

Statement of Assurance reporting template – National Housing and Homelessness Agreement (NHHA) 2019-20

Purpose of this reporting template

This 2019-20 Statement of Assurance (SoA) reporting template contributes to achieving stated outcomes under the 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 to be consistent with input you would provide for the *Report on Government Services* for housing expenditure and homelessness expenditure. This includes:

- Grants and subsidies are excluded from public housing and 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 *Report on Government Services*.
- 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 *Report on Government Services*.

All social housing expenditure includes expenditure on public housing, SOMIH, community housing, Indigenous community housing, transitional housing and grants to community housing. Expenditure for 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 2019-20
2019-20 funding and expenditure	State-own forecast expenditure (excluding NHHA) for 2019-20	State-own actual expenditure (excluding NHHA) in 2019-20	NHHA funds spent in 2019-20	
Clause 37(a) – Actual Commonwealth and state-own funding and expenditure in respect of the social housing and homelessness sectors for financial year 2019-20				
Housing total	\$376,748,722	\$524,374,691	\$121,180,000	2019-20 is the first year that follows the RoGS counting rules and methodology.
Public housing (total including maintenance)		\$491,246,123	Not Available	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		\$134,670,771	Not Available	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#		\$524,374,691	\$121,180,000	

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Capital expenditure		\$29,828,000	Not Available	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	\$39,982,594	\$46,066, 832	\$44,653,000	In total \$90,719,832 funding spent on homelessness (both Commonwealth & State funding combined). The State contributed \$46,003,832 exceeding the Commonwealth funding of \$44,653,000

Requirement	Evidence			Key changes/ reasons for variation between allocated and actual expenditure in 2019-20
2019-20 funding and expenditure	State-own forecast expenditure (excluding NHHA) for 2019-20	State-own actual expenditure (excluding NHHA) in 2019-20	NHHA funds spent in 2019-20	
Clause 37(a)(i) - Actual Commonwealth and state-own homelessness expenditure by each of the national priority homelessness cohorts for financial year 2019-20				
a. Women and children affected by family and domestic violence	Not available	\$19,631,733	\$15,713,807	Total 2019-20 spend on the cohorts is \$90,719,832. In line with 2018-19 NHHA Report, each service was classified against the 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 for the respective cohort.
b. Children and young people	Not available	\$9,925,608	\$9,634,933	
c. Indigenous Australians	Not available	\$4,710,735	\$0	
d. People experiencing repeat homelessness	Not available	\$1,969,405	\$3,310,656	
e. People exiting institutions and care into homelessness	Not available	\$0	\$2,150,370	
f. Older people	Not available	Not readily attributable	Not readily attributable	
g. General Homelessness	Not available	\$9,829,351	\$13,843,234	
Total		\$46,066,832	\$44,653,000	

Requirement	Evidence		Comments
Estimated 2020-21 funding and expenditure	State-own funding allocation (excluding NHHA) for 2020-21	Estimated NHHA funds to be allocated in 2020-21	
Clause 37(b) – Estimated Commonwealth and state-own funding and expenditure for 2020-21			
Housing total	\$592,668,951	\$123,053,000	
Public housing (total including maintenance)	\$503,202,264	Not Available	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.

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Public housing maintenance	\$172,144,759	Not Available	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#	\$592,668,951	\$123,053,000	
Capital expenditure	\$285,768,000	Not available	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	\$45,439,133	\$45,375,000	Total estimated funding spent on homelessness (both Commonwealth & State funding combined) is \$90,814,133

