

# South Australia

## NATIONAL HOUSING AND HOMELESSNESS AGREEMENT

### PRELIMINARIES

1. This Schedule is an agreement that is a supplementary housing agreement for the purposes of section 15C of the FFR Act.
2. This Schedule will commence as soon as the Commonwealth and South Australia sign this and the primary agreement (the Agreement).
3. Unless terminated earlier or extended as agreed in writing by the Parties, this Schedule will:
  - (a) expire no later than 30 June 2023; and
  - (b) be replaced for further terms of up to five years by the written agreement of the Parties.
4. A Party to this Schedule may terminate their participation in the Agreement at any time by giving 12 months' notice of intention to do so, in writing, to the other Party.
5. This Schedule may be amended at any time by agreement in writing by the relevant Commonwealth and State portfolio ministers.
6. The purpose of this Schedule is to provide an indication of how South Australia intends to implement the conditions agreed in the Agreement, including the actions that will be undertaken as stated in South Australia's housing and homelessness strategies, and any actions to be undertaken by South Australia to support the Data Schedule.
7. To enable payments to commence from 2018-19, South Australia confirms that it satisfies the requirements of clause 17 of the Agreement as at 1 July 2018 and as set out in this Schedule. At the commencement of this Schedule, South Australia's housing and homelessness strategies are set out in various public documents, which are referenced in Part 2 and 3 of the Schedule. During 2018-19, the South Australian Government will be reviewing and updating its housing and homelessness strategies.

### PART 1 – OVERVIEW

8. Housing in South Australia is more affordable relative to most other Australian states and territories. More moderate population growth, coupled with responsive planning and zoning arrangements ensure that South Australia has an appropriate land supply pipeline to meet demand for housing. Demand for home ownership is generally aligned to supply available. The South Australian property market does not generally experience large price swings, with residential property experiencing moderate annual growth on average.
9. South Australia currently supports affordable housing through a range of measures, including:
  - its 15 per cent affordable housing policy, which requires a 15 per cent affordable housing target for residential developments on State Government land and other significant developments. This policy is supported by the Affordable Homes Program, which targets outcomes to eligible lower income buyers or affordable rental providers.

- the Government owned HomeStart Finance, which provides financing for people who may not otherwise be able to enter into home ownership, including providing loans with repayments set as a percentage of income and shared equity products.
10. South Australia is undertaking the biggest modernisation of the planning system in 20 years. The new Planning and Design Code policies aim to facilitate opportunities for diverse, well-designed housing and simplify the assessment pathways.
  11. South Australia has a higher proportion of social houses per capita than the national average (around 27.4 dwellings per 1000 residents compared with the national average of about 17.6 dwellings per 1000 residents). The existing tenant base is ageing with a greater percentage of housing now allocated to people with high needs and support requirements. The Government has been undertaking a number of programs to renew its social housing stock, including the construction of 1000 new homes and working with the community housing sector on development opportunities through the management transfer of 5000 assets.
  12. South Australia operates a consolidated and planned regional response to homelessness across the state. It includes early intervention, assertive outreach, medium term accommodation options and home based support to sustain transitions to independent living. A network of government and non-government organisations deliver homelessness services across metropolitan and regional South Australia. Services include accommodation, safety planning and intensive case management. The State Government manages a number of specialist housing assistance programs for highly vulnerable and at risk groups.
  13. South Australia adopts a 'housing first' and 'safety first' approach, which includes a 'no wrong door' policy, and recognises children as clients in their own right. Our case management system, Homeless 2 Home (H2H), underpins the development of a more closely coordinated homelessness sector by enabling referral, service delivery and case management across multiple agencies. It also reduces the need for clients to retell their story to different agencies. Key service elements are identified within individual service contracts to ensure outcomes are met.
  14. South Australia is seeking to further improve client outcomes via reviewing and re-designing services in response to priorities and contemporary practices. This review, undertaken in consultation with the sector, will shape broad homelessness sector reform to improve the quality of services for the most vulnerable members of our community, and inform the development of a state homelessness strategy.

## PART 2 – SOUTH AUSTRALIAN HOUSING STRATEGY

15. South Australia's housing strategies are currently set out in the Housing Strategy for South Australia 2013-18, Housing SA Blueprint 2013-2018 and the Department for Communities and Social Inclusion's Strategic Plan 2014-2018. Urban form and housing supply targets are currently set out in the 30-Year Plan for Greater Adelaide (2017 Update).
16. With respect to the requirement to have a housing strategy, as outlined in clause 17 of the Agreement, South Australia is developing and will have a new strategy in place and publicly available by 1 July 2019. The period from 1 January 2019 to 30 June 2019 is a period prescribed for the purposes of sub-clause 18(e) of the Agreement for which it is not reasonably practicable for South Australia to have a publicly available strategy.
17. The table below includes details of South Australia's housing priorities, policies and initiatives that supplement South Australia's housing strategy as per clause 19 of the Agreement. As South Australia will be reviewing and updating its housing strategy during 2018-19, these policies and initiatives may be reviewed over time to align to the South Australian Government's new strategy.

