

	Social Housing	Affordable Rental Housing	Community Housing	Ending Homelessness	Planning and Development	Home Ownership	Aboriginal Housing and Homelessness	Private Rental Market	Climate Change
	That the Commonwealth Government develop and implement a national housing and homelessness strategy with a goal of increasing social housing to 10% of all housing stock by 2036.	That the WA State Government establish permanent, adequate, rolling funding and financing mechanisms to deliver a pipeline of affordable rental housing in line with evidence-based need. These mechanisms should work proactively to leverage federal investment and facilitate growth of the community housing sector.	That the Commonwealth Government develop and implement a national housing and homelessness strategy, with specific growth targets for community housing (50% by 2036).	That the Commonwealth, state and local governments, including government agencies, commit to ending homelessness, not just managing it.	That the WA State Government amend the Planning and Development Act 2005 to include social and affordable housing outcomes as an objective of the Act and include definitions of social and affordable housing in the Planning and Development (Local Planning Schemes) Regulations 2015.	That the Commonwealth Government develop and implement a national housing and homelessness strategy with specific targets, including for home ownership.	That the Commonwealth Government and WA State Government adopt a principle of self-determination and embed this principle across housing and homelessness services for Aboriginal people.	That the WA State Government accelerate reform of the Residential Tenancies Act 1987 to provide better conditions and greater security tenants (implement the tenancy ten).	That the WA State Government introduce enhanced and transparent minimum standards for social housing, especially in relation to energy efficiency and thermal comfort.
	That the WA State Government revise the social housing targets in the WA Housing Strategy 2020-2030 to reflect current and projected evidence-based need over the next decade, including a range of supportive housing options to meet the diverse needs of the population. These targets should complement Commonwealth Government policy and strategies.	That the WA State Government revise the social housing targets in the WA Housing Strategy 2020-2030 to reflect current and projected evidence-based need over the next decade, including a range of supportive housing options to meet the diverse needs of the population. These targets should complement Commonwealth Government policy and strategies.	That the WA State Government develop a plan to transfer income-generating social housing assets to the community housing sector and optimise community housing organisations (CHOs) as a key growth and delivery partner for social and affordable housing.	That the Commonwealth Government develop and implement a national housing and homelessness strategy to drive a coordinated, evidence-based approach to ending homelessness, and which adopts and embeds the principles of Housing First.	That the WA State Government amend the State Planning Strategy 2050 and State Planning Policy 2 to incorporate the State Government's net zero by 2050 target, including carbon reduction benchmarks for all development, public and private. This should include a requirement for all-electric new homes.	That the Commonwealth Government reduce demand for housing by reducing the Capital Gains Tax discount to 25% for individuals and trusts and limiting negative gearing so losses can only be written off against other investment income.	That the Commonwealth Government and WA State Government provide increased new investment to ensure that housing and homelessness services are culturally informed and culturally-led.	That the WA State Government facilitate participation by tenants and owners in longer term leases (more than 12 months) through common and commercially available contracts, and investigate incentive schemes that encourage landlords to offer long term leases.	That the WA State Government develop and implement a plan to decarbonise the state's social housing assets this decade, including an energy audit for all existing stock, and urgent investment in a comprehensive energy efficiency retrofit/ replacement and solar installation program (focusing on thermal comfort and prioritising assets located in regions with extreme climates).
