposed and included advocacy, support services, social housing, housing, and changes to policy/legislation. (Full list at Table 3, word cloud below).

Participants then triaged the solutions in terms of urgency and impact to determine the top ten, to inform an Action Plan. These were:

TOP 10 SOLUTIONS

1. **Emergency Welfare Response** through a coordinated crisis response across services in partnership with government
2. **Surety of and increased emergency relief funding to keep people in their homes with wrap around supports** including programs for tenancy and housing support services and for rental support – also funding to support people being evicted to obtain suitable housing & accommodation options.
3. **Emergency housing for people who need a home, with support services**– i.e., hotels, apartments & spot purchasing vacant homes; modular homes/ innovative construction which could be delivered rapidly, on government land for example, in partnership with the community housing sector.
4. **Government commitment to social housing** – policy change to rapidly increase social housing supply in partnership with the community housing sector.
5. **Increased diversity of housing stock**
6. **State-based rental affordability scheme**
7. **Incentives for home sharing**
8. **Reform of the Residential Tenancies Act**
9. **Universal basic income**
10. **Stamp duty/land tax relief and reform**

Fig 3: Word Cloud capturing solutions identified



Table 3: Detailed and triaged solutions put forward

Solution	Red Dots (Urgency)	Blue Dots (Impact)	Additional Comments
Advocacy			
Central data base system on need (ST)	-	3	<ul style="list-style-type: none"> Evidence is critical for Government response/advocacy How can we use the data shown/spoken of today Shelter WA – survey in-field, snapshot OP ED Pieces Letter
Increase commitment to construction	-	3	
Optimise current housing	-	2	
Importance of hearing lived experience	-	2	
Complexity of lives – lawyers need support and new skills – ie mental health training	-	-	
Pressure/advocacy around increasing stock	-	-	
Media			
A. Constant media stories B. Improve messaging in media – currently mixed	1	3	<ul style="list-style-type: none"> Educate community – so that perception doesn't become fact
Equip all of us to respond to media	-	-	
Support			
A. Emergency welfare response (9 red, 1 blue) B. Evacuation Centre for homeless (3 red, 3 blue) <i>Merged together as B is an outcome of A</i>	12	4	<ul style="list-style-type: none"> Coordinated welfare response that pulls together agencies/existing State Welfare Committee Housing crisis is not seen as a disaster, it should be
Increase funding for wrap around services	-	13	<ul style="list-style-type: none"> Increase funding for existing programs/services around tenancy/housing support Holistic approach. Increase in support to family and domestic violence, mental health, drugs and alcohol etc.
Structured response to living in cars	-	1	
Increase support services	-	1	
Increase support to service providers	-	-	
Social Housing			
Incentives for home sharing	1	4	Quick win with long-term impact
Cruise Ships	-	-	
Hostels/Hotels	-	-	
More entry points ie modular homes	-	-	
Stock			
Tiny houses/sea container village/empty buildings	1	7	<ul style="list-style-type: none"> Not individual properties. Put people into good accommodation with support.
Increase diversity of housing stock	-	7	
A. Government commitment to social housing B. Change in policy to increase social housing	2	5	
International student accommodation	-	2	

Solution	Red Dots (Urgency)	Blue Dots (Impact)	Additional Comments
Repurpose aged care residential	-	1	<ul style="list-style-type: none"> Allow them to access the Joint wait list (JWL)
Reactivate Assisted Rental Pilot Pathways Project	-	-	
Advocacy/support for people with visas	-	-	<ul style="list-style-type: none"> Migrants/people from overseas, aren't eligible for government support – e.g., income support, housing/rent relief
PTSS (Public Tenancy Support Service)	-	-	A number of agencies working together to coordinate efforts across agencies
Changes to Policy/Legislation			
Rent control/Caps on rental price increases	1	10	
State based National Rental Affordability Scheme (NRAS) scheme	2	7	
Universal income	-	5	
Stamp duty/land tax relief	1	4	
A. Tax on vacant properties	-	4	
B. Review Policies on vacant homes			
No evictions to homelessness - policy	-	2	
Changes to caravan and camping legislation	-	2	Remove limits on time people can live in caravans during emergency
Change legislation to increase ability to have pets	-	2	
Low-cost financing	-	2	
Housing guarantee	1	1	State guarantee – all Western Australians have some place to live
Review Commonwealth Rent Assistance	-	1	
Use vacant units – subsidised	-	1	
Review private ownership	-	1	
Legislation – increase incentives to invest	-	-	
Spread bond over time	-	-	
Review RTA	-	-	

