

Purpose of this reporting template

This 2020-21 Statement of Assurance (SoA) reporting template contributes to achieving stated outcomes under the National Housing and Homelessness Agreement (NHHA), including the following clauses:

- 15(f) Improved transparency and accountability in respect of housing and homelessness strategies, spending and outcomes;
- 23(b) Commonwealth monitoring and assessing performance under this Agreement to ensure that the outputs are delivered within agreed timeframes;
- 25(c) States providing evidence of the delivery of outputs as set out in Part 4 – Performance Monitoring and Reporting.

Counting rules:

Counting methodologies where applicable should be consistent with input you would provide for the *Report on Government Services (RoGS)* for housing expenditure and homelessness expenditure. This includes:

- Grants and subsidies are excluded from public housing and state owned and managed Indigenous housing (SOMIH) expenditure data but are included in data for capital expenditure on social housing;
- Expenditure under the National Partnership Agreement for Remote Indigenous Housing or any subsequent remote housing agreement are included or excluded for each state as would be consistent with that state’s reporting for table 18A.1 of the *RoGS*;
- Expenditure for individual housing programs and initiatives are included or excluded for each state as would be consistent with that state’s reporting for table 18A.1 of the *RoGS*.

All social housing expenditure includes expenditure on public housing, SOMIH, community housing, Indigenous community housing, transitional housing and grants to community housing. Expenditure for Specialist Homelessness Services (SHS) agencies, other homelessness services and home purchase assistance is excluded from this line.

Requirement	Evidence			Key changes/ reasons for variation between allocated and actual expenditure in 2020-21
2020-21 funding and expenditure	State-own forecast expenditure (excluding NHHA) for 2020-21	State-own actual expenditure (excluding NHHA) in 2020-21	NHHA funds spent in 2020-21	
Clause 37(a) – Actual Commonwealth and state-own funding and expenditure in respect of the social housing and homelessness sectors for financial year 2020-21				
Housing total	\$592,668,951	\$464,336,957	\$125,622,560	
Public housing (total including maintenance)	\$503,202,264	\$467,169,915	N/A	Not available due to the untied nature of this funding, the costs are rolled up together with other programs. The Commonwealth funding is applied to property management and tenancy services, which include maintenance, refurbishments, demolitions and other rental housing expenses.
Public housing maintenance	\$147,144,759	\$111,971,959	N/A	

State owned and managed Indigenous housing (SOMIH) (total including maintenance)	N/A	N/A	N/A	
SOMIH Maintenance	N/A	N/A	N/A	
All social housing#	\$592,668,951	\$464,336,957	\$125,622,560	
Capital expenditure	\$285,768,000	\$78,800,000	N/A	Not applicable. The Commonwealth funding is applied to property management and tenancy services, which include maintenance, refurbishments, demolitions and other rental housing expenses.
Homelessness total	\$45,439,133	\$48,640,895	\$46,070,000	\$94.7 million was expended on homelessness, of which \$48.6 million was State contribution and \$46.1 million was Commonwealth contribution.

Requirement	Evidence			Key changes/ reasons for variation between allocated and actual expenditure in 2020-21
2020-21 funding and expenditure	State-own forecast expenditure (excluding NHHA) for 2020-21	State-own actual expenditure (excluding NHHA) in 2020-21	NHHA funds spent in 2020-21	
Clause 37(a)(i) - Actual Commonwealth and state-own homelessness expenditure by each of the national priority homelessness cohorts for financial year 2020-21				
a. Women and children affected by family and domestic violence	\$20,717,125	\$20,421,220	\$17,088,175	<p>Total 2020-21 spend on cohorts is \$94,710,895.</p> <p>In line with 2019-20 NHHA report, each service was classified against respective priority homelessness cohorts based on services' target group in the model specifications. A total of the respective expenditure applicable to the service group was then calculated.</p> <p>\$94.7 million was expended on homelessness, of which \$48.6 million was State contribution and \$46.1 million was Commonwealth contribution. As per the requirements, the State has matched the NHHA dedicated homelessness expenditure.</p>
b. Children and young people	\$8,827,360	\$10,083,390	\$8,665,916	
c. Indigenous Australians	\$4,959,277	\$4,927,045	\$0	
d. People experiencing repeat homelessness	\$2,179,001	\$3,307,929	\$3,370,816	
e. People exiting institutions and care into homelessness	\$0	\$0	\$2,158,551	
f. Older people	N/A	N/A	N/A	