	That the WA State Government develop and implement regional housing plans.	That the WA State Government develop and apply consistent definitions and processes for the delivery of affordable housing through planning policies and incentives (including planning concessions, density bonuses and inclusionary zoning measures).	That the WA State Government adopt the National Regulatory System for Community Housing (NRSCH) to improve consistency with other jurisdictions and support CHOs to transition to the new system.	That the WA State Government revise the social housing targets in the WA Housing Strategy 2020-2030 to reflect current and projected evidence-based need over the next decade, including a range of supportive housing options to meet the diverse needs of the population. These targets should complement Commonwealth Government policy and strategies.	That the WA State Government require at least 30% of housing on state and local government land to be social or affordable housing, including at least 50% of that to be social housing and with specific targets for affordable rental dwellings, with the process facilitated by the State Government in partnership with CHOs.	That the Commonwealth and WA State Government increase investment and supply of social and affordable rental housing for those unable to achieve home ownership, in line with evidence-based need.	That the Commonwealth Government and WA State Government address overcrowding as a priority through co-investment for new supply and ongoing maintenance of remote housing.	That the WA State Government establish permanent, adequate, rolling funding and financing mechanisms to deliver a pipeline of affordable rental housing in line with evidence-based. These mechanisms should work proactively to leverage federal investment and facilitate growth of the community housing sector.	That the WA State Government (with Commonwealth Government co-investment where possible) establish and invest in a rebate or grant program for low-income tenants and owners and community housing providers, to install energy efficiency upgrades, including draught proofing, shading, insulation, heat pumps for hot water, reverse cycle air-conditioning where suitable and solar panels (similar to the Victorian program).

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That the WA State Government establish permanent, adequate, rolling funding and financing mechanisms to deliver and maintain social housing in line with evidence-based need. These mechanisms should work proactively to leverage federal investment and facilitate growth of the community housing sector.	That the WA State Government require at least 30% of housing on state and local government land to be social or affordable housing, including at least 50% to be social housing and with specific targets for affordable rental dwellings, with the process facilitated by the State Government in partnership with CHOs.	That the WA State Government provides increased support and/or incentives for CHOs to become and remain registered.	That the WA State Government implement system reform and increase investment to ensure WA homelessness services are aligned with Housing First principles, as outlined in the All Paths Lead to a Home strategy.	That the WA State Government introduce mandatory inclusionary zoning (MIZ) of 10% social and affordable housing in multi-residential private development in metropolitan areas where there is a demonstrated need for social and affordable housing.	That the WA State Government introduce a progressive land tax to replace stamp duty with a staged and equitable implementation pathway (over twenty years), with extensive consultation with stakeholders in the design phase.	That the WA State Government work with local Aboriginal communities to reform remote housing maintenance contracts to ensure they meet need and are culturally designed and delivered.	That the Commonwealth and WA State Government provide tax incentives to deliver affordable build-to-rent development, managed by registered CHOs.	That the WA State Government amend the State Planning Strategy 2050 and State Planning Policy 2 to incorporate the State Government's net zero by 2050 target, including carbon reduction benchmarks for all development, public and private. This should include a requirement for all-electric new homes.
That the WA State Government develop a plan to transfer income-generating social housing assets to the community housing sector and optimise the CHO as a key growth and delivery partner for social and affordable housing.	That the WA State Government introduce mandatory inclusionary zoning (MIZ) of 10% social and affordable housing in multi-residential private development in metropolitan areas where there is a demonstrated need for social and affordable housing.	That the WA State Government establish permanent, adequate, rolling funding and financing mechanisms to deliver and maintain social and affordable housing in line with evidence-based need. These mechanisms should work proactively to leverage federal investment and facilitate growth of the community housing sector.	That the Commonwealth and WA State Government increase investment in evidence-based prevention and early intervention initiatives to end homelessness.	That Development WA establish an option for long term leasehold of government land for the delivery of social and affordable housing in perpetuity, managed by CHOs.		That the Commonwealth and WA State Government provides new investment to support and grow the Aboriginal Community Housing Organisations (ACHO) sector, including the transfer of income-generating public housing stock.	That the WA State Government invest in expansion of private rental assistance programs to keep people in their homes.	That the WA State Government introduce mandatory minimum energy efficiency standards for private rentals as part of the Residential Tenancy Act 1987 (RTA) reforms.
