

## Shelter WA Policy Positions 2024: Summary of Recommendations

| RECOMMENDATIONS | POLICY POSITION | Social Housing                                                                                                                                                                                                                                                                                                                                                    | Affordable Rental Housing                                                                                                                                                                                                                                                                                                                                                              | Community Housing                                                                                                                                                                                                                                                                                     | Ending Homelessness                                                                                                                                                                                                                                                                                                                                           | Planning and Development                                                                                                                                                                                                                                                                                                          | Home Ownership                                                                                                                                                                                                                           | Aboriginal Housing and Homelessness                                                                                                                                                                                                                                                                     | Private Rental Market                                                                                                                                                                                                                           | Climate Change                                                                                                                                                                                                                                                                                                                                                    |
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|                 |                 | That the Commonwealth Government's National Housing and Homelessness Plan include 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 and programs (such as a state-based affordable rental scheme) 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 WA State Government, in partnership with the CH sector, develop and implement a community housing growth strategy for WA, with specific targets and resources to achieve them. This would include investment in capacity building programs to facilitate sector growth.                      | That the Commonwealth, state and local governments, including government agencies, commit to ending homelessness, not just managing it. This would include setting targets and timeframes for ending homelessness.                                                                                                                                            | That the WA State Government amend the <i>Planning and Development Act 2005</i> to include social and affordable housing outcomes as an objective of the Act and include definitions of social and affordable housing in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .                          | That the Commonwealth Government's National Housing and Homelessness Plan articulate 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 <i>Residential Tenancies Act 1987</i> to provide better conditions and greater security for tenants (implement the Tenancy Ten in full).                                                  | That the WA State Government set clear minimum rental standards under the Residential Tenancies Act to ensure all rental homes (including social housing) meet a set of 'bare minimum' standards, 'healthy homes' energy efficiency standards and accessibility standards that are progressively phased in.                                                       |
|                 |                 | That the WA State Government revise the social housing targets in the <i>WA Housing Strategy 2020-2030</i> 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 differentiates between 'affordable housing' products in the <i>WA Housing Strategy 2020-2030</i> , to include a specific definition (and targets) for 'affordable rental' housing supply.                                                                                                                                                                 | That the WA State Government progressively transfer 50 per cent of all new and spot purchased social housing to registered CHOs.                                                                                                                                                                      | That the WA State Government increase SHS funding to be commensurate with increased demand and complexity of service delivery, and reform contract indexation formulas to ensure SHS contracting arrangements remain fit for purpose over time.                                                                                                               | That the WA State Government require at least 50% of housing on state and local government land to be social or affordable housing, including at least 30% 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 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 Commonwealth Government review and increase the maximum rate of CRA by at least 50%.                                                                                                                                                   | That the WA State Government invest in a statewide 'healthy homes' retrofit program for all social housing to improve thermal comfort, energy efficiency and the cost of living for tenants.                                                                                                                                                                      |
|                 |                 | 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 social and affordable housing across programs, planning policies and incentives (including planning concessions, density bonuses and inclusionary zoning measures).                                                                                                            | 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 and Commonwealth Government significantly boost investment to increase crisis and emergency accommodation options, including youth-specific and regional accommodation and support services. Greater investment is also needed in supported accommodation options for people and families escaping family and domestic violence. | That the WA State Government introduce mandatory inclusionary zoning (MIZ) of at least 10% social and affordable rental housing, managed in perpetuity by CHOs, in multi-residential private development in metropolitan areas.                                                                                                   | That the Commonwealth Government 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 WA Government urgently and significantly increase investment in new crisis and transitional accommodation for Aboriginal people, including additional short stay accommodation facilities in the regions.                                                                                      | That the Commonwealth Government raise the rate of income support payments to at least \$80 a day to enable everyone to keep a roof over their head and meet the costs of living.                                                               | That the WA State Government (with Commonwealth Government co-investment where possible) establish and invest in a program (including rebates, grant, subsidies or low interest loans) for energy efficiency upgrades, electrification and rooftop solar for private rental properties to complement 'healthy homes' standards and assist landlords to meet them. |
|                 |                 | That the WA State Government establish permanent, adequate, rolling funding and financing mechanisms to deliver and maintain a pipeline of 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 50% of housing on state and local government land to be social and affordable housing, including at least 30% 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, in partnership with the sector, develop processes to embed registered CHOs in the delivery of social and affordable housing via the planning system. For example, through the implementation of mandatory inclusionary zoning in private multi-residential development. | That the Commonwealth Government and WA State Government increase investment in evidence-based prevention and early intervention initiatives to end homelessness.                                                                                                                                                                                             | 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 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 Commonwealth Government and WA State Government provide new investment to support and grow the ACHO sector, including the development of an ACHO peak body, support for organisations to become registered, and a commitment to transfer income generating public housing stock to the sector. | That the WA State Government urgently and significantly increase investment in the expansion of private rental assistance programs, including rent relief and tenancy support services, to prevent homelessness and keep people in their homes. | That the WA State Government amend the <i>State Planning Strategy 2050 and State Planning Policy 2</i> 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.                                                |

