



**Regional
Development**
Australia

GOLDFIELDS ESPERANCE

Social Housing Study

Access to affordable, adaptable and secure housing
in the Goldfields Esperance Region



June 2013

List of Acronyms

ABS	Australian Bureau of Statistics
COAG	Council of Australian Governments
CSHA	Commonwealth State Housing Agreement
DIDO	Drive in drive out
DSC	Disability Services Commission
FIFO	Fly in fly out
GROH	Government Regional Officers Housing
LGA	Local government area
NAHA	National Affordable Housing Agreement
RDAGE	Regional Development Australia Goldfields Esperance
WAPC	Western Australian Planning commission

Acknowledgement

Planning Context would like to express our appreciation to all those who, during the course of the research project, set aside time to assist us with our research. The information and data provided during interviews, and in writing, formed the basis not only of our research findings. It also assisted us to develop recommendations and proposals that we believe will contribute to meeting the challenges associated with the provision of social housing and related support services in the Region.

A special word of thanks goes to RDA Goldfields Esperance for the opportunity to conduct the research into the social housing issues on its behalf.



This report has been produced by Planning Context

DISCLAIMER: Whilst every care has been taken in compiling the information, we do not represent this report is free from errors or omissions.

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Executive Summary

Regional Development Australia (RDA) is an initiative of the Australian Government that aims to enhance the growth and development of regional areas by bringing together the three levels of government (Federal, State and Local) to provide a strategic and targeted response to issues in regional areas. RDA Goldfields Esperance (RDAGE) is one of 55 committees representing regional areas across Australia.

The core role of RDAGE is to build strong and effective partnerships with key stakeholders and work with them to provide a coordinated approach to address economic, environmental and social issues impacting on the region.

Intent

RDAGE has commissioned Planning Context to analyse a range of housing data and to provide an up-to-date commentary on both Indigenous and social housing specific to the Goldfields-Esperance region.

The outputs envisaged for the project were the following:

- Produce a report which includes relevant data and provides commentary on both Indigenous and social housing specific to the Goldfields-Esperance region.
- Provide an understanding of the magnitude of housing issues, including data to inform regional planning and influence government policy.
- Provide information on housing pressures across the RDA Goldfields-Esperance region.

Due to the lack of comprehensive community-based social housing data, identified by almost all stakeholders as a major issue affecting the provision of social housing in the Region, the project did not fully meet its intentions. However, the research brought to light the urgent need for a social housing data base upon which to form an understanding of the magnitude of housing issue/s, including data to inform regional planning and influence government policy.

Context

Roles and responsibilities

At the National level, COAG (which encompasses all three spheres of government) has signed of on the National Affordable Housing Agreement (NAHA) and the supporting partnerships on:

1. Social housing (which covered two financial years to 2010);
2. Homelessness (which expires in June 2013); and
3. Remote Indigenous Housing (a ten year Partnership which expires in 2018).

The NAHA prescribes responsibilities for each sphere of government.

The Commonwealth's role focuses on national issues such as funding, migration, taxation and income support.

The State's responsibilities relate to the provision of housing and housing related services and support and to providing the planning framework and infrastructure support for residential development. The State is also responsible for consumer legislation to protect tenants and home purchasers.

Local government is responsible for local level planning schemes and strategies and development and building approval processes. It is also responsible for setting rates and charges that may influence the cost of development and housing. Local governments may also be involved in the provision of housing.

Strategies and policies

In general all strategies and policies focus on the provision of affordable, appropriate and sustainable housing opportunities. At a State level, affordable housing is to be addressed through the Opening Doors Affordability Strategy.

One of the key features of the Strategy is the notion of a housing continuum based on the notion that people in need of housing assistance will move through a continuum with the ultimate goal being affordable home ownership. Embedded in this approach is the notion that renting public housing is a temporary step in the journey and that community housing would offer greater choice for tenants. There is a commitment to grow the community housing sector. This is reflected at both Commonwealth and State levels.

Opening Doors recognises that there is a role for subsidised home ownership options such as shared equity to assist low-income households access home ownership.

Underpinning the Strategy is the establishment of an integrated system which promotes a common housing needs register and which recognises the specialities of various community housing providers.

The importance of support for residents is recognised at a State level with the Western Australian Homeless State Plan (2010 – 2013) and the interim Community Disability Housing Program Policy. Both of these promote the integration of support services with accommodation.

At a regional level, housing is identified as a key economic and social asset. In particular, the Goldfields Esperance Strategic Development Plan 2011 – 2021 identifies the following:

- The State Government Affordable Housing Strategy 2010–2020 identifies a key challenge as recognising the different needs of regional Western Australia. For the Goldfields, this means difficulty in accessing affordable and appropriate accommodation, across all socio economic levels.
- Lack of housing increases the pressure on the rental market as people cannot afford to buy the houses available. As a consequence, public housing becomes less available and private rentals become more expensive.
- Indigenous people represent one of the largest single client groups in the public housing system in Western Australia (20% of public housing tenants; 25% of applicants on a wait list). Furthermore, homelessness amongst Indigenous people is 35% higher in Western Australia than the national average.
- Some of the poorest and most isolated people in Australia live in the Region.

The need to recognise regional differences is further highlighted in the Goldfields Esperance Workforce Development Plan (2013 – 2016).

At a local level, the City of Kalgoorlie-Boulder identifies affordability, heritage conservation, infill redevelopment and housing choice as its major housing issues. These are further complicated by the demand for temporary accommodation, limited housing choice and the high cost of living.

The Shire of Esperance sees key worker housing, affordability, housing choice (mixed use and higher density) and managing short term demand as its key challenges.

Housing

Table 1 Comparative indicators Goldfields Esperance and Western Australia as a whole

COMPARATIVE INDICATORS	WESTERN AUSTRALIA	GOLDFIELDS-ESPERANCE	
Population growth between 2006 and 2011	14.3%	10%	
% of Indigenous residents	3.1%	9.4%	
Residents at same address as 5 years ago	50.2%	45.6%	
Median Age	36	33	
Median age of Indigenous residents	22	23	
Ratio males to females	1:0.97	1:0.9	
Homeless people per 1,000 residents	3.17	11.88	
People at risk of homelessness per 1,000 residents	7.66	6.93	
Percentage of separate houses	80.4%	80%	
Homes owned or purchased	70%	60%	
Indigenous households requiring additional bedrooms	14%	19%	
% of households paying more than 30% of income as rent	8.9%	5.8% Goldfields	6.9% Esperance
% of households paying more than 30% of income as a mortgage	10.0%	5.8% Goldfields	7.4% Esperance
Median mortgage all	\$1,950	\$1,733	
Median mortgage indigenous households	\$1,733	\$1,361	
Median rent all	\$300	\$200	
Median rent indigenous households	\$158	\$100	
Public housing per 1,000 dwellings	38.25	47	
Ratio public housing stock to applicants	1:062	1:0.43	

Source: Population Statistics from ABS 2011 Census of Population and Housing (QuickStats, Community Profiles, Indigenous Profiles and ABS Table Builder), Public Housing Statistics Department of Housing (Personal communication)

The Goldfields Esperance Region has nearly 60,000 residents, growing by 5,500 residents since 2006. Based on WAPC WA Tomorrow Forecasts, population growth in the Region will slow, and it is projected that the population will reach 62,500 by 2026.

Less than half of the residents in the Region have lived in the same local government area for five or more years. Nearly 9% of residents have come to the Region from overseas in the last five years.

The Region has a relatively young population. The Goldfields Region has a median age of 31 and the Esperance Region had a median age of 37. The median age of indigenous residents is 23, significantly younger than that of the community as a whole.

The Australian Bureau of Statistics (2011) identified some 680 people as homeless¹ in the Goldfields Esperance Region. A further 400 residents were identified as being at the risk of being homeless², giving a total of nearly 1,010 vulnerable residents. This equates to a vulnerability rate of 18.81 per 1,000 residents³.

There are 24,300 dwellings in the Region. Single detached housing is the predominant form of housing, accounting for 80% of all dwellings. Mining areas have a higher proportion of what would be considered temporary housing. The amount of semi detached and medium density housing is low but consistent with the State as a whole.

Sixty percent of all residents live in dwellings that are either owned outright or being purchased. This is below that of the State as a whole. Social housing accounts for around 10% of the rental market.

Indigenous households are significantly more likely to be renting housing with 73.3% of indigenous households living in rental premises.

There is strong evidence that overcrowding is a significant issue for the Indigenous community with some 19% of households requiring additional bedrooms.

Housing affordability has been identified as an issue for people trying to enter the market now (whether that is as a private renter or as a purchaser). However, the median weekly rental payments and median monthly mortgage repayments are below those of the State as a whole.

¹ Living in improvised dwellings, supported accommodation for homeless, boarding houses, temporary lodgings, severely crowded dwellings

² Living in crowded dwellings or marginally housed in caravan parks

³ Cat No 2049.0 Census of Population and Housing: Estimating Homelessness

Consultation

There is a general agreement across the range of social housing issues in the Region. The issues are also recognised in Commonwealth and state government policy documents and strategy documents, including the National Partnership Agreements.

The themes emerging from the stakeholder inputs are the following:

- Lack of information and data on housing issues and need which restricts the ability to form a comprehensive and consolidated view of accommodation needs and the need for housing support services.
- Ineffective coordination and integration of the provision of social housing and related support services coupled to a planning system that does not respond effectively to social housing needs.
- A shortage of social housing and support services across the entire range of social housing and support services categories.
- Difficulties with growing the community housing sector particularly in remote indigenous communities where land tenure is an issue.
- The high cost of housing which affects housing affordability across the entire housing spectrum limiting the providers' capacity to provide housing and support services.
- Limited land supply (particularly in Kalgoorlie-Boulder) affecting the location of new social housing stock.
- Funding constraints that limit the capacity to deliver social housing and the need for more efficient funding mechanisms.
- The need to increase housing tenancy management programs that support tenants in maintaining their tenancies.
- Uncertainty relating to the long term viability of community housing particularly in relation to remote communities.
- The impact of economic, social and political factors on the provision of social housing.

Challenges

The challenges facing the provision of social housing and related support services in the Goldfields-Esperance region are interrelated and seen to be the following:

1. Developing a comprehensive understanding of the range, availability of and demand for social housing and social housing support services in the region. The compilation of a unified and integrated social housing data base is indispensable for meeting this challenge.
2. Improving communication channels among all stakeholders, both within and outside of government, to regularly and effectively communicate relevant information on policies, priorities, procedures and funding. Effective communication of relevant information is essential to ensuring informed decision-making by stakeholders. The integrated social housing data base referred to above would be the foundation for communicating social housing issues.
3. Growing the social housing sector to the point where all social housing and related needs are fully met, and programs are in place to ensure that individuals and families who no longer require social housing and assistance are able to move on along the housing continuum.
4. Providing social housing for Indigenous people. Among other issues, accommodation for transient populations is a challenge to be addressed as a priority, particular accommodation for families and relatives from remote areas accompanying family and community members who come to the larger centres for medical treatment. The lack of crisis accommodation also needs to be addressed as a priority.
5. Managing temporary housing requirements, particularly those related to construction phases of major projects. The availability of housing, including in the major centres of Kalgoorlie-Boulder and Esperance, is severely impacted by the undertaking of major projects requiring temporary and/or permanent housing for workers. This ultimately also impacts on the availability of housing units to meet social housing needs. A key challenge therefore is to develop mechanisms or policies that will ensure that temporary and permanent housing needs associated with a major project are addressed prior to the commencement of any such project, and the measures for the provision of required housing are included in the approvals granted for such projects.
6. Consolidating and integrating various existing plans, policies and strategies that impact on social housing provision, into a single integrated housing plan. This would help to improve communication and decision making by government departments and agencies, funders and social housing providers.

Recommendations

It is recommended that RDAGE actively engage the State Government to:

1. Establish a Goldfields Esperance Housing Reference Group.
2. Undertake a comprehensive housing needs assessment.
3. Undertake an audit of existing plans and strategies in the context of the housing needs assessment.
4. Develop protocols for the provision of temporary and permanent housing associated with resources development and major projects close to, or in, regional communities.
5. Formulate an integrated affordable housing plan for the Region.

Recommendation 1

Establish a Goldfields–Esperance Social Housing Reference Group

It is proposed that a Goldfields–Esperance Social Housing Reference Group be established to advocate on the provision of social housing and related support services.

Recommendation 2

Undertake a comprehensive housing needs assessment

The State Government has already embarked on the housing needs assessments for regions within the State. The RDA should ensure that the needs assessment covers all communities and is developed in the context of the overall Regional housing markets.

Recommendation 3

Undertake an audit of existing plans and strategies in the context of the housing needs assessment

On completion of the housing needs assessment, it is recommended that the Reference group petition the State Government to carry out a thorough audit of all plans and strategies pertaining to social and community housing with a view to simplifying, or preferably having a single and integrated housing plan/strategy.

Recommendation 4

Develop protocols for the provision of temporary and permanent housing associated with resources development and major projects close to or in regional communities

To minimise the impact on the supply and affordability of housing of major new developments in any particular community, it is recommended that a housing strategy form part of the State Government's capital works program associated with that project.

Recommendation 5

Formulate an integrated affordable housing plan for the Region

The ultimate aim of the steps described above is the formulation of an integrated affordable housing plan for the Region.

This would look at the way that the State's Affordable Housing Strategy and associated notion of a housing continuum could be applied to a complex region such as the Goldfields Esperance Region. Ideally, this would act as a demonstration project that could be rolled out to all Regions.

Introduction

Background

Purpose

Regional Development Australia Goldfields-Esperance (RDAGE) has commissioned Planning Context to analyse a range of housing data and to provide an up-to-date commentary on both Indigenous and social housing specific to the Goldfields-Esperance region.

The Study will provide a thorough understanding of the magnitude of housing issues to inform regional planning and influence government policy. It will also provide an insight into housing pressures across the Goldfields-Esperance Region.

Scope

The following definition of social housing is used in this Report:

A form of subsidised housing, usually rental, for designated households. In Australia social housing includes:

1. Public housing: Social housing owned and operated by public agencies;
2. Community housing: Social housing managed (and sometimes owned) by a not-for-profit community based organisation; and
3. Indigenous community housing: Social housing owned and (usually) managed by indigenous community organisations.

It is impossible to consider social housing in isolation from the general housing market. Two other aspects of housing are also considered in the Report

1. Affordable housing: As defined by the National Action on Affordable Housing (NAAH), affordable housing is 'appropriate for the needs of a range of low and moderate-income households, and priced so that households are able to meet other essential basic living costs.'
2. Appropriate housing: Housing is deemed to be 'appropriate' if it is suitable to a household in terms of size, quality, accessibility and location, if it is integrated into a reasonably diverse community, if it incurs reasonable maintenance, utility, and transport costs, and provides security of tenure for a reasonable period.

Approach

Planning Context has adopted the following approach to this Study. The Approach is outlined in Figure 1.

Figure 1 Approach to the Study



Stage 1 Background

Any recent studies that have focussed on housing issues in rural, remote and regional areas have been reviewed. This includes work by:

- government agencies (local, State or Commonwealth);
- the community sector; and
- tertiary institutions.

This provides a context for general housing issues and a focus on social issues in particular.

A desktop survey of the housing market in the Region has been completed. This uses REIWA data as a basis for identifying housing affordability and availability issues.

The backbone of this report is the 2011 Australian Bureau of Statistics (ABS) Census data. Data from the ABS has been augmented with data from the Department of Housing on waiting times, stock numbers and housing types. Information on housing availability has also been collected as part of the stakeholder interviews.

Stage 2 Identification of Housing Pressures

We have consulted with key stakeholders to obtain their perspective on housing pressures.

The information collected through the consultation process, along with the background information has been synthesised to identify the key housing pressures. These pressures have been quantified where possible.

Stage 3 Challenges

We have identified a set of challenges for Goldfields Esperance to use when advocating on, or seeking to influence housing outcomes for the Region. These focus on three particular areas:

1. Knowledge gaps - where there is limited or ill-informed information on specific issues;
2. Governance gaps - where roles and responsibility are poorly defined, confusing or non-existent for specific issues; and
3. Policy gaps - where there are no strategies or policies to support social housing outcomes. These may be at a local government planning level, a State agency service delivery, or a Commonwealth funding level.

Stage 4 Final Report

The final report provides an assessment of housing issues in the Region, coupled with recommendations to address some of the housing challenges facing the Region.

Context

Overview

RDA Goldfields Esperance

Regional Development Australia (RDA) is an initiative of the Australian Government that aims to enhance the growth and development of regional areas by bringing together the three levels of government (Federal, State and Local) to provide a strategic and targeted response to issues in regional areas.

RDAGE is one of 55 committees representing regional areas across Australia.

Role

The core role of RDAGE is to build strong and effective partnerships with key stakeholders and work with them to provide a coordinated approach to address economic, environmental and social issues impacting on the region. To achieve this RDAGE:

- Consults and engages with local communities and other stakeholders to identify, prioritise and find solutions to issues impacting on the region.
- Contributes to informed regional planning.
- Contributes to Government activities by providing information on regional issues and supporting the implementation of regional programs and initiatives.
- Promotes Government programs by creating awareness of services, grants and initiatives for regional development, and supporting stakeholders to gain access to these.
- Supports community and economic development through the identification of opportunities to diversify and expand industry and employment opportunities in the region.

Vision

RDAGE has the following Vision for the Region:

A sustainable region of flourishing and resilient communities enjoying an improving quality of life founded on:

- A diverse and robust economy that fosters enduring business development and personal prosperity (economic);
- Equitable, regionally focused social conditions, services and amenities (social);
- A natural environment protected and preserved for its intrinsic value and for its foundation role in economic and social advancement (environment); and
- Contemporary governance conditions that promote regional development opportunities and accommodate regional circumstances (governance).

Study Area

The Goldfields Esperance region is situated in the south-eastern corner of Western Australia and incorporates nine local government areas - the City of Kalgoorlie-Boulder and the Shires of Coolgardie, Dundas, Esperance, Laverton, Leonora, Menzies, Ngaanyatjaraku and Ravensthorpe. The region has a landmass of 771,276 square kilometres making it just under a third of the total landmass of Western Australia and over three times that of the State of Victoria.