Key commitment	Key Performance Indicators
<b><i>A well-functioning housing system that responds to local conditions</i></b>	
Establish a new housing authority	Establish a new authority amalgamating the housing functions of Housing SA and Renewal SA in 2018-19.
Develop a new state housing strategy	Develop and publicly release a new housing strategy, addressing the requirements of clause 17 of the Agreement, for South Australia by 1 July 2019.
Tenancy reform	<p>Explore potential reforms that further protect vulnerable citizens living in private rental housing arrangements.</p> <p>In partnership with the Commonwealth, develop draft national standards that improve the safety of women who have experienced domestic violence living in private rental housing and help protect their rights as tenants.</p> <p>It is expected the draft standards will be considered nationally by the end of 2018.</p>
<p>Supply of land in South Australia is adequate to meet the long term demand for land</p> <p>Living Adelaide – The 30 – Year Plan for Greater Adelaide which includes actions to deliver a compact urban reform</p>	Report annually on 30 year plan targets, land supply for housing and employment purposes for Greater Adelaide.
Planning application and approval processes are efficient	<p>Report on the estimated median number of days for a planning application to be decided. Reporting to commence from 2020.</p> <p>Commence the state-wide Planning and Design Code by 1 July 2020 (which will replace the 72 Council Development Plans).</p>
<b><i>A well-functioning social housing system</i></b>	
Ensure housing stock is accessible by priority cohorts	<p>≥50% of new tenancies allocated to priority cohorts.</p> <p>Consider the findings of the Australian Housing and Urban Research Institute’s audit of the state’s current housing assets and mapping of future demand.</p>
Utilise urban renewal to increase appropriateness of social housing	Under the Better Neighbourhood Program, construct 207 houses in 2018-19 and 130 houses in 2019-20.
Improve the liveability of social housing stock	Ensure a minimum of 75% of all new houses built by the SAHT meet or exceed the SAHT Universal Housing Design Criteria.
Ensure South Australia’s public housing is underpinned by effective asset management	Initiate a full condition assessment of public housing properties to improve management of the housing stock, commencing March 2018.

Key commitment	Key Performance Indicators
Improve service channels for clients and interfaces with partners and contracted agencies through <i>Connect</i> – the Business Systems Transformation program	Business Systems Transformation program implementation dates: Phase 1: system replacement – December 2020 Phase 2: online services – March 2021
Support the development and efficiency of the Community Housing Providers (CHP)	Finalise the lease transfer of 5000 housing assets. Include contractual requirements for the transfer of the 5000 houses that support the upgrade and renewal of CHP managed houses.
Support clients to become more engaged in their community, including through education, training and employment	Build a new facility to provide 20 units of supported accommodation to young Aboriginal adults from remote South Australia undertaking vocational training or tertiary studies in Adelaide during 2019.
<b><i>Support increased affordable housing options for people on low to moderate incomes</i></b>	
Support an increase of affordable housing through inclusionary zoning and inclusionary policy on government land.	Increase stock of affordable homes. 15% affordable housing on government land and significant developments. Residential development code that supports the delivery of affordable housing.
Continue to support Government owned HomeStart Finance provide a range of products to assist lower-income earners enter the housing market, including the Advantage Loan, Low Deposit Loan, Graduate Loan as and shared equity product.	Number of new home loans issued by HomeStart Finance.
Continue to promote shared equity products to support affordable housing outcomes	HomeStart Finance to introduce and administer a new shared equity product – Shared Equity Option. Implement Equity Assistance (a shared equity program) over the next 9 months. Number of households financed with HomeStart’s Shared Equity Option product.

## PART 3 – SOUTH AUSTRALIAN HOMELESSNESS STRATEGY

18. South Australia’s homelessness strategies are set out in the Housing Strategy for South Australia 2013-18, Housing SA Blueprint 2013-2018 and the Department for Communities and Social Inclusion’s Strategic Plan 2014-2018.
19. With respect to the requirement to have a homelessness strategy, as outlined in clause 17 of the Agreement, South Australia is developing and will have a new strategy in place and publicly available by 1 July 2019. The period from 1 January 2019 to 30 June 2019 is a period prescribed for the purposes of sub-clause 18(e) of the Agreement for which it is not reasonably practicable for South Australia to have a publicly available strategy.

20. The table below includes details of South Australia’s homelessness priorities, policies and initiatives that supplement South Australia’s homelessness strategy as per clause 19 of the Agreement. As South Australia will be reviewing and updating its homelessness strategies during 2018-19, these policies and initiatives may be reviewed over time to align to the South Australian Government’s new strategy.

Key commitment	Key Performance Indicators
Develop a new state homelessness strategy	Develop and launch a new homelessness strategy for South Australia by 1 July 2019.
The homelessness service system is responsive and driven to achieve continuous quality improvement	Vulnerable persons framework, supportive housing panels or round tables are implemented within all regions in South Australia, to provide coordinated responses for people experiencing high levels of risk and vulnerability.
People at risk of homelessness are identified early and provided with effective interventions	≥90% of people seeking assistance in housing crisis did not become homelessness.
People experiencing homelessness are rapidly supported into housing	≥80% of people who present as homeless were in accommodation by the end of their support period.
People who are newly housed thrive in their home and community	≥80% of people with capacity for economic participation are connected to education or employment.
Women and children live in homes that are safe and free from violence	≥70% of women and children who enter crisis accommodation are in safe and stable housing by the end of their support period.