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Requirement	Outcome in 2019-20	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)	<p>Yes. The Affordable Housing Strategy 2010-2020 and the Affordable Housing Action Plan 2017-18 to 2019-20 both expired in 2020.</p> <p>During 2019-20, the Department of Communities finalised the WA Housing Strategy 2020-2030. However, consideration of the strategy by Cabinet was delayed due to the COVID-19 pandemic. The strategy was launched in October 2020.</p>	<p>Link to the Affordable Housing Strategy 2010-2020 http://www.housing.wa.gov.au/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>	The WA Housing Strategy 2020-2030 was launched on 14 October 2020. The Strategy replaces the WA Affordable Housing Strategy 2010-2020.
i) The housing strategy indicates level of supply needed to respond to projected demand	<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 <p>Provide a minimum of 20,000 low-deposit home loans through Keystart to enable access to home ownership.</p>	<p>https://www.communities.wa.gov.au/strategies/wa-housing-strategy-2020-2030/</p> <p>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>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 will also have to be redeveloped to achieve this target.</p> <p>Refer to Table 2 below for an overview of progress in 2019-20.</p>	<p>https://www.communities.wa.gov.au/strategies/wa-housing-strategy-2020-2030/</p> <p>Commitment p 28.</p>	The current supply of social housing is 42,932 by 2030 this will increase to 45,508.

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<p>iii) The housing strategy contributes to the housing priority policy areas</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> <ul style="list-style-type: none"> • Work with the community housing sector to diversify social housing. <p>Affordable housing:</p> <ul style="list-style-type: none"> • 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. <p>Home ownership:</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 Department of Mines, Industry Regulation and Safety is currently reviewing the Residential Tenancies Act 1987.</p> <p>The Strategy will be supported by three implementation plans:</p> <ul style="list-style-type: none"> • An Affordable Housing Implementation Plan – due for completion by end 2020 • A Social Housing Framework – due for release mid-2021 • A Regional and Remote Housing Implementation Plan – due for release late 2021. <p>The Plans will contain specific actions and initiatives to support the achievement of the long-term targets established in the Strategy.</p>
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	<ul style="list-style-type: none"> • Provide 20,000 low-deposit home loans through Keystart to enable access to home ownership. <p>Planning and zoning reform:</p> <ul style="list-style-type: none"> • 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. <p>Refer to Table 2 below for an overview of progress under the Affordable Housing Action Plan 2017-18 to 2019-20.</p>		
(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.communities.wa.gov.au/strategies/homelessness-strategy/	
i) The homelessness strategy addresses the priority homelessness cohorts	i) The Strategy meets the requirements of the NHHA in relation to the national priority homelessness cohorts.	<ul style="list-style-type: none"> • pages 24-39, 37, 39, 40, 41. 	
ii) The homelessness strategy sets out reforms and initiatives that contribute to reducing the incidence of homelessness	ii) Reforms and initiatives in the homelessness strategy will aim to reduce the incidence of homelessness, including: <ul style="list-style-type: none"> • A focus on the Housing First approach that prioritises providing safe and stable housing, without preconditions or 	<ul style="list-style-type: none"> • The State Government is fast tracking the Housing First Homelessness Initiative which uses private rental subsidies to rapidly house individuals and families who are experiencing homelessness, in combination with wraparound supports. The 	

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	<p>judgement, combined with flexible and tailored supports.</p> <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>first contract has been awarded for the Housing First System Coordinator and an open tender request for the provision of Housing First Support Services is currently being advertised.</p> <ul style="list-style-type: none"> • In July 2020, the site for the first Common Ground facility was announced. Common Ground is a model of permanent, supportive housing in a purpose-built complex with onsite services for rough sleepers and the chronically homeless. • 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>The Strategy will incorporate the homelessness priority policy reform areas by:</p> <ul style="list-style-type: none"> • Focussing 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. 	<p>pages 7, 14, 24-29</p> <p>pages 42-45</p> <p>Pages 9, 13-21, 23, 46-49</p>	