Requirement	Evidence		Comments
Estimated 2021-22 funding and expenditure	State-own funding allocation (excluding NHHA) for 2021-22	Estimated NHHA funds to be allocated in 2021-22	
Clause 37(b) – Estimated Commonwealth and state-own funding and expenditure for 2021-22			
Housing total	\$599,295,846	\$124,708,000	
Public housing (total including maintenance)	\$431,351,491	N/A	Not available due to the untied nature of this funding, the costs are rolled up together with other programs. The Commonwealth funding is applied to property management and tenancy services, which include maintenance, refurbishments, demolitions and other rental housing expenses.
Public housing maintenance	\$170,864,088	N/A	Not available due to the untied nature of this funding, the costs are rolled up together with other programs. The Commonwealth funding is applied to property management and tenancy services which include maintenance, refurbishments, demolitions and other rental housing expenses.
State owned and managed Indigenous housing (SOMIH) (total including maintenance)	N/A	N/A	
SOMIH maintenance	N/A	N/A	
All social housing#	\$599,295,846	\$124,708,000	
Capital expenditure	\$277,538,000	N/A	Not available due to the untied nature of this funding, the costs are rolled up together with other programs. The Commonwealth funding is applied to property management and tenancy services, which include maintenance, refurbishments, demolitions and other rental housing expenses.
Homelessness total	\$50,489,481	\$49,104,000	Total estimated funding spent on homelessness (both Commonwealth & State funding combined) is \$99,593,481.

Requirement	Outcome in 2020-21	Evidence	Comments
Clause 17 – Conditions which must be achieved in order to be eligible for funding under the NHHA			
(a) State/Territory has a publicly available housing strategy (or has been without a strategy for less than 18 months since July 2018)	Yes	Link to the Affordable Housing Strategy 2010-2020 http://www.housing.wa.gov.au/Ho	The WA Housing Strategy 2020-2030 was launched on 14 October 2020. The Strategy replaces the WA Affordable Housing Strategy 2010-2020.

		<p>usingDocuments/AHS_Report_final.pdf</p> <p>Link to the Affordable Housing Action Plan 2017-18 to 2019-20 http://www.housing.wa.gov.au/UsingDocuments/AHS_Report_final.pdf</p> <p>Link to WA Housing Strategy 2020-2030 https://www.communities.wa.gov.au/strategies/wa-housing-strategy-2020-2030/</p>	
i) The housing strategy indicates level of supply needed to respond to projected demand	<p><i>State the level of supply needed</i></p> <p>The WA Housing Strategy 2020-2030 aims to connect 150,000 households with a home.</p> <p>It sets supply targets across the housing continuum, including:</p> <ul style="list-style-type: none"> • 6% net increase in social housing • Develop a more diverse sector and support 130,000 households to access a private rental home • Provide a minimum of 20,000 low-deposit home loans through Keystart to enable access to home ownership. 	<p><i>Page reference from housing strategy</i></p> <p>https://www.communities.wa.gov.au/strategies/wa-housing-strategy-2020-2030/ Supply commitments are made on pages: 28, 32, 40 and 44.</p>	The Strategy will increase the supply of social housing, affordable rental and affordable home ownership.
ii) The housing strategy includes planned or expected levels of social housing	<p><i>State expected level of social housing</i></p> <p>The WA Housing Strategy 2020-2030 has a target of a 6% net increase in social housing by 2030 (2576 homes). It is expected that an additional 4,900 ageing social homes</p>	<p><i>Page reference from housing strategy</i></p> <p>https://www.communities.wa.gov.au/strategies/wa-housing-strategy-2020-2030/ Commitment page: 28.</p>	<p>The supply of social housing as at 1 July 2020 is 42,932 by 2030 this will increase to 45,508.</p> <p>2020-21 actual: 107 social housing delivered.</p> <p><i>Budget from 2021-22 to 2024-25:</i> 2021-22: 674 2022-23: 708</p>