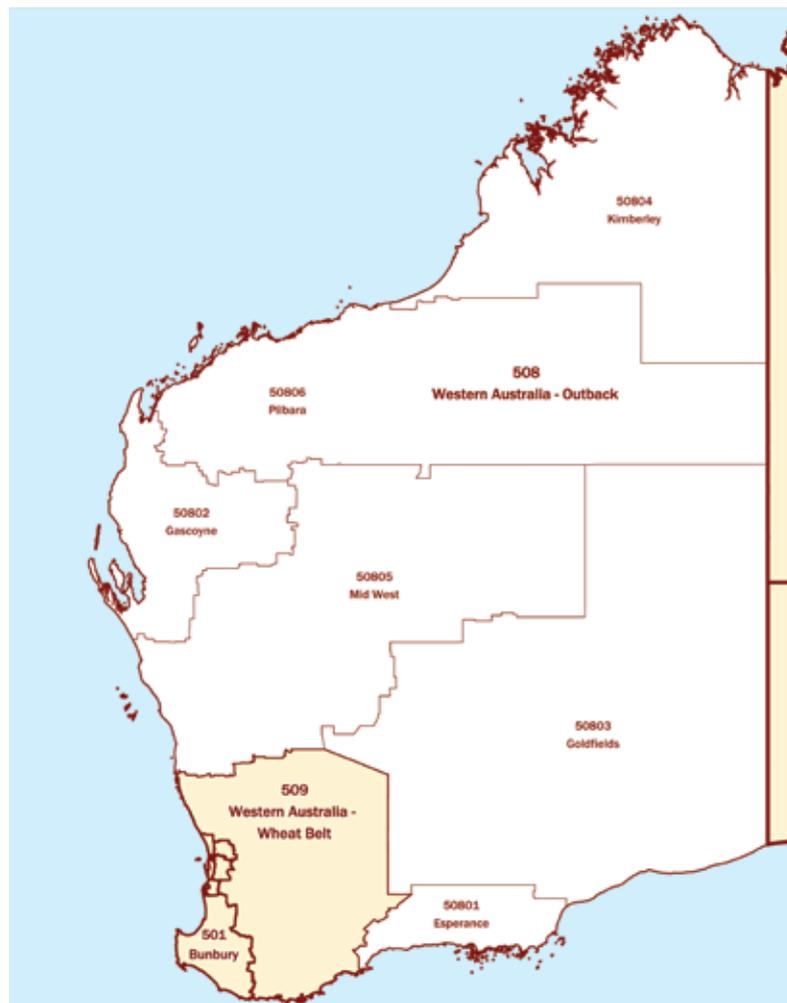
Figure 2 RDA Goldfields Esperance Region About the Statistics



About the Statistics

The 2011 Census uses a different nomenclature to that used in previous Census counts. In general, however, the units are based of local government boundaries. The Goldfields Esperance Region falls in the Statistical Local Area defined as Outback. There are two Level 3 Areas – Esperance (containing the Shires of Esperance and Ravensthorpe), and Goldfields (containing the balance of local governments in the Region).

STATISTICAL LOCAL AREA 4	STATISTICAL LOCAL AREA 3	STATISTICAL LOCAL AREA 2	LOCAL GOVERNMENT AREAS
Outback	Goldfields	Leinster-Leonora	Shire of Leonora
			Shire of Laverton
			Shire of Menzies
			Shire of Ngaanyatjarraku
		Kalgoorlie	City of Kalgoorlie-Boulder
	Kambalda-Coolgardie Norseman	Shire of Coolgardie	
		Shire of Norseman	
Esperance	Esperance	Shire of Esperance Shire of Ravensthorpe	



Roles and Responsibilities

Introduction

One of the areas that is a particular issue for housing is the complex roles and responsibilities that surround housing planning, funding and provision.

Housing assistance in Australia is governed by the National Affordable Housing Agreement (NAHA). This Agreement, which was endorsed by the Council of Australian Governments (COAG), replaces the Commonwealth State Housing Agreement (CSHA). The NAHA commenced on 1st January 2009.

The aspirational objective of the NAHA is that

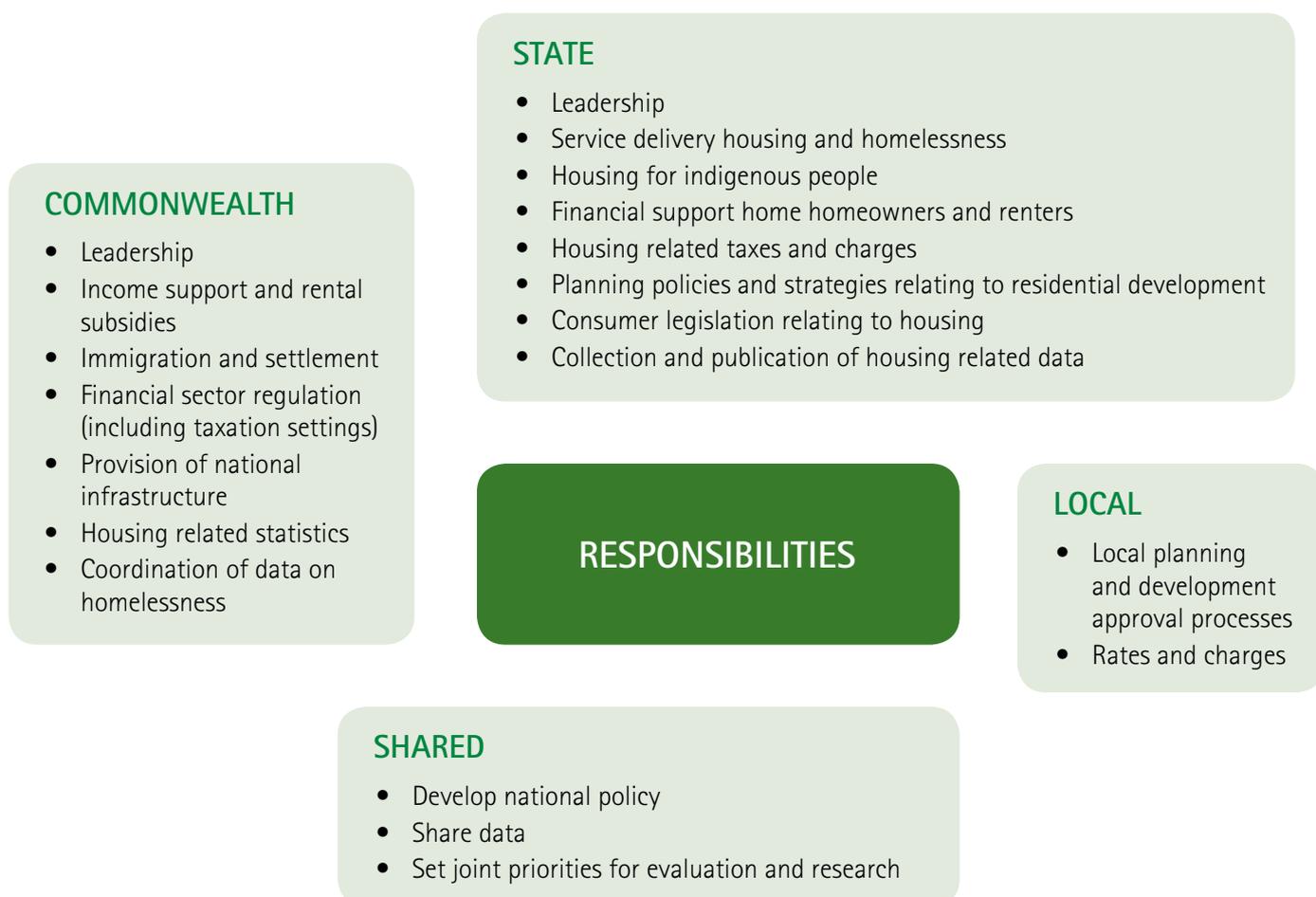
"all Australians have access to affordable, safe and sustainability housing that contributes to social and economic participation"

The NAHA is supported by three partnership agreements on:

1. Social housing;
2. Homelessness; and
3. Indigenous Australians living in remote areas.

The agreement identifies the roles and responsibilities for the three spheres of Government.

Figure 3 Roles and Responsibilities of the three spheres of government



National Affordable Housing Agreement

Aims to ensure that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation

National Partnership Agreement on Social Housing

- people being able to rent housing that meets their needs,
- people who are homeless or at risk of homelessness achieving sustainable housing and social inclusion, and
- Indigenous people having improved housing amenity and reduced overcrowding.
- contributes to social and economic participation

The agreement facilitates the Social Housing Growth Fund, in which the Commonwealth Government provides:

- \$200 million in 2008-09
- \$200 million in 2009-10

National Partnership Agreement on Homelessness

- prevention and early intervention to stop people becoming homeless
- breaking the cycle of homelessness
- improving and expanding the service response to homelessness.

The NPAH has been in operation for four years, and is due to expire on 30 June 2013. In 2011-12 alone, over 180 new or expanded initiatives were delivered.

The Australian government has committed to a further one year of funding, while it negotiates a new, long-term agreement and it is expecting state and territory governments to match the funding.

National Partnership Agreement on Remote Indigenous Housing

Aims to address

- significant overcrowding
- homelessness
- poor housing conditions
- the severe housing shortage in remote Indigenous communities.

Funding is being provided to the States and Northern Territory over 10 years to 2018 to:

- deliver up to 4,200 new houses and rebuild or refurbish around 4,800 existing houses in remote Indigenous communities around Australia
- deliver employment-related accommodation in regional areas to enable Indigenous people from remote communities to access training, education, employment and support services
- provide Indigenous employment opportunities through a 20 per cent local Indigenous employment target over the life of the program for new housing construction.

Strategies and Policies

State policies and strategies

More than a Roof and Four Walls 2009

In December 2008 the Minister for Housing and Works announced the establishment of the Social Housing Taskforce (Taskforce) to review the acute shortage of public housing in Western Australia and to suggest innovative strategies for addressing the problem. The Taskforce was asked to report to the Minister for Housing and Works by 30 June 2009 on new ways to approach the provision of social housing with an aspirational target of 20,000 additional dwellings by 2020.

The Taskforce identified ten key initiatives that were essential to meet the goal of 20,000 additional dwellings.

1. Implementation of a whole of government approach to the provision of social and affordable housing through development of a State Affordable Housing Strategy. This Strategy will clearly outline the roles, responsibilities, key initiatives, funding and performance measures that will underpin the development and delivery of affordable housing across Western Australia over the next 10 years.
2. Local Governments to develop local housing strategies that identify the future affordable housing needs of their communities.
3. The establishment of a Housing Innovations Team to focus on promoting and facilitating new and innovative housing solutions, brokering complex deals for large-scale housing projects and developing the methodology and practical application of attracting institutional investment from the private sector.
4. The introduction of significant reforms to the planning system that allow the subdivision of all residential lots above 700m².
5. All State Government land development agencies to provide a minimum of 15% of their housing lots for affordable housing.
6. The Department of Housing to immediately concentrate on building one and two bedroom housing units to cater for the current and future demand of smaller households.
7. Development and implementation of the Affordable Rental Brokerage Scheme.
8. Introduction of changes to the Residential Design Codes and Local Government planning policies to allow the use of ancillary accommodation for non-family members.
9. Introduction of the One Affordable Housing System which includes a Housing Needs Register which provides a detailed assessment of an applicant's immediate and longer term housing requirements, inclusive of support service needs, and facilitates the applicant into an appropriate housing solution along the continuum.
10. Developing, funding and implementing Housing Plans for current and future public housing tenants, focussing on stabilising their tenancies and plans for their transition through the affordable housing continuum.

Most of these initiatives are recognised in the State's Affordable Housing Strategy 2010 – 2020.

Affordable Housing Strategy 2010–2020 (Opening Doors to Affordable Housing)

The Western Australia State Government's Affordable Housing Strategy 2010–2020 sets a target of 20,000 additional affordable homes by 2020. Meeting the target is based on achieving four outcomes:

1. A stronger, social housing sector with coordinated service delivery between the public and not-for-profit systems. This means improving services and outcomes for clients by allocating public resources and opportunities to those providers most able to deliver the best and most efficient outcomes.
2. A larger and more diverse pool of affordable private rentals to broaden the opportunities for those on low to moderate incomes. This means developing mechanisms to facilitate greater private investment in the area.
3. An alternate housing market for new types of affordable accommodation that operate at an ongoing discount to regular housing. This means increasing affordable entry point housing options and mid-way solutions between traditional rental and unencumbered home ownership for those households who want them.
4. A more dynamic transition-oriented housing continuum with tailored interventions to encourage and support the mobility of low-to moderate income households. This means actively facilitating the transition process to achieve the best housing outcome for particular households over time, relative to their circumstances.

The Affordable Housing Strategy comprises three component strategies:

- Strategy One - Strengthen Social Housing
- Strategy Two - Improve Housing Supply
- Strategy Three - Enable Successful Transition

Strategy One – Strengthen Social Housing involves four key reform areas:

1. Growing the Not-for-profit Sector

In Western Australia, not-for-profit housing organisations currently provide access to around 5,500 homes, equivalent to approximately 14% of the State's social housing stock.

The State and Commonwealth objective is to help the help the not-for-profit sector to develop nationwide to provide up to 35% of the social housing stock by 2014.

The intention is to assist this growth by transferring and/or leasing public housing assets which could then be leveraged to secure private finance to construct even more social housing stock.

2. Repositioning Public Housing

Traditionally, subsidised public housing has been the principal response offered to low-income and disadvantaged groups seeking accommodation assistance. However, the high cost of rental assets, coupled with declining turnover rates, has led to a limited public system congested with long-stay clients. This in turn has blunted the public system's ability to accommodate the growing waitlist, necessitating the ever-tighter rationing of available opportunities.

The Housing Strategy envisages that as future growth strategies take effect and partner organisations increase the volume of opportunities for low-to-moderate income households, the focus of government-provided public housing will necessarily change.

Figure 4 Social housing key reform areas



Source: Affordable Housing Strategy 2010-2020

In order to maximise the number of households that can be helped with the available resources, the public system and partnered 'Growth Providers' will need to focus primarily on those in greatest need, while moving towards more limited term interventions where possible.

The Department of Housing will become an arms-length enabler and broader policy resource on housing issues rather than the sole provider of subsidised public rentals. Housing stock will also be better aligned to reduce under-occupancy, ensure that tenants' needs are met and help the system better respond to changing demand.

3. Developing a Contestable Market

A contestable market will allow more assistance to be made available to more people more effectively.

Such a market will encourage coproduction and see governments at all levels offering future social housing opportunities and resources to those organisations best positioned to provide the required services and outcomes as efficiently and effectively as possible. Different providers will be recognised for their core competency, operational focus and/or competitive advantage.

Australia's Future Tax System⁴ recommends a number of changes to the way that social housing is funded, with the aim of creating a more client-focused, dynamic market that is no longer reliant on the existing system of grants.

It also advocates higher rates of assistance to private renters which will enhance affordability and help reduce the disparity in support between public housing tenants and low income households in the private rental market.

⁴ (22May 2010, Australia's Future Tax System, Report to the Treasurer, December 2009, Commonwealth of Australia

4. Establishing an Integrated System

The Affordable Housing Strategy envisages a future social housing system characterised by a range of effective housing providers, offering differing pathways and options for more people in line with their unique needs and circumstances. Varying alternatives will provide new entry points for clients, as well as evolving options that support their transition along the housing continuum as their circumstances improve.

The future multi-provider, multi-option social housing system will be integrated to ensure it operates in a coordinated manner, providing better outcomes for clients. To do this:

1. A common Housing Needs Register will be introduced to replace existing waitlists.
2. The policy settings of the various housing providers will support their focus and positioning within the integrated housing system.
3. Provision of different housing services will reflect the role and core competency of different providers.
4. Providers will establish different rent-setting policies and arrangements relative to their client groups and positioning along the housing continuum.
5. Social housing providers will offer appropriate limited-term tenancies to those with the capacity to move into other housing options in the future.
6. Alliances and pathways between different providers will be encouraged to help tenants transition between different options as their circumstances change

Western Australia Homelessness – State Plan 2010–2013 (Opening Doors to Address Homelessness)

The Western Australia Homelessness State Plan 2010–2013, issued by the Department of Child Protection, has as its vision to address homelessness and represents a commitment and focus on intervening early to prevent and reduce homelessness in Western Australia.

The Plan outlines the outcomes and key principles for implementing an integrated approach to homelessness and aims to bring all relevant agencies and services to work together to open doors and improve circumstances for people who are at risk of, or experiencing homelessness.

The Plan identifies action areas to support flexible and responsive services for people when they are homeless and to prevent people from slipping back into homelessness.

Among others, the provision of a range of housing options is one of the action areas identified in the Plan. In particular, addressing homelessness requires linkages to a range of housing options and the provision of appropriate support in order to meet the needs of the individual and ensure sustainable outcomes.

Housing providers, including public housing, community housing and the private sector where possible, should intervene early to assist people to maintain their existing housing. In some cases, services will support people to return to, or continue to live, in the family home or with other family members.

The authors of the Plan submit that it is not just the role of specialist homelessness services to address homelessness. To be successful, a variety of services and sectors have a role to play, including mainstream and allied services, government and community services.

Western Australia Planning Commission State Planning Strategy

The Western Australian Planning Commission's (WAPC) State Planning Strategy sets out the development priorities for the State, and provides a spatial plan for growth and development. It outlines the Government's intention to undertake a collaborative approach in planning for the state's physical and social infrastructure, environment, food security, land availability, economic development, security, education, training and knowledge transfer. The State Planning Strategy will be the lead strategic planning document in Western Australia.

The Goldfields Esperance Region falls within the State Planning Strategy Central Region, described as:

"a growing economy which encompasses some of the State's most iconic landscapes, is poised to be a significant contributor to the nation's mining, scientific, technological, research and innovation industries by 2050."