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	<ul style="list-style-type: none"> • Prioritising a whole-of-community approach to better design and deliver appropriate and flexible housing options and services to effectively accelerate change. 		
(d) State/Territory has contributed to the data improvement plan	Yes	As per record of HHDWG meetings.	During 2019-20, 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	2019-2020 Progress Report
<p>(a) social housing that is:</p> <p>i. utilised efficiently and effectively (may include redevelopment and stock transfers)</p> <p>ii. responsive to the needs of tenants (may include redevelopment and stock transfers);</p> <p>iii. appropriately renewed and maintained (may include redevelopment and new construction);</p> <p>iv. responsive to demand (may include new construction and re-development)</p>	<p>Western Australia is committed to delivering an efficient and sustainable social housing system that is responsive to the needs of tenants.</p> <p>Public housing is the backbone of the social 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"> Maintain over 43,000 social housing rentals, including subsidising public housing rents by an average of \$300m p.a. to ensure they remain affordable. 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>As at 30 June 2020, Department of Communities maintains investment in 42,932 Social Housing rentals, including subsidising public housing rents by approximately \$221.5m p.a. to ensure they remain affordable. The reduction below 43,000 homes is due to the redevelopment of some older unsuitable housing stock.</p> <p>The \$300m subsidy was an over estimation and the interaction of softening rental market conditions with Communities' rent policy (where rent is 25% the household income) results in some households paying market rents where they previously received a subsidy (difference between rent charged and market rent). In 2018/19 the subsidy was \$232.4 million and in 2019/20 it declined to \$221.5 million.</p> <p>As at 30 June 2020, a total of 372 social housing dwellings have been delivered by the Department of Communities and the community housing sector. The recent investment by the State Government through SHERP; HHIP and Metronet will assist to deliver more social housing stock over the forward estimates period.</p> <p>This is lower than expected and reflects the subdued market conditions in Western Australia which has impacted revenue inflows from development activity, necessary to fund social housing development.</p> <p>In the 2018-19 financial year, Department of Communities refurbished 212 social housing properties to extend their useful life.</p> <p>As at 30 June 2020, a total of 133 one and two-bedroom units were completed for social housing.</p> <p>As at 30 June 2020, a total of 320 social housing tenants have been relocated from large to small homes. Another 160 small households have been identified for relocation to smaller homes.</p>
<p>(b) community housing support that improves the viability and encourages growth of the sector (may include redevelopment and stock transfers)</p>	<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 future investment decisions.</p> <p>The Housing Authority operates an open and ongoing EOI</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. 	<p>Growth-committed community housing providers are on track to deliver the target of 552 units by 2022.</p> <p>Of the final 122 homes to be delivered, a total of 66 dwellings are expected to be delivered by 30 June 2021 bringing the total delivered to 542 over ten years.</p>

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National Priority Policy Area	Western Australian Initiatives on National Priority Policy Areas	Key actions and indicative timeframes	2019-2020 Progress Report
	<p>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>		
<p>(c) affordable housing (may include stock transfers and incentives to increase supply);</p>	<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 2019-20, Department of Communities delivered 2,816 affordable housing opportunities and 9,751 bond assistance loans.</p> <p>Between 2017-18 and 2019-20, Communities has sold 371 shared equity dwellings, of which 98% were below median house price and 83% 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 2019-20 included:</p> <ul style="list-style-type: none"> 215 lots sold for prices below the lower quartile 1,054 houses sold for prices below the median house price.
<p>(d) tenancy reform that encourages security of tenure</p>	<p>Western Australia will maintain a focus on delivering diverse housing types and tenures that promote inclusive and connected communities.</p>	<ul style="list-style-type: none"> Pursue actions to create long-term affordable rental options in the market, particularly for people on low incomes. 	<p>Since 2017, the Assisted Rental Pathways Pilot (the Pilot) has supported over 300 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.</p>
<p>(e) home ownership including support for first home buyers</p>	<p>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.</p>	<ul style="list-style-type: none"> Continue to support home ownership opportunities through shared equity and low deposit home loans. 	<p>Over the period from 2017/18 to 2019/20 Keystart have financed 7,891 loans, of which 85% have financed first home owners.</p>