	<p>will also have to be redeveloped to achieve this target.</p>		<p>2023-24: 297 2024-25: 333</p> <p><i>Note: A further \$522.5 million to deliver approximately 1,306 dwellings current sits in a provision. This is anticipated to be delivered across the forward estimates. The release of funds is dependent on the development of business case.</i></p> <p>By 2024-25, social housing stock numbers are forecast to reach 44,905</p>
<p>iii) The housing strategy contributes to the housing priority policy areas</p>	<p><i>Outline examples of measures that contribute to the housing priority policy areas</i></p> <p>The WA Housing Strategy 2020-2030 contributes to the following housing priority policy areas:</p> <p>Social housing:</p> <ul style="list-style-type: none"> • Unlock capacity and build capability in the community housing sector to increase the supply of social housing. • Social housing will increase by 6% by 2030. • 20% of new Government residential dwellings will be affordable and social housing. • More responsive system to allow people in need to apply for social housing. • Expand tenant support programs to social housing clients and people living in private rental. • Minimum 500 supported rental opportunities as an alternative to social housing. <p>Community housing:</p>	<p><i>Page references from housing strategy</i></p> <p>https://www.communities.wa.gov.au/strategies/wa-housing-strategy-2020-2030/</p> <p>Priority policy areas addressed on:</p> <ul style="list-style-type: none"> • Social Housing - pages: 28, 32, 36, 40 and 44 • Community housing support – pages: 40 • Affordable housing – pages: 28, 40 and 44 • Home ownership – pages: 40 • Planning and zoning reform – pages: 28, 32. 	<p>The Strategy will be supported by the Social Housing Framework – due for release early 2022. The framework will contain specific actions and initiatives to support the achievement of the long-term targets established in the Strategy.</p> <p>Communities' Affordable Housing Implementation Plan and Regional and Remote Housing Implementation plan is being reviewed in line with the State Infrastructure Strategy.</p>

- Work with the community housing sector to diversify social housing.

Affordable housing:

- Harness private and institutional investment for social and affordable housing.
- Deliver 70 per cent of residential land lots sold below the median price and 30 per cent in the lowest quartile in all Government residential developments.
- Develop a more diverse rental sector and support 130,000 households to access a private home.
- Establish pathways and mechanisms for people to improve housing outcomes without having to change homes.

Home ownership:

- Provide 20,000 low-deposit home loans through Keystart to enable access to home ownership.

Planning and zoning reform:

- By 2025, develop a framework and baseline standards to make approval systems consistent and efficient.
- Grow the number of transit-oriented homes by 45 per cent, providing 150,000 new homes close to public transport.
- Catalyse 40 per cent of new homes built to liveable design standards by 2030.
- Inform consumers and incentivise industry to support 30 per cent of new WA homes built

	from non-conventional building materials by 2030.		
(b). State/Territory has a publicly available homelessness strategy (or has been without a strategy for less than 18 months since July 2018)	Yes	https://www.wa.gov.au/government/document-collections/all-paths-lead-home-western-australias-10-year-strategy-homelessness-2020-2030	All Paths Lead to a Home: Western Australia's 10-Year Strategy on Homelessness 2020-2030 was released in December 2019. The Strategy is available for download on the WA Government website.
i) The homelessness strategy addresses the priority homelessness cohorts	<p><i>Outline how each cohort is addressed</i></p> <p>i) The Strategy meets the requirements of the NHHA in relation to the national priority homelessness cohorts.</p>	<ul style="list-style-type: none"> • Provide results of any recent evaluations or success stories • Pages: 24-39, 37, 39, 40, 41. 	<ul style="list-style-type: none"> • A supported accommodation service in the Perth central business district has been established for people who have experienced rough sleeping. The service, which focuses on providing culturally appropriate accommodation and support to Aboriginal people, opened its doors to clients in early August 2021. This provides an immediate response while long-term investments such as Common Ground are being developed. • Communities is supporting the My Home project, which will deliver 18 units for older women who are homeless or at risk on vacant State Government owned land in North Fremantle. • Communities is partnering with Anglicare WA to implement the Homestretch commitment to provide targeted support for young people leaving care.
ii) The homelessness strategy sets out reforms and initiatives that contribute to reducing the incidence of homelessness	<p>ii) Reforms and initiatives in the homelessness strategy will aim to reduce the incidence of homelessness, including:</p> <ul style="list-style-type: none"> • A focus on the Housing First approach that prioritises providing safe and stable housing, without preconditions or judgement, combined with flexible and tailored supports. 		<ul style="list-style-type: none"> • The State Government is implementing the Housing First Homelessness Initiative to rapidly house individuals and families who are experiencing homelessness, in combination with wraparound supports. Contracts have been awarded for the Housing First System Coordinator and Housing First Support Services. • Sites for Common Ground facilities in Perth and Mandurah have been announced. Common Ground is a model of permanent, supportive housing in a purpose-built complex