Interim Community Disability Housing Program Policy (September 2012)

The Interim Community Disability Housing Program Policy (CDHP) assists people with ongoing support needs to live as independently as possible in the community by providing an alternative to unsuitable housing arrangements, such as institutional care or care by elderly parents.

People with support needs due to disability and mental illness often face major barriers which prevent them obtaining rental housing. The aim of the CDHP is to provide long term rental housing for people with disability or mental illness who require ongoing support to live in the community.

CDHP operational procedures will be outlined in program guidelines, which are currently under development.

Regional policies and strategies

An Action Agenda for Regional Development

The Regional Development Policy Framework - Action Agenda for Regional Development sets out the Western Australian Regional Development Council's priorities and outcomes for regional development in Western Australia.

The Agenda directs the Council's policy development focus, coordinates the strategic planning of the nine Regional Development Commissions, and assists the Council to advise the Minister for Regional Development on Royalties for Regions spending priorities for Regional Strategic Projects and Regional Capital Works Initiatives.

The Regional Development Council's agenda is structured around six key priority areas for investment:

- housing and services;
- employment, infrastructure and skills;
- health;
- education;
- social and environmental amenity; and
- leadership and decision making.

The Council regards affordable and suitable housing as fundamental for individuals and their families who choose to live and work in the regions. Regional housing options are required to cater to all income and age groups and must accommodate a variety of lifestyles. It seeks the following outcomes:

- More affordable housing options in regional centres, especially in areas of rapid investment and growth.
- Public housing and home ownership options that better reflect the outcomes sought by regional communities.
- Improved housing options for Indigenous people.
- Housing options for Indigenous people that will facilitate transition into employment and home ownership.
- Timely land release for residential and commercial development in regional areas, reflecting an improvement in planning approval processes.
- Accessible, affordable and reliable delivery of essential services in regional areas for residents and businesses.
- Sufficient investment in essential services to meet the current and future social and economic needs of regional communities.

SuperTowns

SuperTowns is a State Government initiative announced in July 2011 to assist towns in the southern half of Western Australia to plan and prepare for a projected doubling of the State's population to almost 4.5million people over the next 40 years. The latest trends show metropolitan Perth with an estimated 3.2million people and the regional population climbing from 570,000 people currently to 1.1million people by 2050.

Esperance has been designated by the State Government as one of a network of nine 'SuperTowns' to play a key role in the future development of regional Western Australia.

The State Government's vision for SuperTowns is:

"To have balanced, well-connected regional communities, with lifestyle options and access to services. SuperTowns will have affordable, quality housing and a growing and diverse range of job opportunities. They will offer more choices for people living in regional areas and an attractive alternative to living in the metropolitan area."

Planning our Future: A Growth Plan for Esperance and the South-East Region identifies the following challenges for housing growth (p.24):

- Providing sufficient and affordable housing options and a variety of choice.
- Accommodation pressures from new construction projects.
- High demand for rentals due to influx of workers for construction projects.
- Low vacancy rates for rentals.
- Comparatively high construction costs are inhibiting the take up of new lots.

The Growth Plan also identifies opportunities associated with the housing challenges, these are:

- • Key worker housing provision;
- • Developing affordable housing options;
- • Development of residential zoned land;
- • Reducing 'red tape' to bring forward development;
- • Mixed use and higher densities; and
- • Public-private partnerships.

There is a need to ensure the adequate provision of housing to accommodate people and provide quality affordable homes and neighbourhoods. The development of affordable housing and accommodation options are thus seen as key components to fulfilling the aspirations to strengthen communities and grow the Esperance economy.

Goldfields-Esperance Strategic Development Plan 2011-2021

The RDAGE together with the Goldfields Esperance Development Commission (GEDC) and the Goldfields Voluntary Regional Organisation of Councils (GVROC) developed the Goldfields-Esperance Strategic Development Plan 2011-2021 which identifies the need for a number of planning and management strategies to address key regional social issues, one of which is housing affordability.

The Strategic Development Plan notes that:

- The State Government Affordable Housing Strategy 2010-2020 identifies a key challenge as recognising the different needs of regional Western Australia. For the Goldfields, this means difficulty in accessing affordable and appropriate accommodation, across all socio economic levels.
- Lack of housing increases the pressure on the rental market as people cannot afford to buy the houses available. As a consequence, public housing becomes less available and private rentals become more expensive.

- Indigenous people represent one of the largest single client groups in the public housing system in Western Australia (20% of public housing tenants; 25% of applicants on a wait list). Furthermore, homelessness amongst Indigenous people is 35% higher in Western Australia than the national average.
- Some of the poorest and most isolated people in Australia live in the Region.

Stakeholders identified that in the Goldfields Region it is of paramount importance that government agency input is integrated, with a collaborative approach between the public, private and community sectors.

Goldfields–Esperance Workforce Development Plan 2013–2016

The Goldfields–Esperance Workforce Development Plan 2013–2016 was prepared by the Goldfields–Esperance Workforce Development Alliance in collaboration with the Western Australian Department of Training and Workforce Development.

The priority workforce related issues identified by the Development Plan are (p.16):

- Competition for skilled labour;
- Fly-in Fly-Out workers;
- Regional perceptions;
- Housing;
- Health services; and
- Education.

The shortage of accessible quality housing, particularly in the rental sector, is identified as a serious issue and a major challenge in the Goldfields–Esperance Region. It also poses a major challenge to attract workers to the region, as the inability to secure accommodation prevents relocation of employees.

Volatile regional economies also complicate housing provision. Rapid economic growth can contribute to housing shortages, particularly in the rental market, while downturns contribute to excess capacity and a reluctance to invest in new stock. From a workforce point of view, during periods of growth, the shortage of quality accommodation, particularly for rent, is a major challenge in attracting new labour.

Another issue identified was the inability of residents to purchase property due to current policies and processes related to gaining approval for mortgage insurance.

The Plan recommends the following priority actions related to housing in the Region (p.30):

- As part of the implementation of the Affordable Housing Strategy 2010–2020, the Department of Housing to work with the Goldfields–Esperance Workforce Development Alliance to identify appropriate housing to determine whether a more targeted policy is required for the region, in particular Kalgoorlie–Boulder and the nominated SuperTown of Esperance. The lead agency is the Department of Housing.
- Industry groups to encourage mining companies located in the Goldfields–Esperance region to provide housing loan guarantees where required, to workers occupying operational positions as part of their employment packages. The Industry groups are to lead this action.
- The Department of Housing to explore with the Australian Government changes to the approvals criteria for lender's mortgage insurance, to ensure that mortgage insurance does not continue to act as a barrier to residential construction and home purchasing in the Goldfields–Esperance region. The lead agency is the Department of Housing.

Local policies and strategies

City of Kalgoorlie–Boulder Housing Strategy Review 2011

The City of Kalgoorlie–Boulder Housing Strategy Review 2011 identifies the key housing issues in Kalgoorlie as affordability, heritage conservation, infill development, housing style and housing choice. (The Strategy is in draft format and has not been formally adopted by the Council.)

For the Review the City has been divided into seven precincts to respond to the local issues and concerns particular to each area. The Strategy recognizes the importance of preserving the character of the built form in these areas. Densification or infill development will be encouraged, and the preferred approach is to increase residential densities through appropriate density coding.

Housing issues identified include:

- Continuous population pressure caused by fly-in fly-out (FIFO) workers and short term contract workers.
- Expected high levels of employment growth in the mining, manufacturing and transport sectors, with the future labour force projected to increase to 23,755 by 2018 (8,629 additional jobs on the 2008 base). The strongest growth will occur in the mining sector, increasing more than 49 % between 2008 and 2018.
- Extremely limited housing options for purchase and rent that make it difficult for workers and their families to find appropriate accommodation.
- Very high relative cost of living in the region which negatively influences both attraction and retention of skilled labour, particularly for families.
- Housing prices have increased to a level where households who would have otherwise been able to purchase or develop detached housing units, are priced out of the market, further increasing rental demand.

While public housing represents about 5% of the total housing stock in the Goldfields region, a lack of available private rental housing and increased demand from temporary and Fly-in Fly-out (FIFO) workers on the rental market mean that demand for public and affordable housing continues to rise. Vacancy rates in Kalgoorlie–Boulder for the March quarter were estimated at only 1.9% by REIWA, up by 0.5 % points from March 2012.

Shire of Esperance – Housing Land Audit 2003–2011

The Esperance 2011 Housing Land Audit provides a summary of residential land in Esperance town (its major suburbs), including a review of dwelling approvals and completions since 2003.

The audit reflects that, in the short term, land availability is not a constraint on housing supply in Esperance:

- There are currently an estimated 4,736 dwelling units in the town area and at maximum density there is potential to develop a further 7,779 dwellings.
- Significant opportunities exist for infill development within the older suburbs of Esperance where lots of 1,012m² are common, once appropriate infrastructure (including sewerage) is available.
- A segment of the Esperance housing stock could be considered to be under-utilised, due to being occupied for only part of the year. This includes dwellings being used as town houses by farmers and as holiday homes for people from outside of the Shire.

While there is not a shortage of land for housing development, there is a shortage of actual housing units, including for affordable and social housing.

Housing Information

Census Data

The Australian Bureau of Statistics Census of People and Housing (2011) provides the most comprehensive snapshot of housing related data for the Goldfields Esperance Region. It also enables changes over time to be considered.

Some Key Regional Housing Indicators

HOUSEHOLD CHARACTERISTICS	INDIGENOUS PERSONS/ HOUSEHOLDS WITH INDIGENOUS PERSONS	NON-INDIGENOUS PERSONS/OTHER HOUSEHOLDS
Median age of persons	23	34
Median total personal income (\$/weekly)	294	862
Median total household income (\$/weekly)	990	1,688
Median mortgage repayment (\$/monthly)	1,361	1,765
Median rent (\$/weekly)	100	210
Average number of persons per bedroom	1.4	1.1
Average household size	3.7	2.6
Proportion of dwellings that need 1 or more extra bedrooms (%)	19.0	2.1

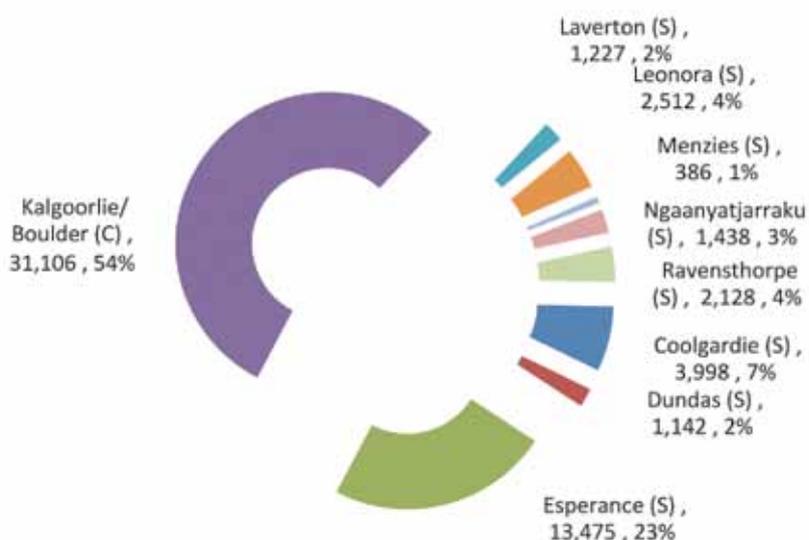
Source: ABS 2011 Census Indigenous Profile (Kalgoorlie Indigenous Region (equivalent boundary to the Goldfields Esperance Region)

Population

Distribution

Based on 2011 Census data, the Goldfields Esperance Region has a population of some 57,500 residents. Over half of the population (31,100) lives in the City of Kalgoorlie–Boulder whilst a further 23% (13,500 residents) live in the Shire of Esperance.

Figure 5 Population Distribution in the Goldfields Esperance Area.



Benchmark Indigenous people made up 3.1% of Western Australia's population.

Some 9.4% of the population in the Region identify themselves as Indigenous. This is equivalent to nearly 5,400 residents. The City of Kalgoorlie-Boulder has the greatest number of indigenous people (2,143 residents). Nearly 85% of the population of the Shire of Ngaanyatjarraku is Indigenous.

Table 2 Population and proportion of Indigenous people in local government areas in the Goldfields Esperance Region

LOCAL GOVERNMENT AREA	TOTAL POPULATION	INDIGENOUS POPULATION	% OF INDIGENOUS PEOPLE
Coolgardie (S)	3,998	389	9.7
Dundas (S)	1,142	189	16.5
Esperance (S)	13,475	573	4.3
Kalgoorlie-Boulder (C)	31,106	2,143	16.9
Laverton (S)	1,227	350	28.5
Leonora (S)	2,512	233	9.3
Menzies (S)	386	256	66.3
Ngaanyatjarraku (S)	1,438	1,214	84.4
Ravensthorpe (S)	2,128	29	1.4
Total	57,412	5,376	9.4

Source: ABS 2011 QuickStats for local government areas

Population growth

Benchmark Western Australia's population grew by 14.3% between 2006 and 2011.

The population of the Region has grown by some 5,500 residents from 51,900 residents in 2006. This represents an increase of 10% across the Region.

Over half of this growth occurred in the City of Kalgoorlie-Boulder. The Shires of Laverton, Leonora and Menzies have all experienced significant population growth. Some of this growth, particularly in Laverton and Leonora, is associated with mining activity in the Region. Growth may also reflect better data collection methods for remote communities.

Table 3 Change in local government populations 2006 – 2011

LOCAL GOVERNMENT AREA	2006	2011	CHANGE	% CHANGE (FROM 2006)
Coolgardie (S)	3,802	3,998	196	5.2%
Dundas (S)	1,068	1,142	74	6.9%
Esperance (S)	12,961	13,475	514	4.0%
Kalgoorlie-Boulder (C)	28,422	31,106	2,684	9.4%
Laverton (S)	724	1,227	503	69.5%
Leonora (S)	1,411	2,512	1,101	78.0%
Menzies (S)	217	386	169	77.9%
Ngaanyatjarraku (S)	1,336	1,438	102	7.6%
Ravensthorpe (S)	1,953	2,128	175	9.0%
Total	51,894	57,412	5,518	10.6%

Source: ABS 2006 and 2011 QuickStats for local government areas

Mobility

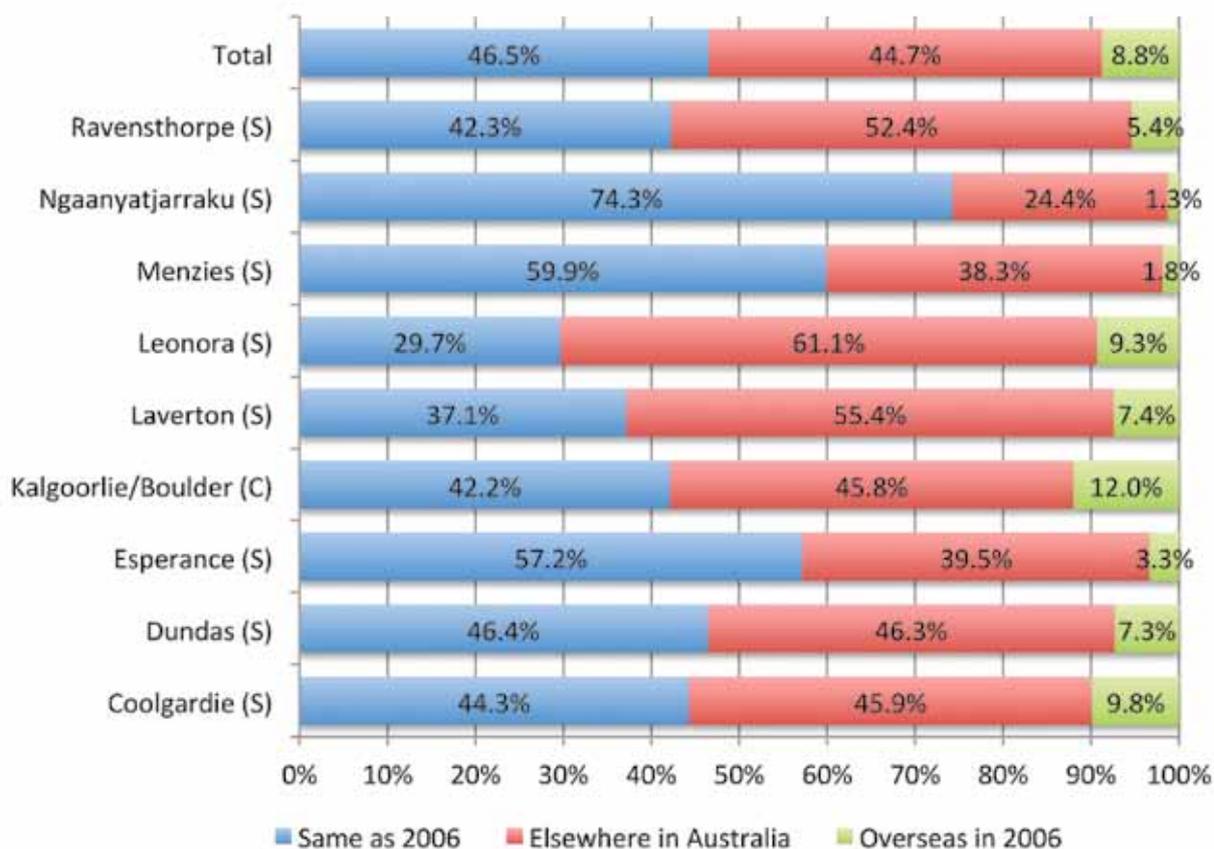
Benchmark 50.2% of Western Australians were at the same residential address that they were 5 years ago

There is a general perception that the Region has a more transient population than Regions such as the South West and the Great Southern. Less than half of all residents live at the same residential address that they lived at in 2006. The greatest turn over of population has occurred in the Shires of Leonora and Laverton. The most stable populations occur in the Shires of Ngaanyatjarraku (with nearly three quarters of all residents living at the same residential address that they lived five years ago), Menzies and Esperance.