6. Appendix: Detailed Group Work

KEY ISSUES IDENTIFIED

- Perfect storm (moratorium coincides with ending of Job keeper program and reduction of JSP' also coincides with a highly pressurized housing market - low stock, increasing prices, increasing chaos)
- Mental health
- Family breakdown/Family domestic violence
- Impact on children
- Overcrowding
- Cementing inequality
- Shame – people not asking for help
- Services are under pressure
- Housing stress – need more stock – insufficient social housing to meet demand
- Low rental stock, low vacancy rates
- Lack of stock
- Homelessness – increase in rough sleepers
- Economic stagnation – if all income is spent on rent, not flowing into economy
- Housing/rental market needs to normalize
- Current demand will lead to an increase in investors, but this will take time
- Increase in media attention may drive political responses
- Lots of empty houses not being used
- Rent increases not sustainable
- People pushed out of communities – loss of connection
- Older women vulnerable
- Pets being surrendered
- Broader impact on productivity and the economy
- Economic impact of COVID – disproportionate
- More social housing required
- Social housing failing
- Government slow to react to the housing rental issue
- Free market conditions are now prevailing
- Service providers are running out of resources
- WA Housing Strategy no longer fit for purpose
- Perception that landlords have suffered with no rent increase
- People made homeless
- People offering more rent on applications, and being accepted (privilege of wealth)
- Non ethical owners
- Accommodation not available
- Wage earners not being able to afford rent/rent increases
- Heated trade market impact on affordable developments
- Ending F/T tenancies to sell in rising market
- Increase in first time homeless people
- Homelessness
- Compounded homelessness (for those experiencing this Pre-COVID)
- Stress on service providers
- Despair for staff receiving clients
- Pressure on sector personnel - burnout
- Loss of opportunity
- Increased stress on staff unable to help
- Pressure on 'stable family members'
- Family domestic violence
- Women and children forced to stay in violence situations
- High levels of emotional distress
- WA Health wanting to discharge 150 mental health patients into community
- Housing availability
- Choked crisis system
- Over stretching community services already stretched
- Inability to progress key strategies within State policy due to pressure on system
- Decrease in affordable private housing
- Social housing availability decrease
- No alternative housing solutions
- People have nowhere to go
- Landlords under financial pressure are evicting and selling
- Financial abuse
- Decreasing income due to ending of job keeper/job seeker
- Personnel – turnover high but recruitment difficult
- No properties available
- Housing/rental market needs to normalise
- Economic stagnation – all \$ going to rent and not on other things
- Lots of empty offices not used
- Not optimising current homes
- No social housing to meet need
- Need more housing stock

KEY IMPACTS (cont.)