### Priority cohorts

Key commitment	Policy or program	Action and key dates
Women and children affected by domestic and family violence.	Aboriginal family violence services	This will be achieved through a redeveloped service model designed in consultation with key stakeholders. It is expected that the new model will be implemented by July 2019.
	Early intervention to keep women and children safe at home	A new safe at home model will be developed in consultation with key stakeholders. It is expected that the new model will be implemented by July 2019.
	Increase crisis accommodation	Deliver two new regional and one metropolitan crisis accommodation centres,

Key commitment	Policy or program	Action and key dates
		resulting in 40 more beds. Initial scoping for timeframes is currently underway.
Children and young people	Young people at risk of homelessness will be identified early through education pathways and will be supported to prevent homelessness	A review and remodel of existing services will occur in consultation with key stakeholders. It is anticipated the reformed model will be implemented by July 2019.
	Young people experiencing violence and at risk of homelessness	Independent research will be undertaken to determine how to more effectively engage young people who are experiencing violence and are at risk of homelessness. This research will occur by end 2020.
Indigenous Australians	Aboriginal family violence services	This will be achieved through a redeveloped service model designed in consultation with key stakeholders. It is expected that the new model will be implemented by July 2019.
	Connect with Aboriginal people moving from remote to regional centres to prevent homelessness	This will be achieved by reviewing existing service approaches and the development of a remote visitor framework. It is expected that this will be ongoing throughout the term of the strategy.
People experiencing repeat homelessness	Adelaide Zero Project – functional zero homelessness for people sleeping rough within Adelaide CBD	This will be achieved through the implementation of the functional zero approach to responding to homelessness. The target is to achieve functional zero by 2020.
	Improved services for people sleeping rough in the Riverland	This will be achieved through a review and reform of the existing Riverland services. It is expected the reformed model will be implemented by July 2019.
	Supportive housing for people who have experienced chronic homelessness	A reformed supportive housing model will be developed in consultation with key stakeholders targeted at people experiencing risk and vulnerability. It is expected the reformed model will be implemented by July 2020.
People currently exiting institutions and care into homelessness	Review of existing programs for people exiting incarceration	This will be achieved through a review and potential reform of model. Timeframes are yet to be confirmed.

Key commitment	Policy or program	Action and key dates
	Transition from Guardianship Care	<p>Review current housing pathways for young people leaving care to support the development of contemporary service responses.</p> <p>A new protocol between the Department for Child Protection and Housing SA will be developed to support young people into independent housing.</p> <p>It is expected the protocol will be finalised in 2018.</p>
Address older people	Aged Housing Program	<p>A review of the existing aged housing program to be undertaken to provide recommendations on service development for older people.</p> <p>Timeframes are yet to be confirmed.</p>

## PART 4 – JOINT REFORM COMMITMENTS

21. South Australia and the Commonwealth will explore opportunities to share data and undertake agreed projects to share and link social housing and homelessness data with social security and other databases.

## PART 5 – STATE-SPECIFIC MEASUREMENT

22. State-specific indicators may be agreed between the Parties from time to time.

## PART 6 – REPORTING

23. As required by clause 40 of the Agreement, South Australia will produce an annual report on the implementation of the reforms and initiatives agreed in Part 2 and 3 of this Schedule as appropriate. The report will be provided to the Commonwealth Minister with portfolio responsibility for housing and homelessness by 31 October of the following financial year. The annual report can be made public by either party.

## PART 7 – OTHER CONDITIONS/PRIORITY POLICY AREAS

24. Other conditions and/or priority policy areas may be agreed between the Parties from time to time.

**PART 8 – SIGN OFF**

25. The Parties have confirmed their commitment to this agreement as follows:

**Signed for and on behalf of the Commonwealth of Australia by**

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**The Honourable Scott Morrison MP**  
Treasurer of the Commonwealth of Australia

[Day] [Month] [Year]

**Signed for and on behalf of South Australia by**

*Michelle Lensink*  
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**The Honourable Michelle Lensink MLC**  
Minister for Human Services

[Day] [Month] [Year]

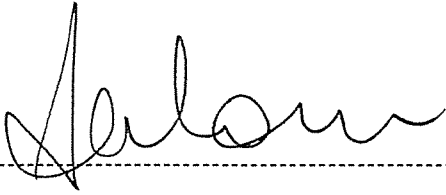
*15 June 2018*



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**The Honourable Scott Morrison MP**  
Treasurer of the Commonwealth of Australia

[Day] [Month] [Year]

14 Jun 2018

**Signed for and on behalf of South Australia by**

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**The Honourable Michelle Lensink MLC**  
Minister for Human Services

[Day] [Month] [Year]