There is a significant proportion of overseas residents in the Region with 12% of the City of Kalgoorlie-Boulder residents indicating that their usual place of residence was overseas five years ago.

The level of mobility in the Region makes planning for housing particularly challenging. It also makes it difficult to establish and maintain a housing knowledge base within the Region as much of this knowledge relies on the continuity of people employed in the hosing area (whether as providers of housing or support services).

Figure 6 Location of residents 5 years ago



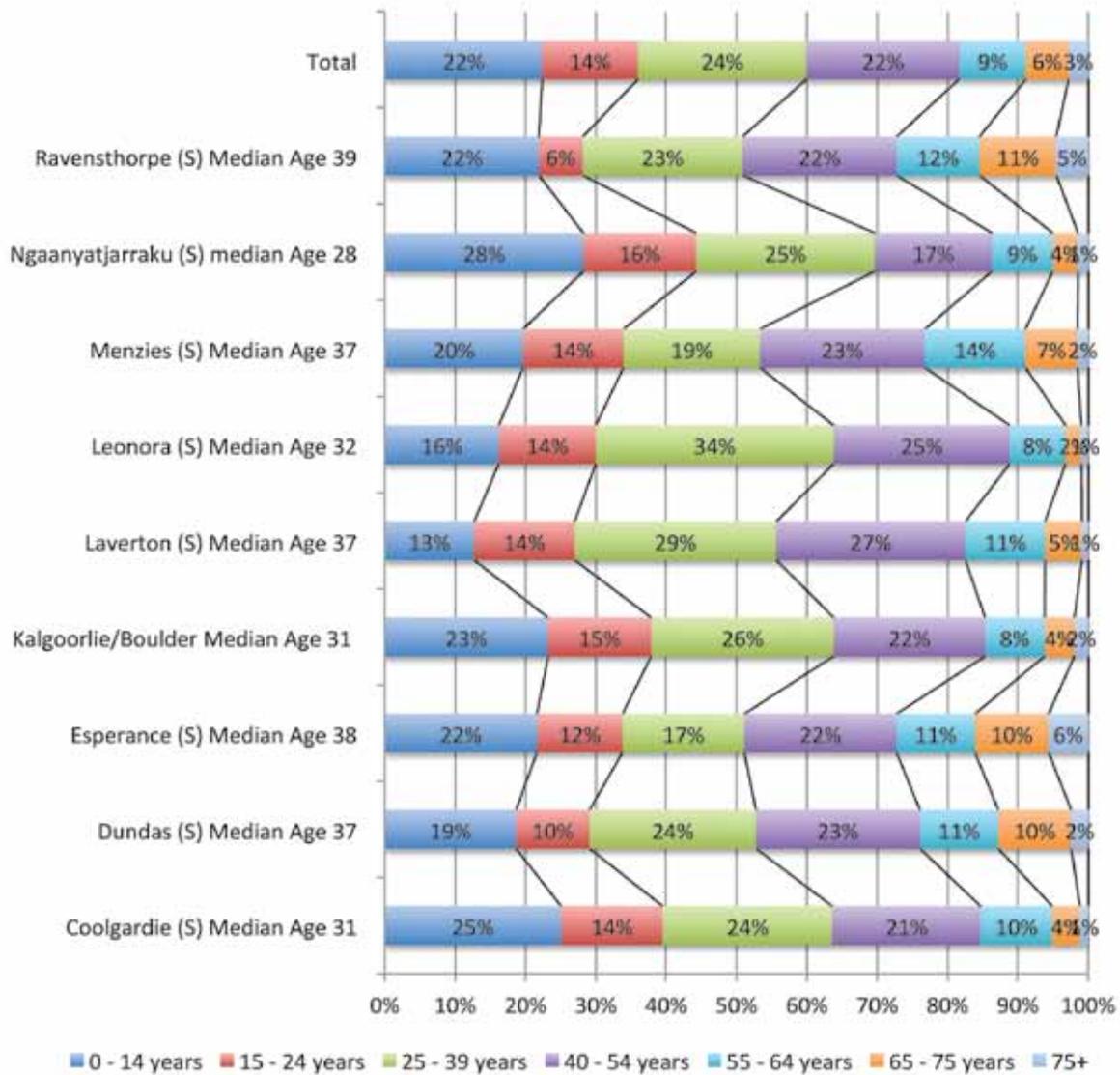
Source: ABS 2011 Table Builder

Age

Benchmark: The median age of all Western Australian residents was 36
 The median age of Indigenous residents was 22

The age structure of the Goldfields Esperance Region varies considerably between local governments. Median ages range from 28 in Ngaanyatjaraku to 39 in Ravensthorpe. In general local governments that are dominated by the mining industry have lower median ages than other local government areas. The exception is the Shire of Ngaanyatjaraku where 28% of the population is under 15 years of age. The Region is also characterised by low numbers of residents over the age of 75.

Figure 7 Distribution of age and median age for local governments in the region



Source: ABS 2011 Census Table Builder

The median age of Indigenous residents is significantly lower than the median of the population as a whole. This will lead to different support requirements for younger households.

Table 4 Comparison of median ages of the total population and Indigenous residents for local governments in the Region

LOCAL GOVERNMENT AREA	MEDIAN AGE ALL	MEDIAN AGE INDIGENOUS PERSONS
Coolgardie (S)	31	23
Dundas (S)	37	21
Esperance (S)	38	18
Kalgoorlie-Boulder (C)	31	22
Laverton (S)	37	25
Leonora (S)	32	28
Menzies (S)	37	33
Ngaanyatjarraku (S)	28	25
Ravensthorpe (S)	39	N/A
Total	33	23

Source: ABS 2011 QuickStats for local government areas

Sex

Benchmark The ratio of males to females for Western Australia is 1:0.97

Males outnumber females in the Goldfields Esperance region. The only local government where females outnumber males is the Shire of Ngaanyatjarraku with a ratio of 1 male to every 1.1 females. The Shire of Esperance has a balanced ratio of males to females (1:1) and the Shires of Laverton and Leonora have the least balanced populations with ratios of 1:0.4 and 1:0.5 respectively

LOCAL GOVERNMENT AREA	RATIO MALE TO FEMALE
Coolgardie (S)	1:0.8
Dundas (S)	1:0.8
Esperance (S)	1:1.0
Kalgoorlie-Boulder (C)	1:0.9
Laverton (S)	1:0.4
Leonora (S)	1:0.5
Menzies (S)	1:0.8
Ngaanyatjarraku (S)	1:1.1
Ravensthorpe (S)	1:0.8
Total	1:0.9

Source: ABS 2011 QuickStats for local government areas

Homelessness

Benchmark: There are 3.17 homeless people per 1,00 population in Western Australia

Based on ABS Data, there were 682 homeless people in the Goldfields Esperance Region. A further 398 people were identified as being at risk of being homeless. Based on a comparison with other regional area, the region ranks third in terms of magnitude of vulnerable people (with the Kimberly ranked first) and fifth in terms of rate of vulnerability.

Table 5 Comparison of level of homelessness in Statistical Areas in Western Australia

	POPULATION	NUMBER OF HOMELESS PEOPLE	HOMELESS PEOPLE PER 1,000 RESIDENTS	PEOPLE AT RISK OF HOMELESSNESS	AT RISK RESIDENTS PER 1,000 RESIDENTS	TOTAL VULNERABLE PEOPLE	VULNERABLE PEOPLE PER 1,000 RESIDENTS
South West	158,098	418	2.64	420	2.66	838	5.30
Esperance	15,609	45	2.88	64	4.10	109	6.98
Goldfields	41,811	637	15.24	334	7.99	971	23.22
Goldfields Esperance	57,420	682	11.88	398	6.93	1,080	18.81
Gascoyne	9,289	159	17.12	99	10.66	258	27.77
Kimberley	34,793	1,877	53.95	1,111	31.93	2,988	85.88
Mid West	53,657	327	6.09	307	5.72	634	11.82
Pilbara	59,896	822	13.72	533	8.90	1,355	22.62
Great Southern and Wheatbelt	129,440	411	3.18	518	4.00	929	7.18

Source: ABS 2011 Census Estimating Homelessness

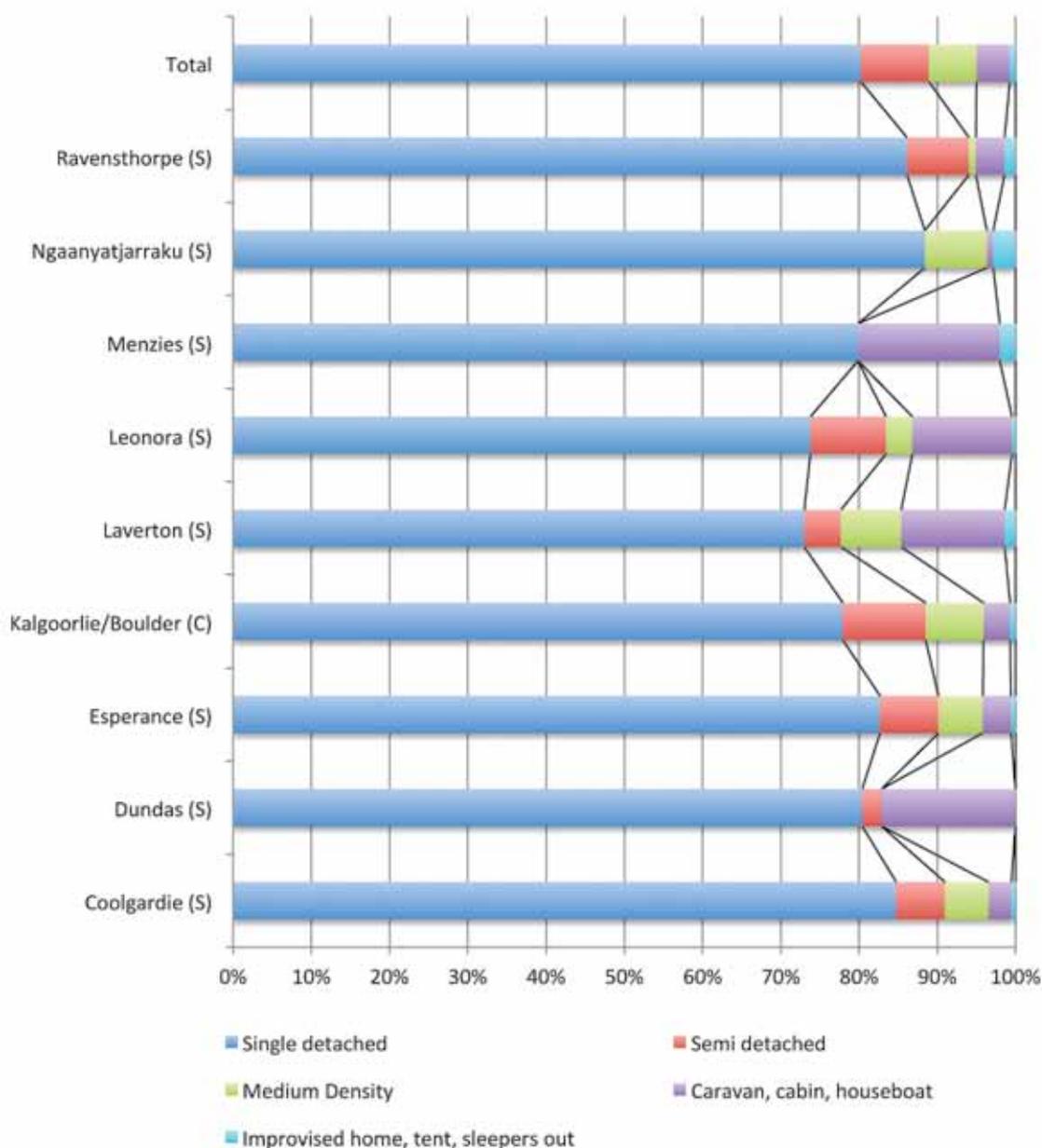
Housing

Dwelling Type

Benchmark: 80.4% of all occupied private dwellings in Western Australia are separate houses

There are 24,300 private dwellings in the Region. Of these, 80% are separate houses, 9% are semi detached, medium density accounts for 6% and 5% are temporary in nature. This pattern of predominantly single detached housing is reflected in the local government areas throughout the Region. However, local governments with a strong mining economic base have more temporary dwellings.

Figure 8 Dwelling types for local government areas



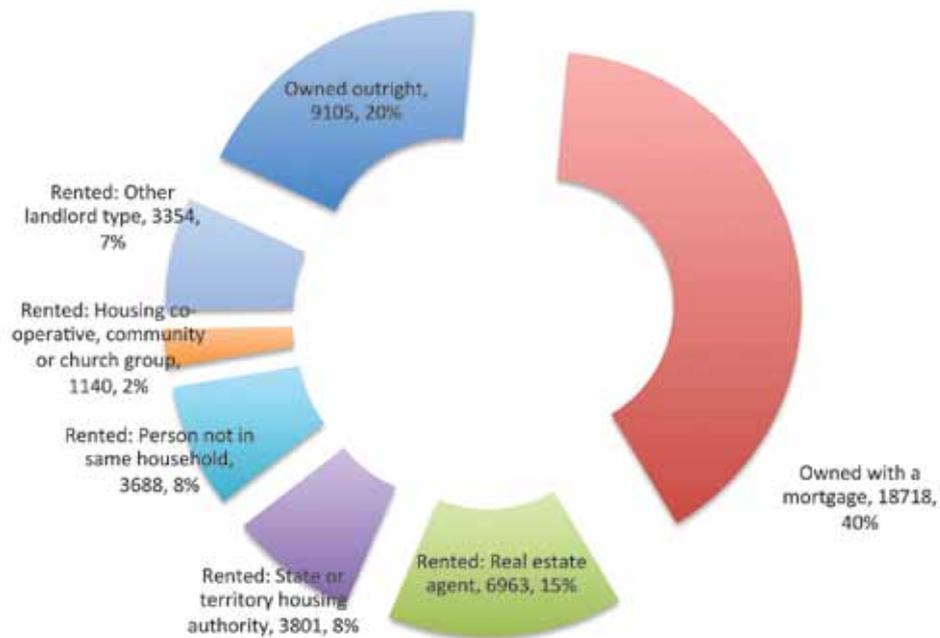
Source: ABS 2011 Census Table Builder

Tenure

Benchmark 70% of occupied dwellings in Western Australia are owned or being purchased

Sixty percent of residents live in dwellings that are either own out right (20%) or are purchasing their home. The rental sector is divided between the private rental sector (15% agents and 8% private) public housing (8%), and social/community housing (2%).

Figure 9 Tenure types in the Goldfields Esperance Region



Source: ABS 2011 Census Table Builder

The pattern of tenure varies significantly between local government areas. In Ngaanyatjarraku only 2% of residents live in dwellings that are owned or being purchased. Laverton, Leonora and Menzies all have low levels of home ownership.

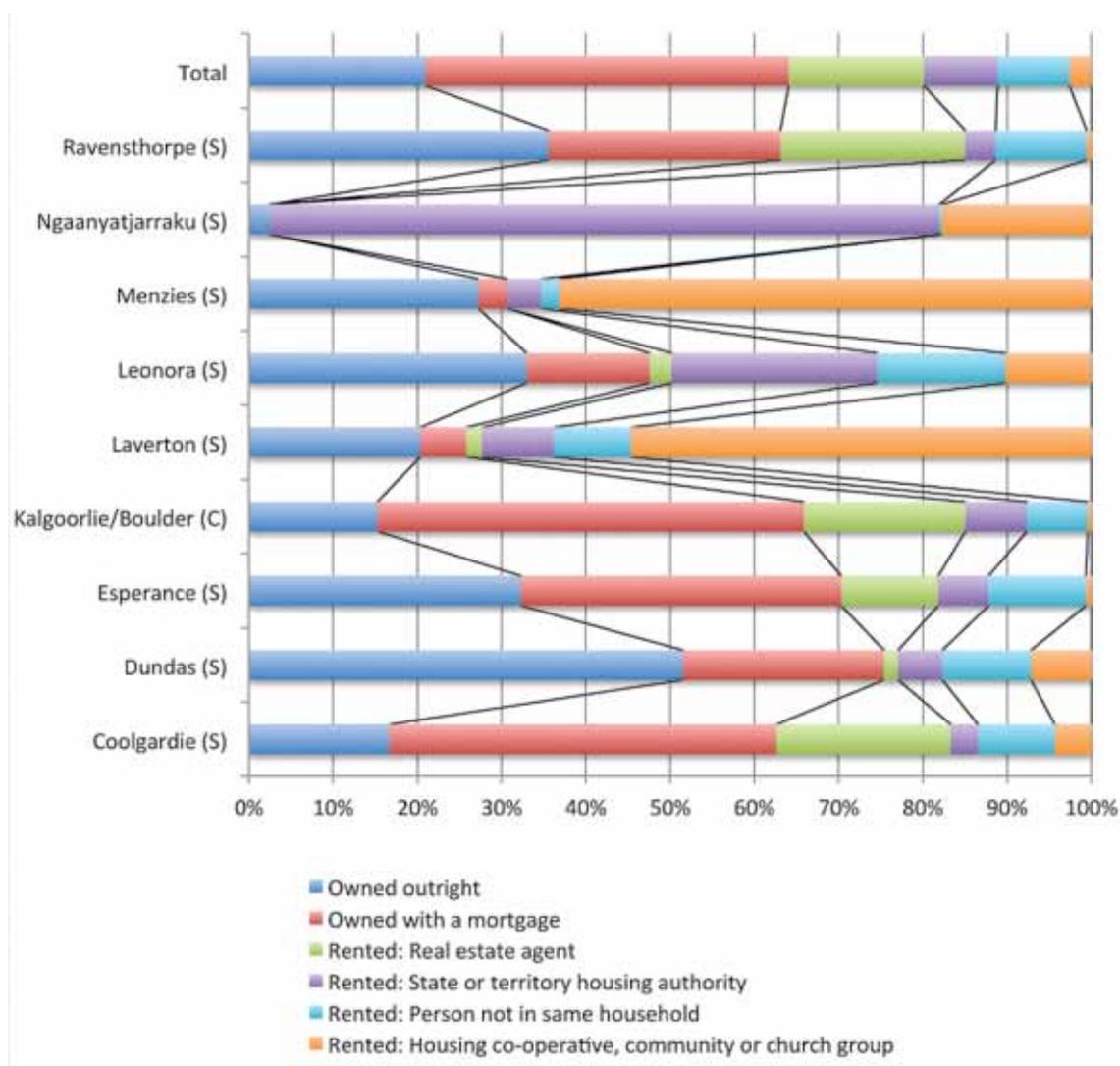
Table 6 Proportion of homeownership and rental for local government areas

LGA	HOME OWNERSHIP	% OF RESIDENTS	RENTAL	% OF RESIDENTS	TOTAL
Coolgardie (S)	1,907	58%	1,381	42%	3,288
Dundas (S)	588	60%	387	40%	975
Esperance (S)	7,753	65%	4,093	35%	11,846
Kalgoorlie-Boulder (C)	16,200	62%	10,016	38%	26,216
Laverton (S)	137	23%	470	77%	607
Leonora (S)	215	20%	866	80%	1,081
Menzies (S)	99	28%	256	72%	355
Ngaanyatjarraku (S)	30	2%	1,315	98%	1,345
Ravensthorpe (S)	894	51%	862	49%	1,756
Total	27,823	59%	19,646	41%	47,469

Source: ABS 2011 Census Table Builder

When considering rental housing, public housing is the dominant housing tenure in Ngaanyatjarraku. It is also predominant in Leonora. The private rental sector provides a greater proportion of housing in Ravensthorpe, Kalgoorlie-Boulder and Coolgardie. Community housing is prevalent in Menzies, Ngaanyatjarraku and Laverton.