	<ul style="list-style-type: none"> • Implementation of a 'No Wrong Door' approach to service delivery, where people experiencing or at risk of homelessness can get help to find appropriate long-term housing and support regardless of which service or agency they connect with. • Stronger integration of responses across key systems by collaborating and co-designing with people with lived experience, the community services sector, business and philanthropy, the community and other levels of government. 		<p>with onsite services for rough sleepers and the chronically homeless.</p> <ul style="list-style-type: none"> • The State Government has established a Local Government Partnership Fund for Homelessness. The Fund provides one-off financial contributions towards new initiatives that are identified and led by local governments to respond to and prevent homelessness around WA. • Development of an Online Homelessness Services Portal to improve visibility and co-ordination of the homelessness response system and support a No Wrong Door approach to service delivery is underway.
<p>iii) The homelessness strategy incorporates the homelessness priority policy reform areas</p>	<p><i>Outline examples of measures that contribute to the homelessness priority policy areas</i></p> <p>The Strategy will incorporate the homelessness priority policy reform areas by:</p> <ul style="list-style-type: none"> • Focusing on outcomes that improve Aboriginal wellbeing including empowering greater control over the design and delivery of services by Aboriginal Community Controlled Organisations. • Committing to improved collection, sharing and use of data, information and intelligence to achieve better outcomes for priority cohorts. • Identifying prevention as one of the four focus areas for the Strategy. • Prioritising a whole-of-community approach to better design and 	<p><i>Page reference from homelessness strategy</i></p> <p>pages 7, 14, 24-29</p> <p>pages 42-45</p>	

	deliver appropriate and flexible housing options and services to effectively accelerate change.	Pages 9, 13-21, 23, 46-49	
(d) State/Territory has contributed to the implementation of the Data Improvement Plan	Yes	<i>e.g. number of data working group meetings attended. Number of data working group papers to which State/Territory contributed.</i> As per record of HHDWG meetings.	During 2020-21, Western Australia regularly participated on the HHDWG and was closely involved in the development of the data improvement plan.
(e) Match Commonwealth homelessness funding	Yes	See Clause 37 (a) above.	

Table 2: Progress on the National Housing Priority Policy Areas as per Western Australia Schedule E4, Clause 27

National Priority Policy Area	Western Australian Initiatives on National Priority Policy Areas	Key actions and indicative timeframes	2020-2021 Progress Report
(a) social housing that is: <ul style="list-style-type: none"> i. utilised efficiently and effectively (may include redevelopment and stock transfers) ii. responsive to the needs of tenants (may include redevelopment and stock transfers); 	Western Australia is committed to delivering an efficient and sustainable social housing system that is responsive to the needs of tenants. Public housing is the backbone of the social	<ul style="list-style-type: none"> • Maintain over 43,000 social housing rentals, including subsidising public housing rents by an average of \$300m p.a. to ensure they remain affordable. 	<p>As at 30 June 2021, Department of Communities maintains investment in approximately 42,663 social housing rentals, including subsidising public housing rents by approximately \$221.5m p.a. to ensure they remain affordable. The slight reduction in the number of social housing rentals since the previous reporting period is attributed to sale, demolition, or redevelopment of aged, damaged, or otherwise unsuitable housing stock.</p> <p>Change to the level of level of subsidy paid since the previous reporting period has been nominal, due to the Minister for Housing endorsing a freeze on rent payable increases during the COVID-19 emergency period, effective from 30 March 2020 to 28 March 2021, with any future rent increases deferred until Q1-2022.</p>