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| RECOMMENDATIONS | That the WA State Government establish permanent, adequate, rolling funding and financing mechanisms to deliver and maintain a pipeline of 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 50% of housing on state and local government land to be social and affordable housing, including at least 30% 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, in partnership with the sector, develop processes to embed registered CHOs in the delivery of social and affordable housing via the planning system. For example, through the implementation of mandatory inclusionary zoning in private multi-residential development. | That the Commonwealth Government and WA State Government increase investment in evidence-based prevention and early intervention initiatives to end homelessness.                                                                         | 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 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 Commonwealth Government and WA State Government provide new investment to support and grow the ACHO sector, including the development of an ACHO peak body, support for organisations to become registered, and a commitment to transfer income generating public housing stock to the sector. | That the WA State Government urgently and significantly increase investment in the expansion of private rental assistance programs, including rent relief and tenancy support services, to prevent homelessness and keep people in their homes.                                                                                                                   | That the WA State Government amend the <i>State Planning Strategy 2050</i> and <i>State Planning Policy 2</i> 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 reform the social housing allocation process, including shifting from a waitlist approach to a housing needs register that prioritises applicants based on greatest need rather than length of wait.                                                                                          | That the WA State Government introduces mandatory inclusionary zoning (MIZ) of at least 10% social and affordable rental housing, managed in perpetuity by CHOs, in multi-residential private development in metropolitan areas.                                                                                           | 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 and Commonwealth Government commit to improving the quality and consistency of service data to track homelessness, including a state-wide roll out of the Advance to Zero framework including By Name Lists. | That the WA Government deliver reform of the planning and approvals system to drive housing diversity and affordability as set out in the <i>WA Housing Strategy 2020-2030</i> .                                                                                                                                          |                                                                                                                                                                                                                                | 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. New contracts should be place-based, support local businesses and enhance local economic growth and employment.  | 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.                                                                                                                                                                        | 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 <i>Disclosure of Residential Energy Efficiency Information</i> .                                                                                                 |
|                 | That the WA State Government set clear minimum rental standards under the Residential Tenancies Act to ensure all rental homes (including social housing) meet a set of 'bare minimum' standards, 'healthy homes' energy efficiency standards and accessibility standards that are progressively phased in.                | That the WA government introduce an appropriately designed vacancy tax to discourage residential properties from being left vacant for long periods of time.                                                                                                                                                               | 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 the Commonwealth Government National Housing and Homelessness Plan adopts and embeds the principles of Housing First and drives a coordinated, evidence-based approach to ending homelessness. This would include setting targets.   | That the WA State Government develop and apply consistent definitions and processes for the delivery of social and affordable housing across programs, planning policies and incentives (including planning concessions, density bonuses and inclusionary zoning measures).                                               |                                                                                                                                                                                                                                | That the WA State Government increase investment in tenant advocacy services for Aboriginal tenants to sustain tenancies and prevent evictions.                                                                                                                                                         | That the WA State Government formalise the rights of tenants with a disability within the RTA and increase investment in tenancy support services for people with a disability.                                                                                                                                                                                   | That the WA State Government endorse and implement future updates to the NCC energy efficiency and accessibility standards in line with nationally agreed timelines.                                                                                                                                                      |
|                 | That the WA State Government invest in a statewide 'healthy homes' retrofit program for all social housing to improve thermal comfort, energy efficiency and the cost of living for tenants.                                                                                                                               | 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 prioritise reform of CHAs and head lease arrangements to maximise the growth and development of CH sector in WA and allow CHOs to more strategically manage their assets.                                                                                                | 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 <i>All Paths Lead to a Home</i> strategy.                   | That the WA State Government amend the <i>State Planning Strategy 2050</i> and <i>State Planning Policy 2</i> 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 invest in a statewide 'healthy homes' retrofit program for all social housing to improve thermal comfort, energy efficiency and the cost of living for tenants.                                                                                                            | That the WA State Government (with Commonwealth Government co-investment where possible) establish and invest in a program (including rebates, grant, subsidies or low interest loans) for energy efficiency upgrades, electrification and rooftop solar for private rental properties to complement 'healthy homes' standards and assist landlords to meet them. | 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.                                                                                           |

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|                 | 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 Commonwealth Government and WA State Government provide new investment to support and grow the ACHO sector, including the development of an ACHO peak body, support for organisations to become registered, and a commitment to transfer income generating public housing stock to the sector. | That the WA State Government co-create a workforce strategy in partnership with the SHS sector to increase service capacity and quality and provide additional funding to enable implementation.                                | That the WA State Government endorse and implement future updates to the NCC energy efficiency and accessibility standards in line with nationally agreed timelines. |                | 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). | That the WA State Government use the data from the new STRA registration system to, as necessary, develop further regulation that protects the availability and accessibility of long -term rental accommodation for local communities.             |                |
|                 | That the WA State Government review and reform income eligibility limits for social housing to remove tenant disincentives to employment and create pathway options out of social housing, while protecting against homelessness.                                                                                                                                                                                     | That the WA State Government develop and implement regional housing plans.                    | That the WA State Government reform the social housing allocation process, including shifting from a waitlist approach to a housing needs register that prioritises applicants based on greatest need rather than length of wait.                                                                       | That the State Government invest in and improve coordination between the healthcare and justice systems and homelessness services, in particular around discharge/release planning and integrated care.                         |                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                               | That the WA State Government facilitate participation by tenants and owners in longer term leases (2+ years) through common and commercially available contracts and investigate incentive schemes encouraging landlords to offer long term leases. |                |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                               | That the WA State Government review and reform income eligibility limits for social housing to remove tenant disincentives to employment and create pathway options out of social housing, while protecting against homelessness.                                                                       | 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 all governments ensure people with lived experience of homelessness are central to the design and delivery of homelessness services.                                                                                       |                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                     |                |
|                 |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                               |                                                                                                                                                                                                                                                                                                         | 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. |                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                     |                |