Figure 10 Tenure types for local government areas in the Goldfields Esperance Region



Source: ABS 2011 Census Table Builder

Indigenous households are significantly more likely to be renting accommodation (73.7% compared with 38.7% of households).

Table 7 Comparison of levels of home ownership between Indigenous and non Indigenous households

	INDIGENOUS HOUSEHOLDS		ALL HOUSEHOLDS	
Owned outright	98	6.9%	4,365	25.1%
Owned with a mortgage	274	19.4%	6,235	35.9%
Rented	1,043	73.7%	6,714	38.7%
Total	1,415		17,366	

Source: ABS 2011 Census Indigenous Profile Kalgoorlie

None Private Dwellings

A number of people were residing in non private accommodation. This ranges from nursing homes to homeless shelters.

Table 8 People residing in non private dwellings

ACCOMMODATION TYPE	NUMBER
Hostel for the disabled	6
Accommodation for the retired or aged (not self-contained)	17
Nursing home	206
Hostel for homeless, night shelter, refuge	16
Total	245

Source: ABS 2011 Census Table Builder

Adequacy of housing

Benchmark 14% of Indigenous households in Western Australia require additional bedrooms

Overcrowding is a housing issue that has been identified for many indigenous households. The proportion of indigenous households that need additional bedrooms ranges from 7.8% in Esperance to 46.3% in Menzies. In Ngaanyatjarraku almost one third of households need additional bedrooms.

Table 9 Level of overcrowding in local government areas in the Region

LOCAL GOVERNMENT AREA	% OF INDIGENOUS HOUSEHOLDS NEEDING ADDITIONAL BEDROOMS
Coolgardie (S)	11.3%
Dundas (S)	17.5%
Esperance (S)	7.8%
Kalgoorlie-Boulder (C)	14.5%
Laverton (S)	21.3%
Leonora (S)	24.5%
Menzies (S)	46.3%
Ngaanyatjarraku (S)	33.2%
Ravensthorpe (S)	NA
Total	19.0%

Source: ABS Census Indigenous Profiles for local government areas

Housing Costs

Overall affordability

Benchmark 8.9% of Western Australian households are paying more than 30% of their income as rent
10.0% are paying more than 30% of their income as mortgage repayments

A relatively small proportion of households are paying more than 30% of their income as housing costs. With the exception of mortgage payments in Menzies, all local governments fall below the Overall Western Australian levels.

Table 10 Housing affordability by local government area

LOCAL GOVERNMENT AREA	% OF HOUSEHOLDS PAYING MORE THAN 30% INCOME AS RENT	% OF HOUSEHOLDS PAYING MORE THAN 30% INCOME AS MORTGAGE
	All households	Indigenous households
Coolgardie (S)	5.3	3.8
Dundas (S)	3.9	1.2
Esperance (S)	7.7	7.5
Kalgoorlie-Boulder (C)	6.2	6.7
Laverton (S)	7.1	2.1
Leonora (S)	4.8	0.8
Menzies (S)	11.3	4.0
Ngaanyatjarraku (S)	0.0	NA
Ravensthorpe (S)	5.3	3.5
Total		

Source: ABS 2011 Census QuickStats for local government areas

Mortgage Repayments

Benchmark The median mortgage repayment for Western Australian households is \$1,950 per month. It is \$1,733 per month for Indigenous households

The monthly mortgage repayment per household generally falls between \$1,000 - \$2,199 with a median of \$1,733. There is a second peak between \$2,600 and \$3,999. This distribution pattern is likely to reflect the range of properties and the range of locations within the Region.

The variation in median mortgage repayments can be seen below. Local government areas with well established competitive housing markets tend to have higher monthly mortgage repayments.

Indigenous household repayments are generally lower than for all households. It should be remembered that significantly fewer indigenous households are purchasing houses.

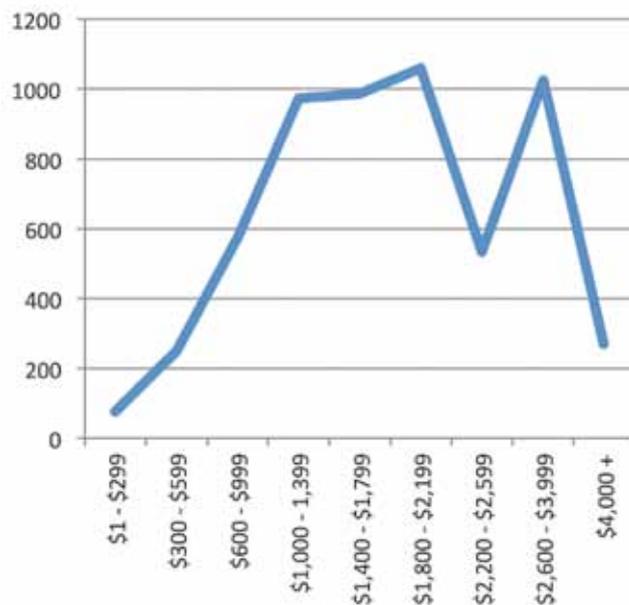


Figure 11 Monthly mortgage payments

Table 11 Comparison of mortgage repayments in local government areas

LOCAL GOVERNMENT AREA	MEDIAN MONTHLY MORTGAGE REPAYMENTS	
	All households	Indigenous households
Coolgardie (S)	\$1,300	\$1,034
Dundas (S)	\$665	NA
Esperance (S)	\$1,517	\$1,246
Kalgoorlie-Boulder (C)	\$1,950	\$1,600
Laverton (S)	\$953	NA
Leonora (S)	\$800	\$1,051
Menzies (S)	\$2,813	NA
Ngaanyatjarraku (S)	NA	NA
Ravensthorpe (S)	\$1,157	NA
Total	\$1,733	\$1,361

Source: ABS 2011 Census Community and Indigenous Profiles for local government areas.

Rental Payments

Benchmark The median rent for Western Australian households is \$300 per week. It is \$158 per week for Indigenous households

The distribution of weekly rents in the Region shows that most households are paying less than \$250.00 per week as rent with a median of \$200.00

Weekly rents vary throughout the Region. They range from \$21 at Ngaanyatjarraku to \$260 at Kalgoorlie-Boulder. In general indigenous households pay lower rents than all households combined. However, there is an exception in the case of Menzies.

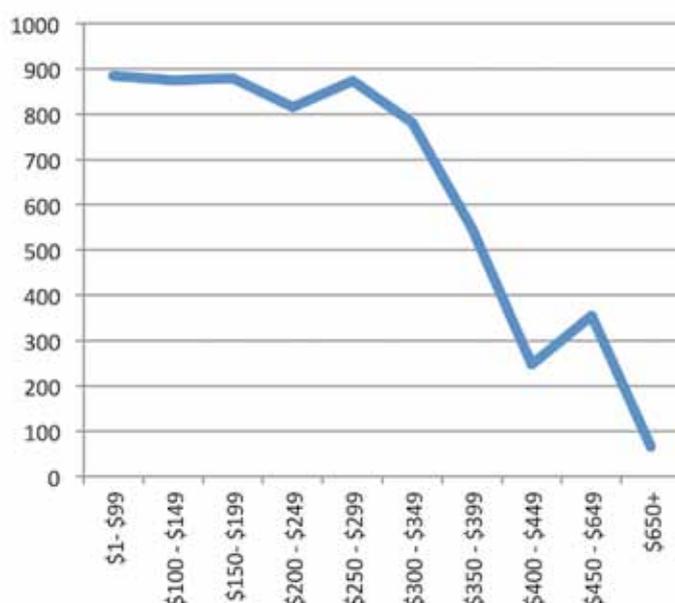


Figure 12 Weekly rental payments

Table 12 Comparison of rental payments in local government areas

LOCAL GOVERNMENT AREA	MEDIAN WEEKLY RENT REPAYMENTS	
	All households	Indigenous households
Coolgardie (S)	\$180	\$90
Dundas (S)	\$100	NA
Esperance (S)	\$180	\$180
Kalgoorlie-Boulder (C)	\$260	\$165
Laverton (S)	\$70	\$70
Leonora (S)	NA	\$75
Menzies (S)	\$86	\$93
Ngaanyatjarraku (S)	\$21	\$21
Ravensthorpe (S)	\$220	NA
Total	\$200	\$100

Source: ABS 2011 Census Community and Indigenous Profiles for local government areas

Housing Providers

Department of Housing

The Department of Housing provides public housing, Aboriginal and regional housing, private rental assistance, Keystart home loans, and land and property sales in metropolitan and country areas of Western Australia.

Among its responsibilities, the Department provides leadership for housing and homelessness policy, including Indigenous housing policy; housing and homelessness services, administration and delivery; housing for Indigenous people, including in remote areas; housing-related financial support and services for renters and home buyers; tenancy and not-for-profit housing sector legislation and regulation; and collection and publication of data from housing providers and agencies that provide services to people who are homeless.

The Department has nearly 37,000 public rental properties. They are distributed on a regional basis as follows:

Table 13 Distribution of general public housing stock

REGION	TOTAL
North Metropolitan	11,759
South Metropolitan	6,897
South-East Metropolitan	7,172
Great Southern	1,147
South-West	2,567
Goldfields	1,100
Mid-West	1,757
Pilbara	1,518
Kimberly	1,703
Wheatbelt	1,129
Total	36,749

Source: Department of Housing Annual Report 2011/12

In addition the Department has:

- 2016 units in joint venture projects with supporting organisations;
- 985 properties for community housing groups;
- 560 properties for crisis accommodation; and
- 904 properties for State Community Housing Investment Program⁵.

The Department also manages 5,500 homes for government employees across the State under the Government Regional Officers' Housing (GROH) program.

⁵ Department of Housing annual Report 2011/12

Departmental personnel located in Perth, Kalgoorlie and Esperance were consulted to obtain housing data and their views on social housing issues in the region.

Public housing stock

Benchmark There are 38.25 public housing dwellings per every 1,000 dwellings in Western Australia

The Department has nearly 1,100 general purpose properties throughout the Region.

Table 14 Distribution of general public housing in the Region

LOCAL GOVERNMENT AREA	NO OF PUBLIC HOUSING STOCK
Coolgardie	23
Dundas	11
Esperance	256
Kalgoorlie-Boulder	696
Laverton	19
Leonora	53
Ravensthorpe	13
Total	1,071

Source Department of Housing

Benchmark There are 0.62 applicants per dwelling in Western Australia

There are 466 applications for public housing in the Region. Over the past year (from April 2012 to March 2013) 186 households were housed. Waiting times for the Region are high with wait times in Esperance being over 2.5 years and Kalgoorlie-Boulder being over 2 years. The shortest wait time in the Region is Dundas – just under 6 months.

Table 15 Applications and waiting times for public housing in local government areas

LOCAL GOVERNMENT AREA	NUMBER OF APPLICATIONS	* WAITING TIMES BETWEEN 1/4/2012 AND 31/3/2013	
		Occupations ***	Average of days on Wait List**
Coolgardie	14	5	448
Dundas	3	1	172
Esperance	136	38	953.6
Kalgoorlie-Boulder	257	104	786.2
Laverton	7	11	541.6
Leonora	16	6	354.2
Ravensthorpe	13	3	241.7
Total	446	186	

*No breakdown possible by housing type.

**Wait times takes the list of all occupations for the preceding year (rolling year). The waiting time for each of those is calculated from the list date to when they were housed.

***Occupations - number of people housed

There are nearly 500 Aboriginal Housing dwellings in the Region. This includes a mix of urban housing and remote communities housing.

Table 16 Distribution of Aboriginal housing stock

LOCAL GOVERNMENT AREA	NUMBER OF ABORIGINAL HOUSING STOCK
*Coolgardie	11
*Esperance	20
**Kalgoorlie-Boulder	60
Laverton	81
**Leonora	25
Menzies	17
Ngaanyatjarraku	284
Grand Total	498

*Urban

** Urban and remote

Waiting times for Aboriginal housing are considerably longer than those for general purpose housing. This reflects both the greater number of households on the waiting list (653 compared with 446) and the lesser number of houses.

Table 17 Number of applications and average waiting times for Aboriginal housing

LOCAL GOVERNMENT AREA	NUMBER OF APPLICATIONS	* AVERAGE DAYS ON WAIT LIST
Coolgardie	39	876.58
Kalgoorlie-Boulder	453	1242.75
Laverton	59	882.6
Leonora	65	1092.59
Menzies	2	271
Ngaanyatjarraku	35	148.06
Total	653	

Source: Department of Housing

It should be noted that Aboriginal people can be housed in either general purpose or Aboriginal housing and can be wait listed for both.

Community Housing

In response to the Commonwealth and State commitment to growing the community housing sector the Department has allocated 155 houses in the Region for community housing. Some 135 houses have been allocated to Community Housing Organisations and 20 to Government agencies.

Table 18 Distribution of community housing in the Region

LOCAL GOVERNMENT AREA	ALLOCATED TO COMMUNITY HOUSING ORGANISATION	ALLOCATED TO GOVERNMENT AGENCY	TOTAL
Coolgardie	0	6	6
Esperance	33	11	44
Kalgoorlie-Boulder	86	0	86
Laverton	6	0	6
Ravensthorpe	10	3	13
Total	135	20	155

Source: Department of Housing

The role of the community sector in housing can fall into three main categories.

1. The organisation may act as a landlord and rent to eligible tenants. This could be through a head lease arrangement with the organisation leasing accommodation and subletting it to its clients or the organisation may own the property and lease it to their clients.
2. The organisation may provide direct support to a public housing tenancy
3. The organisation may provide support for private tenants and homeowners.

A list of community organisations with a role in housing, along with the type of assistance that they provide, is outlined below.

PROVIDER	DESCRIPTION	NATURE OF ASSISTANCE
Goldfields Individual and Family Support Association (GIFSA)	The Goldfields Individual and Family Support Association (GIFSA) is a not-for-profit, non-government, community-based organisation providing specialised services for people with disabilities in the Goldfields. It is funded by the State Government's Disability Services Commission (DSC), and also receives funding from the Federal Government. GIFSA does not provide housing; rather families rent accommodation from the Department of Housing or live in a group home funded by the Disabilities Services Commission.	<ul style="list-style-type: none"> • Assistance with essential and social activities for daily living. • Assistance with transportation to community activities. • Assistance to attend health and other essential appointments. • Assistance to develop skills to achieve independent living.
Goldfields Indigenous Housing Organisation (GIHO)	GIHO manages 184 properties in the Goldfields-Esperance Region, of which 120 houses are in remote communities (Tjuntjuntjara, Coonana, Ninga Mia, Nambi, Mt.Margaret, Wongatha Wonganarra, Mulga Queen and Bondini), and 64 properties in Kalgoorlie, Leonora and Coolgardie. Ongoing tenancy management and support services are provided for 1,080 tenants, who are amongst the poorest and most isolated people in Australia.	<p>GIHO has a range of accommodation, with many new houses being built as part of its ongoing aim to improve the conditions for its tenants. GIHO staff partners with the tenants to assist them with the maintenance and improvement of their homes wherever possible.</p> <p>GIHO also provides the following housing related services:</p> <ul style="list-style-type: none"> • The Tenancy Support program builds the capacity of tenants to better look after their houses and provides a variety of activities in financial services, health, hygiene and basic home skills that are aimed toward families and individuals. The program identifies ways to better connect tenants with external resources to live effectively in their homes. GIHO has operated the In Home Support Program since 2006.
Activ Foundation	The Activ Foundation supports people with disabilities. Activ provides services across the Perth Metropolitan area, as well as in regional towns including Albany, Bunbury, Busselton, Esperance, Geraldton, Kalgoorlie, Kellerberrin, Manjimup and Narrogin	
Anglicare	Anglicare WA covers a wide variety of services, including a key focus on community housing. It is a not for profit community service organisation that supports people, families and their communities to cope with the challenges of life by building their resilience and capacity. It also assists people with relationship issues, financial problems, and housing difficulties.	In Kalgoorlie-Boulder Anglicare focusses on woman (with or without children) escaping from domestic violence, and on homeless people. The Department of Housing allocates six houses per year to Anglicare. The houses are always full with 17 persons currently on the wait list – waiting can take many months.