National Priority Policy Area	Western Australian Initiatives on National Priority Policy Areas	Key actions and indicative timeframes	2020-2021 Progress Report
iii. appropriately renewed and maintained (may include redevelopment and new construction); iv. responsive to demand (may include new construction and re-development)	<p>housing system in Western Australia.</p> <p>Growth of the public housing system in Western Australia is constrained by the current fiscal environment.</p> <p>Western Australia will seek to renew and reposition social housing assets to better meet current and future needs, and create additional opportunities through reducing under-occupancy, timely management of vacancies and assisting people with the capacity to transition to other housing options.</p>	<ul style="list-style-type: none"> • Deliver a further 534 homes to assist more than 1,000 people with urgent need. • Refurbish 100 social housing dwellings to extend their useful life. • Replace 100 larger homes with 1-2-bedroom homes to better align to applicants' needs. • Facilitate 500 transfers of small households from large to smaller homes to help free up capacity to assist more people. 	<p>In the 2020-21 financial year, approximately 153 social housing dwellings were delivered by the Department of Communities and the community housing sector.</p> <hr/> <p>In the 2020-21 financial year, Department of Communities refurbished 341 social housing properties to extend their useful life.</p> <hr/> <p>As at 30 June 2021, of the 165 social housing dwellings delivered by the Department of Communities, 125 were one and two-bedroom units.</p> <hr/> <p>As at 30 June 2021, a total of 53 social housing tenants have been relocated from large to small homes. Another 208 small households have been identified for relocation to smaller homes.</p>
(b) community housing support that improves the viability and encourages growth of the sector (may include redevelopment and stock transfers)	<p>Western Australia is currently reviewing the contribution of the community housing sector to the social housing system in terms of tenant, asset and financial outcomes with a view to informing</p>	<ul style="list-style-type: none"> • Deliver the final 122 homes (of the agreed 552 over 10 years) from leveraging the transfer and leasing of public housing stock as part of the \$600m asset transfer program to Community Housing providers. 	<ul style="list-style-type: none"> • To date, a total of 570 growth dwellings were delivered by the eight Registered Community Housing Organisations under the Community Housing Agreement. • Total of 98 growth dwellings were delivered in 2020-21.

National Priority Policy Area	Western Australian Initiatives on National Priority Policy Areas	Key actions and indicative timeframes	2020-2021 Progress Report
	<p>future investment decisions.</p> <p>The Housing Authority operates an open and ongoing EOI process through which it will continue to enter into partnerships and commercial arrangements with community housing providers on a case by case basis where the project meets specified investment criteria.</p>		
(c) affordable housing (may include stock transfers and incentives to increase supply);	<p>Provision of affordable housing opportunities, particularly for people on low to moderate incomes, is a key priority for Western Australia and this is reflected in our Affordable Housing Action Plan. In WA, affordable housing opportunities include affordable private rentals, NRAS, shared equity, Keystart home loans, bond assistance loans, and affordable housing and land development delivered through joint ventures with industry partners.</p>	<ul style="list-style-type: none"> Continue to work with our key government, community and industry partners to deliver affordable housing options for people on low to moderate incomes. 	<p>In 2020-21, the Department of Communities delivered 3,977 low deposit loans through its wholly owned mortgage lender, Keystart and 4,288 bond assistance loans. The Department also co-funded an average of 4,407 NRAS dwellings during 2020-21. Between 2017-18 and 2020-21, Communities has sold 401 shared equity dwellings, of which 98% were below median house price and 80% were below lower quartile house priced based on full sale value of the dwelling.</p> <p>Additional affordable housing opportunities delivered by the Department of Communities with our joint venture partners in 2020-21 included:</p> <ul style="list-style-type: none"> 608 lots sold in the lower quartile; 1,315 houses sold for prices below the median house price through Communities' Affordable Housing Programs.

National Priority Policy Area	Western Australian Initiatives on National Priority Policy Areas	Key actions and indicative timeframes	2020-2021 Progress Report
(d) tenancy reform that encourages security of tenure	Western Australia will maintain a focus on delivering diverse housing types and tenures that promote inclusive and connected communities.	<ul style="list-style-type: none"> Pursue actions to create long-term affordable rental options in the market, particularly for people on low incomes. 	Since 2017, the Assisted Rental Pathways Pilot (the Pilot) has supported over 301 social housing tenants and waitlist applicants by placing them in private rental properties for a period of up to four years. The Pilot provides participants with a decreasing rental subsidy, and access to support services, to enable them to build their capacity and financial independence so they can transition independently into the private rental market at the end of the Pilot.
(e) home ownership including support for first home buyers	Western Australia supports home ownership through shared equity opportunities and the responsible provision of low deposit home loans for low to moderate income households through Keystart.	<ul style="list-style-type: none"> Continue to support home ownership opportunities through shared equity and low deposit home loans. 	Keystart approved a total of 3,977 new loans valued at \$1.450 billion for 2020-21, of which 81% of those loans were eligible for the first home owners grant.