- Mental health
- Impact in tenants
- Impact on staff/agencies
- Family breakdown/Family domestic violence
- People staying in unsafe conditions
- Emergency and crisis accommodation stagnate
- Impact on children
- From overcrowding
- Sleeping in cars/homelessness
- Child protection issues
- Young people having to return home to couch surf
- Intergenerational poverty
- Overcrowding
- Impact on tenancy compliance
- Impact on health
- Cementing inequality
- Housing haves and have nots
- Loss of connection
- Lasting/ongoing health and wellbeing impacts and capacity of services to address this due to increase in demand – not just requirement for increase in housing
- Investors are exiting the market
- Burned investors leaving market
- Demand for social services outstripping supply
- Service providers and support resources already stretched – unable to meet extra demand/need
- Carry over debt
- No housing options
- Bottleneck services
- Most vulnerable further disadvantaged
- People experiencing housing stress for the first time – may not be aware of options – access
- Moratorium impacts those who already live with financial hardship most
- Increase in family domestic violence and family breakdown
- Family breakdown
- Domestic violence
- Long term impacts on wellbeing/future
- Moratorium will tip many into homelessness
- Regional services are leaving no homes
- Staff in regional areas are homeless
- Not enough funding
- Rent arrears and evictions
- Mental health of workers
- Mental health of tenants
- Can't meet demand
- Government not aligned to support services
- Impacts on front line staff unable to assist
- Impact on employment due to no accommodation
- Heated trade impacting NFP housing maintenance
- Damaged properties
- Legal pathways
- Financial stress
- Mental health impact
- People living in their care due to rent increases
- Increased demand for food relief
- Homelessness
- Street homelessness
- Overcrowding
- Empathy is running out
- Increase in mental health issues
- Families and community networks are 'tapped out'
- Family domestic violence
- Overcrowding
- Increase in family domestic violence
- Constant stress and PTSD (even for wage earners)
- Food insecurity (rent/food)
- Children's' needs not being met due to family instability
- Increased suicide directly from housing issues
- People paying rent they can't afford
- No food utilities and other essential living costs
- Increase in family breakdowns
- Collaboration – NFP and government
- Improve working of community services together
- Impact of service delivery
- System pressure
- Overworking courts
- Increased legal costs borne by tenants and property owners
- Employment options not taken up as no accommodation
- Family breakdown
- Increased FDV
- Increased divide between landlords/agents and tenants
- Increase in crime
- People with increasing debt
- Children and young people not going to school
- Increased poverty and poor wellbeing
- Increased vulnerability for children and families in housing stress
- Impact on children and young people
- Blocked up tenancy court systems
- Increase in family domestic violence referrals
- Increase in self harm
- Mental health issues
- Increase in number of mental health issues
- Increase in suicidality
- Homelessness

- New cohort entering homelessness for the first time
- Increased pressure on homelessness services
- Increased number of demand/calls
- Overcrowding
- Increased number of homeless and rough sleepers
- Lots more living in cars
- Increase in homelessness
- Mental health
- Increased stress and mental health issues/events for individuals and families
- Increased stress and anxiety of callers and staff
- Child removal
- Clogging courts
- Debt
- Financial pressure
- Increased demand in ER
- Hospitalisation
- People moving into cars
- Tenants refusing to go - blacklisted
- High transience/fluidity – dislocation from local support networks
- Services may be spread thin – trying to help more but effectively helping less
- Agencies flooded with issues they can't service
- People pushed out of communities – loss of community
- Overcrowding
- Impact on tenancy
- Impact on health
- Older women very vulnerable cohort
- Increased media attention may drive political response
- Young people having to return to home or couch surf
- Single parents and impact on children's stability (education, health etc.)
- Long term impacts on children
- Increase in child protection reports and potential removals
- Inter-generational poverty
- People over-committing financially - impacts local economy (retail/restaurants etc.)
- Households get into financial distress – hard to recover. 'Black marks' impact prospects
- Increased financial hardship and access for ER/food
- People with more debt – pay day lenders borrowing
- Poverty – paying more on rent
- Increase in mental health presentations
- Mental health
- Increased mental health issues
- Rent increases are not affordable
- Shame – people not seeking help
- Cementing inequality in housing – haves and have nots
- Yield will attract investors, but this will take time and may not increase housing stock
- Huge increase in rough sleepers (resulting in health presentations and justice response)
- Homelessness
- Housing stress
- Family breakdown
- Family breakdown and family violence – nowhere to go
- Women staying in unsafe accommodation