PROVIDER	DESCRIPTION	NATURE OF ASSISTANCE
Kalgoorlie Accommodation Support Service (KASS)	KASS aims to ensure that women, with or without children, who are homeless, escaping domestic violence or at imminent risk of homelessness gain and/or maintain skills, knowledge, ability and appropriate support to enable them to fulfil their obligations and responsibilities as a Homeswest tenant.	Kalgoorlie Accommodation Support Service (KASS) provides Department of Housing, Homeswest accommodation and support for a twelve month period. All clients must meet the Department of Housing criteria for homelessness, escaping domestic violence or be referred by the Department of Housing as being of risk of eviction from Homeswest housing.
Centrecare Incorporated	Centrecare provides accommodation support services in the form of its Supported Accommodation Assistance Program (SHAP) which provides medium-term housing (12-18 months), and support for families who are homeless or at risk of becoming homeless. The service helps families to make positive changes in their lives and move into private or Department of Housing accommodation.	In Kalgoorlie Centrecare supports those clients who are at risk of losing their tenancy with the department of Housing under the Supported Tenancies Engagement Program(STEP) and Prisoners seeking housing when they are released from prison. Under the Transitional Accommodation Support Services (TASS) Centrecare manages three Department of Housing houses with funding coming from the Department of Corrective Services.
Esperance Aboriginal Corporation		The Corporation provides housing to the indigenous population of Esperance. It has 21 properties.
Australian Red Cross	The Red Cross does not provide housing - participants in Red Cross programs are accommodated by the Department of Housing. It also manages programs funded by the Department of Child Protection (DCP).	It manages the following housing support services in the Region: <ul style="list-style-type: none"> • A short stay facility in Boulder • Homelessness Accommodation Support Workers in Kalgoorlie and Esperance • Housing Support Worker (Mental Health) in Kalgoorlie
Salvation Army	The Salvation Army is one Australia's largest welfare providers. Salvo Housing, a division of the Salvation Army, manages properties throughout the metropolitan area and the regions connected to the various social programs run by the Salvation Army. Salvation Army housing in Kalgoorlie consists of the following:	Salvation Army housing in Kalgoorlie consists of the following: <ul style="list-style-type: none"> • Short Term Emergency Accommodation (crisis accommodation) in a 6 bed hostel for persons aged 25 and over. The target groups are families, grandparents, carers, and children. • Kalgoorlie-Boulder Youth Accommodation Service (KBYAS) - 15 bed crisis service providing shelter, meals, support, advocacy and mediation. It is targeted at 15-24 year olds and the aim is to reduce the crisis experienced by young people. It is a government funded service which is administered by The Salvation Army. The daily running of the service is performed by youth workers. • Also rents other external accommodation

Service Providers

Disability Services Commission

In response to the 2011 Census questions relating to disability, 2.7% of the Region's population identifies a need for assistance with core, day to day activities. The highest level of need (based on actual numbers) was identified in the Esperance Shire. In terms of impact, 6% of the population of Ngaanyatjarraku identified a need for assistance.

LGA	HAS NEED FOR ASSISTANCE WITH CORE ACTIVITIES	POPULATION	% OF POPULATION
Coolgardie (S)	87	3,998	2.2%
Dundas (S)	41	1,142	3.6%
Esperance (S)	499	13,475	3.7%
Kalgoorlie-Boulder (C)	716	31,106	2.3%
Laverton (S)	18	1,227	1.5%
Leonora (S)	23	2,512	0.9%
Menzies (S)	12	386	3.1%
Ngaanyatjarraku (S)	86	1,438	6.0%
Ravensthorpe (S)	57	2,128	2.7%
Total	1,539	57,412	2.7%

The Disability Services Commission (DSC) is the State Government agency responsible for advancing opportunities, community participation and quality of life for people with disability.

The Commission provides a range of direct services and support and also funds non-government agencies to provide services to people with disability, their families and carers. It partners and collaborates with disability sector organisations, business, government and other stakeholders to improve participation, inclusion and access for people with disability across the community.

DSC funds a number of organisations to provide accommodation support for people who live in varied situations, including:

- independent living with visiting support
- independent living with neighbour support
- independent living as a member of a neighbourhood network
- sharing a home with live-in support.

Mental Health Commission

The Mental Health Commission is the State Government agency responsible for advancing opportunities, community participation and quality of life for people with mental disabilities. The Commission, as steward of the public investment in mental health, directly funds those services and support that best meet the need of consumers, their families and carers.

According to the Commission the challenges facing mental health services in Western Australia include:

- On average, 240 Western Australians take their own lives through suicide each year, well above the average annual road toll of 191 people.
- Young people are particularly vulnerable to developing mental health problems and/or mental illness, often combined with misusing drugs and alcohol. Seventy five per cent of all severe mental illness begins before the age of 24 years.
- Surveys conducted in the Magistrates' Court found that over half the defendants reported experiencing mental health problems.

- Aboriginal people comprise five per cent of people in specialised mental health inpatient services.
- It is estimated that 43 per cent of people in specialised mental health hospital beds could be discharged if housing and other appropriate support services were available.

To address the challenges the Commission engages with people in the public and private mental health services and the non-government sector to ensure that all people are at the centre of its thinking and planning. The Commission raises awareness of the capacity of self-directed support programs to give vulnerable people greater control over their lives and supports the many established service providers who are dedicated to improving the wellbeing of Western Australians who experience mental health problems or mental illness.

Specialist Homeless Services

The Specialist Homelessness Services Program replaces the Supported Accommodation Assistance Program. It funds a range of community support programs that assist people and keep them from becoming homeless. These include women's' refuges, domestic violence programs, child protection programs, homelessness programs and youth support programs. A list of organisations that have received funding for activities in the Region during 2011 - 12 is outlined below.

SERVICE TYPE	SERVICE NAME	SERVICE PROVIDER	DESCRIPTION	TARGET GROUP
Specialist Homelessness Accommodation and Support Services – Adults and Families	Kalgoorlie Emergency Accommodation and Referral Service	Salvation Army (WA) Property Trust	Provide a range of accommodation and/or support to adults or families who are homeless or at risk of homelessness.	Adults or families homeless or at risk of homelessness
Family and Domestic Violence Counselling	Goldfields Family Domestic Violence Counselling and Support Service	Centrecare Inc	Provides a case management approach to address identified family and domestic violence issues and provides support and assistance with practical and personal problems.	Adults and young children
Family and Domestic Violence Counselling	Ngaanyatjarra Pitjantjatjara Yankunytjatjara (NPY) Women's Council Domestic Violence Service	Ngaanyatjarra Pitjantjatjara Yankunytjatjara (NPY) Women's Council Aboriginal Corporation		
Family and Domestic Violence Counselling	Laverton Crisis Intervention Service (LCIS)	Starick Services Inc		
Placement Service	Tier One Family Group Home Services Country Areas	Life Without Barriers	A safe, nurturing and child focussed home environment is managed by a live-in specialist carer(s), and assisted by additional specialist support within a therapeutic model.	Children and young people in the CEO's care
Child Sexual Abuse Therapeutic Services (CSATS)	Goldfields Child Sexual Abuse Therapeutic Service	Centrecare Inc	Provides healing, support, counselling and therapeutic responses to children, young people and their families affected by child sexual abuse, people who have experienced childhood sexual abuse and children and/or young people who are responsible for, or at risk of sexually abusing children.	Children, young people and families affected by child sexual abuse

SERVICE TYPE	SERVICE NAME	SERVICE PROVIDER	DESCRIPTION	TARGET GROUP
Housing Support Workers – Mental Health	Housing Support Worker; Mental Health Initiative - Goldfields	Australian Red Cross Society (WA Division)	Provide support to people who have a severe and persistent mental illness, and are exiting Specialist Mental Health Inpatient Units to access and maintain long term stable accommodation.	Clients exiting Specialist Mental Health Inpatient Units who are homeless or at risk of homelessness.
Specialist Homelessness Accommodation and Support Services – Adults and Families	Kalgoorlie Accommodation Support Service - KASS	Anglicare WA Inc	Provide a range of accommodation and/or support to families who are homeless or at risk of homelessness.	families homeless or at risk of homelessness
Specialist Homelessness Accommodation and Support Services – Adults and Families	Esperance Crisis Accommodation Service	Esperance Crisis Accommodation Service Inc	Provides supported accommodation to families or Single Men who are homeless or at risk of homelessness	Families or Single Men homeless or at risk of homelessness
Family and Domestic Violence Case Management and Coordination Services	Goldfields Family and Domestic Violence Case Management and Coordination Services	Starick Services Inc	Provides support for agencies to monitor and manage family and domestic violence cases with a focus on high risk cases through integrated case management and coordination.	Government/non government agencies - focus on high risk domestic violence cases.
Specialist Homelessness Services Meals	Aboriginal Homeless and Fringe Dweller Support Service	Bega Garnbirringu Health Services Incorporated	Provides low cost meals and referral to support services.	Indigenous adults or families
Financial Counselling	Goldfields Financial Counselling Service	Centrecare Inc	Assists individuals and families experiencing financial crisis to address their financial situation through the provision of counselling, advocacy, referral and the Hardship Utility Grant Scheme (HUGS). http://www.dcp.wa.gov.au/servicescommunity/Pages/HardshipUtilitiesGrantScheme(HUGS).aspx	Individuals and families
Financial Counselling	Esperance Financial Counselling Service	Escare Inc		
Homelessness Accommodation Support Worker	Homeless Accommodation Support Worker - Goldfields	Australian Red Cross Society (WA Division)	Works with people who have been homeless and have been accommodated or supported by a specialist homelessness service. Clients receive support in their transition from homelessness into long term stable accommodation. Support is provided to access services including employment, health and financial management and to re-establish social networks.	Individuals or families who have experienced homelessness

SERVICE TYPE	SERVICE NAME	SERVICE PROVIDER	DESCRIPTION	TARGET GROUP
Remote Rough Sleepers	Rough Sleeper; Assertive Outreach - Remote Initiative - Kalgoorlie	Bega Garnbirringu Health Services Incorporated	Provide assertive outreach support for rough sleepers in Kalgoorlie.	Rough sleepers in Kalgoorlie
Specialist Homelessness Services Family and Domestic Violence Accommodation and Support	Esperance Crisis Accommodation Service	Esperance Crisis Accommodation Service Inc	Supported and/or safe accommodation to women, with/or without accompanying children, who as a result of family and domestic violence or other crisis. Breaking the cycle of domestic violence and homelessness, and assisting clients to maintain existing safe accommodation where appropriate or move to stable safe long term accommodation is a key role of Family and Domestic Violence Accommodation and Support.	Women with/without accompanying children who are homeless due to family domestic violence or other crisis;
Specialist Homelessness Services Family and Domestic Violence Accommodation and Support	Goldfield's Womens Refuge "Finlayson House"	Goldfields Women's Refuge Association Inc		
Domestic Violence Outreach	Domestic Violence Outreach Initiative - Goldfields Region	Goldfields Women's Refuge Association Inc	Offers women with/without accompanying children immediate support following a domestic violence incident through referrals to a wide range of agencies including Crisis Care, medical practitioners, health services, legal services, mental health agencies, Safe at Home Programs, women's refuges, drug counselling, Court Victim Support Services, relationships counselling and domestic violence children's counselling services.	Women with/without accompanying children, referred primarily by Police following a domestic violence incident
Specialist Homelessness Services Youth Accommodation and Support	Crossroads West - Kalgoorlie / Boulder Youth Accommodation Service	Salvation Army (WA) Property Trust	Provides supported accommodation to young people	Young people aged 15-20 who are homeless or at risk of homelessness
Services for Young People	South Kalgoorlie Youth Service	Centrecare Inc	Assists at risk, disadvantaged young people commencing secondary education up to 18 years access centre based services, outreach, mobile services and drop in centres enabling them to connect with appropriate support, family members, peers and their communities. Services work to build on young people's skills and abilities to enhance their strengths and further develop resilience.	Young people commencing secondary education up to the age of 18 years
Services for Young People	Esperance Youth Service	Escare Inc		
Services for Young People	Norseman Youth Service	Shire of Dundas		
Services for Young People	Laverton Youth Service	Shire of Laverton		
Services for Young People	Leonora Youth Service	Shire of Leonora		

Consultation

During the course of the research key stakeholders were consulted to obtain their perspectives on housing issues and pressures in the region. The consultation format was guided by stakeholder availability and time and involved a combination of face to face discussions, teleconferencing, structured interviews, informal chats, and the completion of questionnaires. Stakeholders include Commonwealth and State Government departments, local government, social housing providers and community support organisations. Those consulted included:

NAME	ORGANISATION
Carol Mann	RDAGE
Julia Shadlow-Bath	Goldfields Indigenous Housing Organisation (GIHO), Committee Member Community Housing Coalition Western Australia and Chair RDAGE
Diane Blade	WA Department of Housing
Maxine Chi	WA Department of Housing
Monique Berkhout	WA Department of Housing
Margaret Dia	WA Department of Housing
Garry Maher	WA Department of Housing
Erica Johns	Australian Red Cross
Jules Whiteway	Anglicare Kalgoorlie-Boulder
Merle Ann Cochrane	Family, Community Services & Indigenous Affairs (FaHCSIA)
Elizabeth Hatton	Disability Services Commission
Awhiora Nia Nia	Centrecare
Robert Hicks	Goldfields Esperance Development Commission (GEDC)
Brian Jones	Goldfields Esperance Development Commission (GEDC)
Shane Liddelow	Goldfields Esperance Development Commission (GEDC)
Andrew Dover	City of Kalgoorlie-Boulder
Rick Halse	City of Kalgoorlie-Boulder
Orla Rooney	City of Kalgoorlie-Boulder
Richard Hindley	Shire of Esperance
Peter Stanley	Shire of Esperance
Neville Grimson	Goldfields Individual & Family Support Association (GIFSA)
Lt. Mark Schatz	The Salvation Army – Kalgoorlie-Boulder
Kylie Ryan	Bay of Isles Community Outreach Inc. (BOICO)
Pam Gardner	Bay of Isles Community Outreach Inc. (BOICO)
Mark D'Onofrio	LandCorp

Stakeholder comments and inputs about the provision of social housing and related support services recorded during stakeholder interviews, and extracted from questionnaires completed by stakeholders are outlined below. These inputs have been broadly categorised to gain an understanding of social housing in the Goldfields-Esperance Region. The issues list does not represent a scientific survey and does not claim to cover all role players and there will most likely be issues that have been missed. Furthermore, not all stakeholders approached during the course of the study responded to invitations to provide feedback.

The list of issues is also not intended as a criticism of any of those involved on the provision of housing and support, but rather reflects comments as recorded by the consultants. No attempt has been made to prioritise issues. However, as discussed later in the report, the issues identified by the stakeholders have been assessed against available data and various policies, strategies and agreements on social housing in the region to inform the recommendations.

CATEGORY	COMMUNITY HOUSING AND SUPPORT ORGANISATIONS	GOVERNMENT DEPARTMENTS, LOCAL GOVERNMENT AND GOVERNMENT AGENCIES
<p>Accommodation needs</p>	<ul style="list-style-type: none"> • Shortage of affordable accommodation throughout the region • More accommodation and safe places required for woman escaping from domestic violence • Demand for safe places is increasing as women discover through domestic violence programs that they (and their children) do not have to suffer from domestic violence • Accommodation for single women, of which 98% are Aboriginal, is urgently required • Critical shortage of accommodation for mentally disabled in Esperance • General shortage of crisis accommodation across the region • Accommodation for homeless young men required in Kalgoorlie • Difficult to supply support services in remote communities 	<ul style="list-style-type: none"> • Housing supply in The Lands and remote Aboriginal communities is a critical issue • General shortage of rental housing • Critical need for more social housing • Accommodation for fly in, fly out (FIFO) and drive in, drive out (DIDO) workers • More land for housing and more social housing units need to be provided • Shortage of affordable rentals in Kalgoorlie-Boulder and Esperance • Limited temporary housing in Kalgoorlie for persons who come to town for medical treatment • Critical shortage of social housing in Esperance • There is need for Government Regional Officer Housing in Esperance • Disproportionate high number of children in poor communities means an increased need for social housing in the near future • Affordable housing options for key workers across the region • No emergency housing for single men in Kalgoorlie-Boulder • Young males 13+ unable to stay with mothers in refuges • Lack of crisis accommodation for young men • Significant movement of Aboriginal people between remote communities and Kalgoorlie-Boulder. • Housing for dialysis patients & their families coming in from remote communities to access health services • Lack of affordable housing across the board • More National Rental Affordable Scheme (NRAS) and community housing is needed • Private real estate needs to be more responsive to housing needs
<p>Coordination and integration of the provision of social housing and related support services</p>	<ul style="list-style-type: none"> • Integration and coordination of activities across the range of stakeholders required • Stakeholders need to be proactive in dealing with each other and with funders and providers of housing. • Silos need to be broken down – the focus must be on vulnerable people, not on furthering organisational interests • Some organisations are well placed and keen to play a key role in managing and utilising community housing should housing become available • The different role players should pool their resources and do real work to solve housing issues 	<ul style="list-style-type: none"> • Integration and coordination of activities across the range of stakeholders need to be improved • Lack of sharing of information among role players • Federal government is not adequately assisting the Goldfields-Esperance region in the provision of Indigenous and social housing • There are too many plans and the plans are not integrated • Fewer and more focussed plans are required to focus on real needs • State Government reacts slowly to housing issues • A single Regional Housing Plan need to be in place • A state-wide land availability plan is required • State Government takes too long to approve plans and policies • Local contexts are not understood at State Government Level • A proper housing strategy for the Region is required • Landcorp and the Department of Housing should be more closely involved in the region • Collaboration between role players is lacking • The Department of Housing is faced with competing demands from range of programmes that the Department is committed to providing housing for e.g. Transient Accommodation Support Service (program with Corrective Services to accommodate ex-prisoners for 6 months), Kalgoorlie Accommodation and Support Service, National Partnership Agreement on Homelessness, People with Exceptionally Complex Needs Program, etc. • Impact of government policy on housing e.g. income management used as a tool to reduce the risk of homelessness