That the WA State Government reform the social housing allocation process, including shifting from a waitlist approach to a housing needs register which will prioritise applicants based on greatest need rather than length of wait.	That the Commonwealth and WA State Governments provide tax incentives to deliver affordable build-to-rent development, managed by registered CHOs.	That the WA State Government provide ongoing and appropriate partnership opportunities with registered CHOs to deliver social and affordable housing on government-owned land.	That the WA State Government commit to improving the quality and consistency of service data to track homelessness, including ongoing support for the roll-out of By Name Lists, using the Advance to Zero methodology.	That the WA State Government modify the Local Planning Strategy Guidelines 2021 to require Local Planning Strategies to set targets for provision of affordable housing in line with housing needs analysis (and that these targets align with state government targets and strategies).		That the WA State Government increase investment in tenant advocacy services for Aboriginal tenants to sustain tenancies and prevent evictions, including in the regions.	That the Commonwealth Government review and increase the maximum rate of CRA by at least 50%.	That the WA State Government implement the updated energy efficiency standards in the 2022 National Construction Code (NCC) update in WA in a timely manner.

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	That the WA State Government introduce enhanced and transparent minimum standards for social housing, especially in relation to energy efficiency, thermal comfort and accessibility (universal design). At a minimum all new properties should meet Gold Standard accessibility standards.	That the WA Government provide ongoing and appropriate partnership opportunities with registered CHOs to deliver affordable housing on government-owned land.	That the WA State Government utilise and embed registered CHOs in the delivery of social and affordable housing through planning policies and incentives (including planning concessions, density bonuses and inclusionary zoning measures).	That the Commonwealth Government and WA Government adopt a principle of self-determination and embed this principle across housing and homelessness services for Aboriginal people.	That the WA Government deliver reform of the planning and approvals system to drive housing diversity and affordability as set out in the WA Housing Strategy 2020-2030.		That the WA State Government introduce enhanced and transparent minimum standards for social housing, especially in relation to energy efficiency, thermal comfort and accessibility (universal design). At a minimum all new properties should meet Gold Standard accessibility standards.	That the WA State Government proceed with implementation of a state-wide registration system for short stay accommodation providers and regulate the sector to protect the availability and accessibility of long term rental accommodation for local residents.	That the WA State Government introduce mandatory disclosure of home energy efficiency at point of sale or lease, in line with the National Framework for Disclosure of Residential Energy Efficiency Information.
	That the WA State Government introduce a transparent quality assurance framework for the management of social housing that includes: transparent performance metrics, a commitment to best practice asset management, embedding supportive landlord practices into tenancy management, reducing the ratio of housing officers to tenancies and ensuring that no one is evicted from social housing into homelessness.	That the Commonwealth Government review and increase the maximum rate of CRA by at least 50%.	That the WA State Government formalise the removal of the requirement for properties to be tied to specialised programs and enable CHOs to flexibly match joint waitlist applicants with dwellings based on best fit.	That all governments ensure people with lived experience of homelessness are central to the design and delivery of homelessness services.	That the WA State Government develop and apply consistent definitions and processes for the delivery of affordable housing through planning policies and incentives (including planning concessions, density bonuses and inclusionary zoning measures).		That the Department of Communities work with Aboriginal service providers and Aboriginal people with lived experience of homelessness to review current operational policies and practice – with an objective of reducing evictions and barriers to Aboriginal people’s access to social housing (for example debt policies and identification requirements). This should include the establishment of an ACHO peak body.		That the WA State Government, in partnership with the housing and homelessness sectors, develop and implement an emergency response plan for rough sleepers during extreme weather, including storms, bushfires and heat waves.
	That the WA Government develop pathway options for social housing tenants to take employment opportunities without jeopardising their housing security (such as shared equity/purchase options or alternative tenures similar to Band B housing provided by the community housing sector).	That the WA State Government proceed with implementation of a state-wide registration system for short stay accommodation providers and regulate the sector to protect the availability and accessibility of long term rental accommodation for local residents.	That the WA State Government prioritise reform of Community Housing Agreements (CHAs) and head lease arrangements to maximise the growth and development of the community housing sector in WA and allow CHOs to more strategically manage their assets.		That the WA State Government implement the updated accessibility and energy efficiency standards in the 2022 National Construction Code (NCC) update in WA in a timely manner.				
		That the WA State Government develop and implement regional housing plans.	That the Commonwealth and WA State Government provides new investment to support and grow the Aboriginal Community Housing Organisations (ACHO) sector, including the transfer of income-generating public housing stock.						