SOLUTIONS IDENTIFIED

- Housing first approach
- Coordinated NFP approach
- Shared housing
- Change legislation to cap rent increase per year (like other states)
- Evacuation centre for influx of 'new' homeless
- Tiny houses/dongas/modular homes (stop gap) – with animals
- Create short term villages
- Utilise vacant units to secure 'subsidy'
- Spot purchase vacant homes (government)
- Re-purpose empty buildings
- Immediate need for crisis accommodation
- Utilise hotels and hostels etc.
- Hotels and hostels room purchased
- Subsidy for rent increases – sliding scale
- Changing legislation about animals in tenancy (no barriers)
- Constant media coverage on the issues (community support)
- Bridge to common ground
- Build more social housing
- Change caravan and camping legislation
- Incentives for investment in housing for affordable rental
- Needs a whole of community response – government, providers, corporate
- How do we make sure all are represented in planning?
- Transfer housing to the NFP and spot purchase more
- Talking with funders to increase support
- Increased collaboration with other agencies to streamline existing options, services and lobbying for change
- Increased support services for wellbeing of people impacted by what is happening
- Increased options of housing and places to stay
- Maintain existing tenancies – rent relief
- Emergency response team
- Increase refurbishment
- Spot purchases
- Rent control
- Housing guarantees
- Build to rent – new investment
- Transfer state assets to CHO
- Advocating with government
- Using facts to challenge downplaying the severity (in media)
- Facilitating shared accommodation
- Community sector coming together to coordinate response
- Coordinating approaches with other agencies
- YACWA giving lived experience experts platforms to teach and educate
- Coordinating and supporting the food and ER sector
- WACOSS supporting Shelter WA in all advocacy
- Dedicated family domestic violence services for TPV holders
- Increasing internal housing staffing
- Increasing ER to families
- Tiny homes
- Tiny houses and transitional support (tenancy)
- Government support for builders
- Need extraordinary responses – and don't make providers do more work
- Stop making providers compete – competitive SHERP etc.
- Social Housing Economic Recovery Package (SHERP) etc. & pre-COVID
- Improve government coordination
- Incentivise people to have a lodger
- Match people/app
- Low-cost finance
- Increase professional housing officers
- State NRAs
- Shared equity
- Invest and support in supply lines to create dwellings
- Transition short term to cheaper rentals
- Caps on rental increases
- Spreading bond payments
- Vacant property tax
- Empty nesters – incentives for home sharing
- More support for service providers
- International student accommodation
- Communist state – no private ownership
- Fast track Common groups x 2 (or more)
- Cruise Ships
- Re-purpose aged care independent dwellings
- Response to people living in cars
- Utilising vacant properties
- More social housing
- Long term significant increase in social housing investment
- Social housing - spot purchase stock