CATEGORY	COMMUNITY HOUSING AND SUPPORT ORGANISATIONS	GOVERNMENT DEPARTMENTS, LOCAL GOVERNMENT AND GOVERNMENT AGENCIES
Cost of housing	<ul style="list-style-type: none"> Income of Aboriginal households (2011) in the Goldfields-Esperance Region is low – they find it difficult to afford rents in remote communities and regional towns (social housing and private rentals) Because of low income it is difficult for Aboriginal people to move out of social housing along the housing continuum as envisioned in the Affordable Housing Strategy Very high cost of building social housing in Kalgoorlie-Boulder, Esperance, other regional towns and in the remote Aboriginal communities in the Ngaanyatjarra lands Maintenance and construction costs in remote areas are very high 	<ul style="list-style-type: none"> High housing prices and rentals in Kalgoorlie High housing prices and rentals in Esperance Rental vacancy rate in Kalgoorlie is less than 1 per cent
Data gaps – population, housing and wait lists	<ul style="list-style-type: none"> No one has an idea of the scope of the housing problem Up to date and accurate population, income and housing data required for each Aboriginal community in the region Questions about how people in remote areas are counted Consolidated housing data and needs list needed How many houses are needed? How many houses are planned to be built? What land releases are planned? What amenities and infrastructure are required to support additional subdivisions? What will be the cost of providing social housing cost? Where social housing should be provided? How many people are waiting for housing? 	<ul style="list-style-type: none"> Real housing needs in the region are not clearly known and understood Consolidated wait list required Consolidated housing needs list essential Accurate and up to date data are required Data required on <ul style="list-style-type: none"> Number of FIFO and DIDO workers per town and associated accommodation requirements Population projections on future population, age groups, number of children born and requiring housing, children at school and access to schools Demand for mainstream services such as child health clinics Number of people with health issues requiring housing/shared housing/ultra clean living conditions and possibly sharing housing with a carer in major centres to access to dialysis units Wait lists (numbers, how long people are on wait list) Empirical data on the extent and length of homelessness How long do people stay in accommodation, such as accommodation for the mentally disabled
Economic, social and political issues	<ul style="list-style-type: none"> Will expansion of Kalgoorlie-Esperance region be driven by mining activity only, or also by other industries (short term or long term) and what will be the impact on Aboriginal social housing population needs? Sufficient Political will required to increase social housing in the region and towards Closing the Gap on Indigenous Disadvantage Increasing social housing in major regional towns in the region could increase Aboriginal people's access to better and cheaper food compared to remote communities where food and fuel prices are high Access to more mainstream services and social inclusion in mainstream society Opportunity for employment and training, education, transport, etc. as opposed to isolation and lack of amenities and employment etc. Building and maintenance costs are cheaper in towns than in remote communities. Some people want choice and opportunity, some want to stay remote and on country, others don't know/have any other options While Aboriginal people have become more mobile many get stuck in Perth and in major towns when visiting families, shopping, recreating, attending sport festivals, funerals, and health visits due to a lack of money and transport, with accommodation then also becoming a problem 	<ul style="list-style-type: none"> Major impact of mining and resources development on housing supply, costs and affordability The demand for housing in the region decrease the availability of housing for social housing People come to Kalgoorlie because of perception that there is work, but they cannot find work and those that stay become homeless Local governments can do more – instead of making money out of land stock, some of that land can be allocated for social housing Housing can be made more affordable by increasing land and housing supply Slow land release increases property prices and rentals Volatile regional economies make it difficult to plan for housing Housing shortages, especially in the rental market, make it difficult to attract people to the Region Volatility of sales rates Greater competition in the housing market needed Impact of major projects on the affordability and availability of housing e.g. Eastern Goldfields Regional Prison upgrade Interstate and overseas individuals/families moving to Kalgoorlie-Boulder in the hope of obtaining work in the resources sector and not finding it as easy as they were led to believe Significant movement of Aboriginal people between remote communities and Kalgoorlie-Boulder

CATEGORY	COMMUNITY HOUSING AND SUPPORT ORGANISATIONS	GOVERNMENT DEPARTMENTS, LOCAL GOVERNMENT AND GOVERNMENT AGENCIES
Funding for social housing	<ul style="list-style-type: none"> • Commonwealth government funding system is inefficient • Funding from Commonwealth to State Government to housing providers is inefficient as the amount of funding received at the coal face is smaller than the amount initially provided by Commonwealth Government • Mechanisms required to use funding more efficiently 	<ul style="list-style-type: none"> • Insufficient resources for the maintenance of social housing • Not-for-profits struggle financially • Shortage of funds for maintenance • Funding of social and community housing is allocated on the basis of need, but the actual needs are not clear • Regions that provide better motivation may receive funding while the need elsewhere might actually be greater • The not-for-profit organisations are in dire straits
Healthy housing and household skills	<ul style="list-style-type: none"> • Increased funding required for programs to improve: <ul style="list-style-type: none"> • Parenting skills • Household financial management skills • Good nutritional habits (people tend to buy fast food because it is easily and cheaply available – e.g. \$4 burgers) 	<ul style="list-style-type: none"> • Healthy houses, cleanliness, care, pride in a home - need to keep houses clean, maintained and repaired especially taps, septic, sewerage, dogs • Can't access appropriate cleaning products from remote stores (and cost) • Lack of incentive to clean if living or impacted by overcrowding or people walking in an out of your house all day. Household management required • Repair and maintenance of social housing • How to move people from social housing up the ladder to rental (and ownership) • Keeping a healthy home when ill health present such as mental health issues (depression and other issues), diabetes, heart disease, obesity, amputations, etc. • Elimination of disease, rheumatic heart disease, infections and undiagnosed heart disease, diabetes increasing, dialysis, skin infections, etc. • Other issues: Depression and mourning, kids in the justice system, education, family violence and anger, overcrowding, homelessness, child abuse and avoidance relationships
Housing affordability	<ul style="list-style-type: none"> • Affordability of houses and rentals are problematic across the region • Mining Industry related housing demand pushes up rentals, making it difficult for workers outside mining to obtain housing • Cost of housing impacts most on the vulnerable 	<ul style="list-style-type: none"> • Affordability of rental housing recognised by different levels of government • Construction and maintenance costs are high and even higher in The Lands • Small pool of builders in Esperance – they charge on a cost plus basis • Impact of resources industry on housing affordability and availability
Housing and land supply	<ul style="list-style-type: none"> • Insufficient public housing provision combined with the Federal Policy of negative gearing that has been in operation for over 20 years has assisted in inflating housing prices • Insufficient development of smaller, quality, flexible public housing in rural areas • More public housing required with a targeted number modified to be accessible to the disabled • Public/community/social housing is always full • Shortage of land and housing leads to increased process and high rentals • In Kalgoorlie more land must be released for housing development 	<ul style="list-style-type: none"> • Slow pace of land release for housing • More land and more social housing must be provided • Land availability is not an issue in Esperance – the issue is the cost of building and construction

CATEGORY	COMMUNITY HOUSING AND SUPPORT ORGANISATIONS	GOVERNMENT DEPARTMENTS, LOCAL GOVERNMENT AND GOVERNMENT AGENCIES
Housing for the disabled	<ul style="list-style-type: none"> • Planning for disabled must be in place before disability occurs • Need to work with disabled people from birth (recognised that this is what DSC tries to do) • More public housing must be built, with adequate provision of accessible housing for the disabled • It is more cost effective to get accommodation right from the outset than to modify it for accessibility later on • Disabled people do not like high-density housing – they are vulnerable because of the social ramifications associated with high-density social housing • High density housing (high-rise) is more difficult to access (lifts, walkways, parking, etc.) by the disabled 	
Housing for the mentally disabled	<ul style="list-style-type: none"> • Housing shortage in Esperance has existed for more than 5 years adding to the current shortage in social and community housing, including housing for the mentally disabled • Inflexibility of some providers (who focus only on one group) makes difficult to obtain housing for others who are in need of accommodation • Limited funding is provided to directly support clients who require intensive independent living support. This shortfall needs to be addressed to ensure that people with a mental illness do not become homeless because they have difficulty when they are unwell to maintain their home • When a person in Esperance experiences a mental health crisis they get sent to another city for treatment • No accommodation in Esperance that provides transitional support or supervised accommodation that mentally disabled persons can access on a short term basis and that provides a level of support that enables them to return to wellness in their own town without being sent away • Accommodation for the mentally disabled in Esperance would reduce the trauma related to the extreme treatments and social isolation associated with transporting citizens to Perth or Kalgoorlie and the significant costs involved with system • A variety of housing support is required: <ul style="list-style-type: none"> • Supported accommodation where people who have similar needs but who cannot live independently would live in a semi-communal type environment with a caretaker on the premises 24/7 • Transitional accommodation (this would offer short term accommodation for people returning from rehabilitation or other types of hospitalisation prior to returning to live independently) • Independent housing (both public and private) is needed to be made available • The quality of what is available in terms of public housing needs to be improved as homes are often in very poor states of disrepair when they are offered to people <ul style="list-style-type: none"> • o When people decline to take the offer (because of poor quality of accommodation) they are either placed at the bottom of the list again or may even be taken off the list altogether 	

CATEGORY	COMMUNITY HOUSING AND SUPPORT ORGANISATIONS	GOVERNMENT DEPARTMENTS, LOCAL GOVERNMENT AND GOVERNMENT AGENCIES
Housing in The Lands	<ul style="list-style-type: none"> • Never enough housing available in the lands for the disabled, carers, and for disabled support services who visit and/or need to stay there • No equity in the land in remote Aboriginal communities and The Lands which means they cannot raise loans to improve their housing 	<ul style="list-style-type: none"> • Communities on Crown Reserve Land – excision of land process has been ongoing for years with no end result • Sustainability of remote Aboriginal communities
Housing location	<ul style="list-style-type: none"> • Community and social housing must be scattered throughout a community – no large complexes – the grouping people with similar needs exacerbates social issues • Aboriginal social housing needs be estimated and factored into new subdivisions – exclusion or inclusion and the percentage of the housing lots allocated 	<ul style="list-style-type: none"> • Housing is required close to hospitals for short and long stay patients and visitors due to health issues, recoveries and end of life care, as well justice related issues and relocation due to family member in prison/incarceration/banishment, and even fear of reprisals
Housing management	<ul style="list-style-type: none"> • Stricter application of the guidelines by the Department of Housing is required • Some clients view the housing as an entitlement instead of a privilege • People must be encouraged to move on when they are back on their feet • Housing continuum – people cannot move out of social housing if there is no other (affordable) housing to move into 	
Housing market	<ul style="list-style-type: none"> • Esperance has a shortage of rental accommodation but there are many houses for sale 	<ul style="list-style-type: none"> • Designation as a Supertown has not brought new housing development to Esperance • Housing development in the region is limited because investors in housing not seeing sufficient returns
Housing and land options	<p>Comments by community housing and support organisations:</p> <ul style="list-style-type: none"> • Increase the housing options in the region, including emergency, transitional and supported accommodation • More land needs to be released for housing development • More houses need to be built in Kalgoorlie to eliminate the housing shortage – this will also bring down prices and rentals • Build more stock to meet demand 	<ul style="list-style-type: none"> • Develop a Goldfields Regional Services Map • Establish a "one stop shop" model for the region • Establish one Regional Housing Forum for the Goldfields Region • Additional housing options must be explored
Housing support services	<ul style="list-style-type: none"> • More support required for families recently housed and who create social problems for their neighbours • Renovate and repair existing public housing that is in dire need of repairs • Registration as a community housing service provider is lengthy and demanding 	
Housing tenancies	<ul style="list-style-type: none"> • Housing tenancies difficult to maintain with the most vulnerable and disadvantaged peoples in the region 	
Housing trends	<ul style="list-style-type: none"> • Demand for public housing is steadily increasing • Demand for public housing demand is fairly stable • Increased overcrowding due to shortage of housing 	

CATEGORY	COMMUNITY HOUSING AND SUPPORT ORGANISATIONS	GOVERNMENT DEPARTMENTS, LOCAL GOVERNMENT AND GOVERNMENT AGENCIES
Impact of new development and major projects	<ul style="list-style-type: none"> The new prison will require extra housing for up to 200 individuals and families – the prison will be built but will not be able to be operationalized due to the shortage of housing for prison staff This will of cause also have an effect on the community of Kalgoorlie-Boulder where housing shortages area already under great pressure. Without proper housing people won't come and work in the region it has an impact on recruitment of good people in every sector 	<ul style="list-style-type: none"> Impact on housing in Kalgoorlie of the new 350 bed prison at Kalgoorlie that will replace the existing 116 bed Eastern Goldfields Regional Prison The new prison will exacerbate the housing shortage in Kalgoorlie. This will include the impact of a temporary construction workforce, people employed at the new facility and the multiplier effect of this additional population and the impact of families either visiting prisoners or moving to Kalgoorlie to be close to family members in prison. New resources developments and regional projects such as the new prison in Kalgoorlie have a major impact on housing demand – this must be planned for before the development takes place Legacy projects could be considered to address housing shortage but difficult to convince the State Government Impact of hospital and port expansion on housing in Esperance
Personal responsibility	<ul style="list-style-type: none"> Persons requiring housing and those already living in housing (particularly public housing) must be more involved in the care and maintenance of their homes A system needs to be developed where people are offered some support to access training or materials that would help them to repair and improve their homes – people value something more highly if they play an active role in caring for it – this would provide people with greater self-esteem as they enjoy their improved environment and would lead to improving neighbourhoods especially where large numbers of public housing homes are located in the one area 	
Planning for a transient population	<ul style="list-style-type: none"> Transient population complicates planning for and provision of social housing. You cannot build sixty houses now if only twenty will be required five years from now How do you make housing sustainable when there is a large transient population 	
Policy Implementation		<ul style="list-style-type: none"> The critical housing issues are addressed in policy documents Implementation of social housing strategies and polices needs to be addressed with reference to <ul style="list-style-type: none"> Affordable Housing Strategy 2010-2020 – Opening Doors to Affordable Housing National Rental Affordability Scheme (NRAS) – housing for low to moderate income households
Shelter for homeless people	<ul style="list-style-type: none"> Government could provide land, and the city council and mining companies could pool together to provide some basic shelter for homeless people. People who work in community services are still upset by the huge expenditure on a new golf course while there are people who have nowhere to live Important to have some sort of shelter for homeless people, particularly during winter. There are instances where people die from exposure. (Bega might be able to give you more information.) Perception that government agencies not actually being able to do anything 	
Wait lists	<ul style="list-style-type: none"> Wait list is too long Must be consolidated Indigenous people are put last on any wait list 	<ul style="list-style-type: none"> 3 Year wait list for social housing in Kalgoorlie Consolidated wait list required Wait list must be comprehensive and must provide the complete picture (numbers waiting per category, per town and community, waiting times, etc.)

The stakeholder inputs reveal that, while the detail may differ, there is much agreement across the range of social housing issues identified by government departments and agencies, local governments, and support services providers. It is also noted that many of these issues are recognised in official policy and strategy documents and in National Partnership Agreements.

Against this background, reducing stakeholder inputs to the essentials, the critical issues are the following:

- Most stakeholders regard a lack of or insufficient provisions of social housing and related support services as the major issue confronting service delivery in the Region.
- There is general agreement that there is a shortage of a range of social housing types and support services in the Region.
- Lack of meaningful data on which to base planning and budgeting decisions is seen by the majority of stakeholders as an issue that needs to be urgently addressed. Support services providers feel strongly that up to date data is required on the need for different types of social housing and support services. This view is also shared by officials in government departments and agencies. Related to this is the need identified for a "one-stop-shop" data base for the State. Social housing data broken down to a sufficient level of detail is required so that service providers can build a picture of the actual needs in a particular community or locality.
- Affordability presents a major obstacle to the provision of social housing. Continually rising rentals make it very difficult to implement the policy of encouraging those living in social housing to move upwards along the continuum of housing options. Various suggestions have been made to resolve this including increasing land and housing supply and by encouraging more competition in the housing industry.
- The impact that major new projects, or the closure of mining activity, has on communities in terms of affordability and housing availability is of major concern to all stakeholders.
- Both government and non-governmental support providers have emphasised the need for the funding of programs supporting and improving household and family management. Included are responsibility for home maintenance and repair, appropriate use of housing, financial management skills, parenting skills, healthy diet, and the like.
- A number of stakeholders expressed the opinion that the planning system does not perform adequately which contributes to the problems experienced in the provision of social housing. Issues raised include the need to plan and prepare for the impact of new development before it occurs, the difficulties of planning for a transient population, a perception that there are too many plans, and the need for a single housing plan backed up by a single consolidated wait list detailed at the level of housing type, support services and location.

Housing Issues

Key Findings

What the Literature Says

Roles and responsibilities

At the National level, COAG (which encompasses all three spheres of government) has signed off on the National Affordable Housing Agreement (NAHA) and the supporting partnerships on:

1. Social housing (which covered two financial years to 2010);
2. Homelessness (which expires in June 2013); and
3. Remote Indigenous Housing (a ten year Partnership which expires in 2018).

The NAHA prescribes responsibilities for each sphere of government.

The Commonwealth's role focuses on national issues such as funding, migration, taxation and income support.

The State's responsibilities relate to the provision of housing and housing related services and support and to providing the planning framework and infrastructure support for residential development. The State is also responsible for consumer legislation to protect tenants and home purchasers.

Local government is responsible for local level planning schemes and strategies and development and building approval processes. It is also responsible for setting rates and charges that may influence the cost of development and housing. Local governments may also be involved in the provision of housing.

Strategies and policies

In general all strategies and policies focus on the provision of affordable, appropriate and sustainable housing opportunities. At a State level, affordable housing is to be addressed through the Opening Doors Affordability Strategy.

One of the key features of the Strategy is the notion of a housing continuum based on the notion that people in need of housing assistance will move through a continuum with the ultimate goal being affordable home ownership. Embedded in this approach is the notion that renting public housing is a temporary step in the journey and that community housing would offer greater choice for tenants. There is a commitment to grow the community housing sector. This is reflected at both Commonwealth and State levels.