- Spot purchase vacant homes with community housing sector – change CHA/CHO policy
- Reform of RTA (in process)
- Review CHA allocation policy
- More emergency relief support
- SHERP booster package
- Debt moratoriums
- Stamp duty reform
- Movable units Social housing (i.e., Victoria model) –
- Modular homes and government land
- System similar to commonwealth defense housing – government lead lease (relies on supply)
- Immediate government commitment to increase social housing - 2600 homes per year with CHPs
- Vacancy tax
- Air BNBs – Short Stay Accommodation Inquiry – Implement the findings
- State based NRAS
- All social housing managed by CHOs
- Impact of insecure work
- More houses and social & affordable housing
- More entry points into the market
- More early intervention and prevention to avoid homelessness
- Income support (lobby for increase to minimum wage + Centrelink + CRA)
- Sustainable funding
- Better community based mental health
- More crisis support services (i.e., women’s refuges)
- Re-purpose commercial properties – housing pods
- Increase and diversity of housing stock
- Review/change of systems and processes to increase efficiencies
- Extra support for staff
- Training of staff (specific)
- Agreed to principles
- No evictions to homelessness
- Making vacant properties available NOW to explain why this can’t happen
- Transition to moratorium or evictions for most vulnerable
- Maintain tenancies above all
- Urgent – identify increase in crisis accommodation, hotels/student accommodation
- Data – to get overall, evolving, and live updates
- Head lease – vacant hotels/motels
- Utilise existing stock
- Consider tax changes – stamp duty, land tax
- Increase rent assistance
- Enable house swap/share in social market
- Increase funding/Staffing in the community housing sector
- Raise the rate – increase Newstart to above the poverty line
- Government buy up if established property and subsidise rents
- Loosen criteria for housing assistance
- Refurbish and maintenance of exiting vacant social housing stock
- Spot purchasing for social housing
- Short term stamp duty relief
- Additional MH support services
- Increase incentives/support for maintaining rental arrangement/tenancies
- Rental assistance to help those in stress in the private rental market
- Something like the bushfire response - coordinated across all (services)
- Increase investment and supply of affordable and social housing
- Maintain supply of affordable land
- Balanced legislation for private rentals
- Increase housing stock
- Build more social housing ASAP

KEY PARTNERS IDENTIFIED

- SWEC
- Government - legislation
- Government – investment
- Government committees
- \$ now
- Have the plan
- Builders/industry
- Community
- Government
- State and local governments
- Sector
- REIWA
- Government support and action
- Builders
- Councils
- Government
- Peaks
- Modular construction firms
- All sectors of the communities
- Lived experience tenants
- All parts of the community
- Government
- Community services
- REIWA
- Lived experience tenants
- Collaboration and partnerships across community services and government
- Federal/State/local government
- Everyone in this room – government/community groups/REIWA

DESIRED OUTCOMES

- Shared equity programs – more effective
- Partnerships with CHPS regarding stock development and leverage
- – borrow and leverage: support and \$0 costs loans
- Nobody homeless, no rough sleepers
- Long term planning for boom-and-bust economy
- UK model – discounted purchase of social homes
- Social housing planning and building (long term)

Appendix: Agenda

Rental Roundtable: Mitigating the impact of the ending of the rental moratorium

Shelter WA and REIWA have convened a cross-sector roundtable to discuss the impact of the ending of the moratorium on people in the private rental market and to develop immediate, and longer-term solutions, to mitigate the impact and harm.

Location: The Platform, Level 3, 256 Adelaide Terrace East Perth

Date: Thursday 1 April 2021

Time: 9:00am – 12:30pm

Facilitator: Kylie Telfer, Co-Founder & Director, FRED Consulting

AGENDA

9:00 Acknowledgement of Country

9:05-9:10 Welcome and Overview - Michelle Mackenzie, CEO Shelter WA

9:10-9:45 **Setting the scene** – A brief overview from key representatives across the industry and sector on the impact of the moratorium ending, from:

- **Neville Pozzi**, CEO, REIWA
- **Jared Collins**, A/Director Housing and Homelessness, Dept of Communities
- **Patricia Blake**, A/Director, Retail and Services, DMIRS
- **Mark Glasson**, CEO, Anglicare WA
- **Carmen Acosta**, Client and Corporate Manager, Circle Green Community Legal
- **Leanne Strommen**, General Manager, Centrecare

9:45-10am Short break, Media interviews (as requested)

10am Facilitated Workshop – Kylie Telfer, Director FRED Consulting

A workshop to identify issues and impacts of the moratorium ending, and responses and solutions to develop an Action Plan together.

11:20-12:15 Finalise Action Plan

12:15 – 12:30 Report back on Action Plan and Communique – Michelle Mackenzie

12:30 – 1:00 Lunch and Networking, Media Interviews

****Please Note:** Media may be present during the roundtable to film vision of the event but will not be recording sound. All discussions during the roundtable process will remain confidential.