Opening Doors recognises that there is a role for subsidised home ownership options such as shared equity to assist low-income households access home ownership.

Underpinning the Strategy is the establishment of an integrated system which promotes a common housing needs register and which recognises the specialities of various community housing providers.

The importance of support for residents is recognised at a State level with the Western Australian Homeless State Plan (2010 – 2013) and the interim Community Disability Housing Program Policy. Both of these promote the integration of support services with accommodation.

At a regional level, housing is identified as a key economic and social asset. In particular, the Goldfields Esperance Strategic Development Plan 2011 – 2021 identifies the following:

- The State Government Affordable Housing Strategy 2010–2020 identifies a key challenge as recognising the different needs of regional Western Australia. For the Goldfields, this means difficulty in accessing affordable and appropriate accommodation, across all socio economic levels.

- Lack of housing increases the pressure on the rental market as people cannot afford to buy the houses available. As a consequence, public housing becomes less available and private rentals become more expensive.
- Indigenous people represent one of the largest single client groups in the public housing system in Western Australia (20% of public housing tenants; 25% of applicants on a wait list). Furthermore, homelessness amongst Indigenous people is 35% higher in Western Australia than the national average.
- Some of the poorest and most isolated people in Australia live in the Region.

The need to recognise regional differences is further highlighted in the Goldfields Esperance Workforce Development Plan (2013 – 2016).

At a local level, the City of Kalgoorlie-Boulder identifies affordability, heritage conservation, infill redevelopment and housing choice as its major housing issues. These are further complicated by the demand for temporary accommodation, limited housing choice and the high cost of living.

The Shire of Esperance sees key worker housing, affordability, housing choice (mixed use and higher density) and managing short term demand as its key challenges.

What the Data Says

Table 19 Comparative indicators Goldfields Esperance and Western Australia as a whole

COMPARATIVE INDICATORS	WESTERN AUSTRALIA	GOLDFIELDS-ESPERANCE	
Population growth between 2006 and 2011	14.3%	10%	
% of Indigenous residents	3.1%	9.4%	
Residents at same address as 5 years ago	50.2%	45.6%	
Median Age	36	33	
Median age of Indigenous residents	22	23	
Ratio males to females	1:0.97	1:0.9	
Homeless people per 1,000 residents	3.17	11.88	
People at risk of homelessness per 1,00 residents	7.66	6.93	
Percentage of separate houses	80.4%	80%	
Homes owned or purchased	70%	60%	
Indigenous households requiring additional bedrooms	14%	19%	
% of households paying more than 30% of income as rent	8.9%	5.8% Goldfields	6.9% Esperance
% of households paying more than 30% of income as a mortgage	10.0%	5.8% Goldfields	7.4% Esperance
Median mortgage all	\$1,950	\$1,733	
Median mortgage indigenous households	\$1,733	\$1,361	
Median rent all	\$300	\$200	
Median rent indigenous households	\$158	\$100	
Public housing per 1,000 dwellings	38.25	47	
Ratio public housing stock to applicants	1:062	1:0.43	

Source: Population Statistics from ABS 2011 Census of Population and Housing (QuickStats, Community Profiles, Indigenous Profiles and ABS Table Builder), Public Housing Statistics Department of Housing (Personal communication)

The Goldfields Esperance Region has nearly 60,000 residents, growing by 5,500 residents since 2006. Based on WAPC WA Tomorrow Forecasts, population growth in the Region will slow, and it is projected that the population will reach 62,500 by 2026.

Less than half of the residents in the Region have lived in the same local government area for five or more years. Nearly 9% of residents have come to the Region from overseas in the last five years.

The Region has a relatively young population. The Goldfields Region has a median age of 31 and the Esperance Region had a median age of 37. The median age of indigenous residents is 23, significantly younger than that of the community as a whole.

The Australian Bureau of Statistics (2011) identified some 680 people as homeless⁶ in the Goldfields Esperance Region. A further 400 residents were identified as being at the risk of being homeless⁷, giving a total of nearly 1,010 vulnerable residents. This equates to a vulnerability rate of 18.81 per 1,000 residents⁸.

There are 24,300 dwellings in the Region. Single detached housing is the predominant form of housing, accounting for 80% of all dwellings. Mining areas have a higher proportion of what would be considered temporary housing. The amount of semi detached and medium density housing is low but consistent with the State as a whole.

Sixty percent of all residents live in dwellings that are either owned outright or being purchased. This is below that of the State as a whole. Social housing accounts for around 10% of the rental market.

Indigenous households are significantly more likely to be renting housing with 73.3% of indigenous households living in rental premises.

There is strong evidence that overcrowding is a significant issue for the Indigenous community with some 19% of households requiring additional bedrooms.

Housing affordability has been identified as an issue for people trying to enter the market now (whether that is as a private renter or as a purchaser). However, the median weekly rental payments and median monthly mortgage repayments are below those of the State as a whole.

What the Stakeholders Say

There is a general agreement across the range of social housing issues in the Region. The issues are also recognised in Commonwealth and state government policy documents and strategy documents, including the National Partnership Agreements.

The themes emerging from the stakeholder inputs are the following:

- Lack of information and data on housing issues and need which restricts the ability to form a comprehensive and consolidated view of accommodation needs and the need for housing support services.
- Ineffective coordination and integration of the provision of social housing and related support services coupled to a planning system that does not respond effectively to social housing needs.
- A shortage of social housing and support services across the entire range of social housing and support services categories.
- Difficulties with growing the community housing sector particularly in remote indigenous communities where land tenure is an issue.
- The high cost of housing which affects housing affordability across the entire housing spectrum limiting the providers' capacity to provide housing and support services.

⁶ Living in improvised dwellings, supported accommodation for homeless, boarding houses, temporary lodgings, severely crowded dwellings

⁷ Living in crowded dwellings or marginally housed in caravan parks

⁸ Cat No 2049.0 Census of Population and Housing: Estimating Homelessness

- Limited land supply (particularly in Kalgoorlie-Boulder) affecting the location of new social housing stock.
- Funding constraints that limit the capacity to deliver social housing and the need for more efficient funding mechanisms.
- The need to increase housing tenancy management programs that support tenants in maintaining their tenancies.
- Uncertainty relating to the long term viability of community housing particularly in relation to remote communities.
- The impact of economic, social and political factors on the provision of social housing.

Challenges

The challenges facing the provision of social housing and related support services in the Goldfields-Esperance region are interrelated and seen to be the following:

1. Developing a comprehensive understanding of the range, availability of and demand for social housing and social housing support services in the region. The compilation of a unified and integrated social housing data base is indispensable for meeting this challenge.
2. Improving communication channels among all stakeholders, both within and outside of government, to regularly and effectively communicate relevant information on policies, priorities, procedures and funding. Effective communication of relevant information is essential to ensuring informed decision-making by stakeholders. The integrated social housing data base referred to above would be the foundation for communicating social housing issues.
3. Growing the social housing sector to the point where all social housing and related needs are fully met, and programs are in place to ensure that individuals and families who no longer require social housing and assistance are able to move on along the housing continuum.
4. Providing social housing for Indigenous people. Among other issues, accommodation for transient populations is a challenge to be addressed as a priority, particular accommodation for families and relatives from remote areas accompanying family and community members who come to the larger centres for medical treatment. The lack of crisis accommodation also needs to be addressed as a priority.
5. Managing temporary housing requirements, particularly those related to construction phases of major projects. The availability of housing, including in the major centres of Kalgoorlie-Boulder and Esperance, is severely impacted by the undertaking of major projects requiring temporary and/or permanent housing for workers. This ultimately also impacts on the availability of housing units to meet social housing needs. A key challenge therefore is to develop mechanisms or policies that will ensure that temporary and permanent housing needs associated with a major project are addressed prior to the commencement of any such project, and the measures for the provision of required housing are included in the approvals granted for such projects.
6. Consolidating and integrating various existing plans, policies and strategies that impact on social housing provision, into a single integrated housing plan. This would help to improve communication and decision making by government departments and agencies, funders and social housing providers.

Housing Issues

COORDINATION AND INTEGRATION

- Coordination and integration of
 - Housing provision
 - Housing support
 - Funding
- Strategic approach
 - Strategy development
 - Data collection
 - Population
 - Housing
 - Support services
 - Waiting lists
 - Infrastructure required
 - Unified social housing data base
- Housing strategy, policy and plan
 - Integrated strategy and plan
 - Funding mechanisms
- Sharing of information
 - Commonwealth
 - State Government
 - Government agencies
 - Service providers

Coordination and integration

Ineffective coordination and integration of the provision of social housing and related support services is seen as one of the major issues affecting delivery of social housing in the Region.

Stakeholders feel that the planning system does not respond well to the problems associated with the provision of social housing. Associated with this is a perception that there are too many plans, and that a single housing plan, backed up by a single consolidated wait list detailed at the level of housing type, demand for support services and location, is required.

While the difficulty of planning for and providing housing to a transient population is acknowledged, stakeholders feel strongly that there is a need to plan and prepare for the impact of new development before it occurs, because an increased demand for housing also impacts on the availability of social housing stock.

ACCOMMODATION NEEDS

- Housing supply
 - Appropriate
 - Affordable
 - Secure
 - Location
- Housing demand
 - Wait lists
 - Permanent housing
 - Indigenous housing in the Lands
 - Housing for people with disabilities
 - Housing for carers
 - GROH housing
 - Temporary housing
 - Indigenous visitors
 - Patients and families from remote communities that come to town for medical treatment (e.g. kidney dialysis)
 - Homeless men
 - Transient housing (e.g. prisoners)
 - Safe housing
 - Single woman
 - Young men
 - Crisis/emergency accommodation
 - Woman (including children) escaping domestic violence
 - Single young men (Kalgoorlie)
 - Rough sleepers
 - Special needs
 - People with mental health problems
 - People with disabilities
 - FIFO and DIDO workers
 - Temporary and permanent
 - Long-term use of housing
- Land supply
 - Location
 - Availability
 - Infrastructure to support housing

Accommodation needs

Stakeholders are unanimous in their view that there is a shortage of social housing and support services of all types across the region. This is supported by the existence of wait lists.

Stakeholders are frustrated by the lack of comprehensive data on social housing and feel strongly that a single, integrated, comprehensive, location-specific social housing data base is required to effectively plan and budget and to enable stakeholders to motivate funding applications. They expressed strong support for a "one-stop-shop" data base at a level of detail that will enable housing and service providers to effectively plan and manage their services in a particular community or locality.

It is noted that State Government has initiated a project to determine housing needs in the regions.

COST AND AFFORDABILITY ISSUES

- Land cost
- Housing costs
 - High house prices
 - High cost of renting
- Construction costs
- Maintenance costs
- Household income
- Impact of major projects

Cost and affordability

High housing and rental costs limit the number of housing units and the extent of support services that can be provided. This also hampers implementation of the policy of encouraging those living in social housing to move along the continuum of housing options, and to eventually be self-supporting.

Major projects such as the extension of the Kalgoorlie Regional Prison and the Esperance Port Extension project exacerbates housing shortages and increases purchasing and rental costs, pushing up the cost of housing and rentals. This ultimately increases the cost of providing social housing as well as limits the availability social housing.

FUNDING

- Housing
 - Construction
 - Maintenance and repairs
- Housing support services
 - Housing providers
 - Support services providers
 - Housing tenancy management
- Commonwealth and State Governments
 - Efficiency
 - Funding priorities

Funding

Stakeholders indicated that increased funding is required to meet the demand for social housing and related support services. However, recognising that funding limitations and competition for funding will always exist, some stakeholders feel that funding mechanisms could be improved. Clarity is also required regarding the basis on which funds are allocated.

Stakeholders both in and outside government mentioned that non-profit service providers are struggling financially and that increased funding is required for their effective functioning. Beyond the issue of financial vulnerability, it needs to be recognised that it is difficult to attract and retain appropriately qualified workers who can provide capacity for organisations to meet compliance requirements.

HOUSING TENANCY MANAGEMENT

- Parenting skills
- Household financial management
- Nutritional management
- Healthy housing
 - Cleanliness
 - Care and maintenance
 - Overcrowding
- Health
 - Personal health
 - Mental health
- Social
 - Family violence
 - Homelessness
 - Child abuse

Housing tenancy management

Stakeholders working with housing tenants emphasised the benefits of programs aimed at empowering housing tenants the responsibility to manage their homes and families and believe that expansion of these programs is warranted.

The successful implementation of programs that focus on home maintenance and repair, using housing appropriately, healthy living and eating, parenting skills, and taking responsibility for family and household financial management contribute over time to the lowering of operational and maintenance costs.

ECONOMIC, SOCIAL AND POLITICAL DETERMINANTS

- Impact of economic activity on housing cost and affordability
 - Resources developments
 - Other industries
 - Major projects
- Political will required
 - Increase social housing
 - Support Closing the Gap on Indigenous Disadvantage
- Comparative costs
 - Development and maintenance costs in towns versus remote communities
 - Cost of living in towns versus remote communities
 - Transport costs to and from remote communities
 - Cost of providing social services in remote communities
- Household income
 - Unemployment
 - Indigenous disadvantage

Economic, social and political determinants

Housing availability in the Goldfields-Esperance Region is affected by the economic, social and political environment and impacts on one section of the market affects the entire housing spectrum.

Resources and major project developments in or close to regional communities result in housing shortages increasing the pressure on the rental market as people cannot afford to buy the houses available. Consequently, public housing becomes less available and private rentals become more expensive.

Importantly, Indigenous people represent one of the largest single client groups in the public housing system in Western Australia (20% of public housing tenants; 25% of applicants on a wait list). Homelessness amongst Indigenous people is 35% higher in Western Australia than

the national average. Competing demands for housing, by reducing the available housing stock, ultimately also reduce the number of units available for social housing.

In the Goldfields-Esperance Region the Goldfields Indigenous Housing Organisation manages 184 properties (120 houses in remote communities and 64 properties in Kalgoorlie, Leonora and Coolgardie) and provides ongoing tenancy management and support services for 1,080 tenants, who are amongst the poorest and most isolated people in Australia.

The provision of social housing in the Region occurs in the context of competing demands for housing and funding across all the regions of Western Australia. Effectively and fairly addressing social housing demand is, among other things, dependent on the political will to do so, and in this regard comprehensive social housing data is necessary to ensure informed political decision-making.

Project outputs

The outputs envisaged for the project were the following:

- Produce a report which includes relevant data and provides commentary on both Indigenous and social housing specific to the Goldfields-Esperance region
- Provide an understanding of the magnitude of housing issue/s, including data to inform regional planning and influence government policy.
- Providing information on housing pressures across the RDAGE region.

Due to the lack of comprehensive community-based social housing data, identified by almost all stakeholders as a major issue affecting the provision of social housing in the Region, the project did not fully meet its intentions. However, the research brought to light the urgent need for a social housing data base upon which to form an understanding of the magnitude of housing issues, including data to inform regional planning and influence government policy.

RDA as the voice of the community

RDAGE in its role as the voice of its communities:

- consults and engage with communities;
- promotes and participates in regional programs and initiatives;
- provides information and advice on their region to all levels of government; and
- supports informed regional planning.

Goldfields–Esperance Region stakeholders, through the RDA Committee, have identified that it is of paramount importance that government agency input is integrated, with a collaborative approach between public, private and community sectors⁹.

The State Government's Affordable Housing Strategy 2010–2020 identifies a key challenge as recognising the different needs of regional Western Australia. For the Goldfields–Esperance Region this includes accessing affordable and appropriate accommodation, across all socio-economic levels¹⁰.

Given the above, and taking into account the findings of the current study, the conclusion is that to effectively address the social housing needs in the Region it is necessary to gain a thorough understanding of the housing situation in the Region to form the basis for planning, strategy making and funding of social housing. This is the basis for our recommendations.

⁹ Goldfields–Esperance Strategic Development Plan 2011–2021, p. 9

¹⁰ Goldfields–Esperance Strategic Development Plan 2011–2021, pp. 8–9

Recommendations

It is recommended that RDAGE actively engage the State Government to:

1. Establish a Goldfields Esperance Housing Reference Group.
2. Undertake a comprehensive housing needs assessment.
3. Undertake an audit of existing plans and strategies in the context of the housing needs assessment.
4. Develop protocols for the provision of temporary and permanent housing associated with resources development and major projects close to, or in, regional communities.
5. Formulate an integrated affordable housing plan for the Region.

Recommendation 1

Establish a Goldfields–Esperance Social Housing Reference Group

It is proposed that a Goldfields–Esperance Social Housing Reference Group be established to advocate on the provision of social housing and related support services.

It is proposed that the committee be chaired by the Department of Housing (Regional Office) and that membership be open to governmental and non-governmental organisations and agencies involved in the provision and management of social housing, including organisations providing housing support services.

Recommendation 2

Undertake a comprehensive housing needs assessment

The State Government has already embarked on the housing needs assessments for regions within the State. The RDA should ensure that the needs assessment covers all communities and is developed in the context of the overall Regional housing markets.

It is proposed that the RDA, supported by the Reference Group, canvass the State Government to ensure that the housing needs assessment results in a comprehensive data base, covering all social housing and support services needs at the community level. The data for each region and community should consist of:

1. Existing housing stock
 - a. per category
 - b. per location
2. Housing demand
 - a. per category
 - b. per location
3. Wait list
 - a. per category
 - b. per location
4. Integrated data base
 - a. available to all qualifying social housing and support services providers

An example of an integrated approach to providing information on housing can be found at <http://www.agedcareguide.com.au>. This site was developed in response to the complex web of high and low care providers of housing, and the provision of support packages to enable seniors to remain in their own homes. The provides information disaggregated down to a local level. It is possible to search by suburb, locality, region and local government.

Any housing needs assessment needs to be developed in the context of the overall regional housing market.

Recommendation 3

Undertake an audit of existing plans and strategies in the context of the housing needs assessment

On completion of the housing needs assessment, it is recommended that the Reference group petition the State Government to carry out a thorough audit of all plans and strategies pertaining to social and community housing with a view to simplifying, or preferably having a single and integrated housing plan/strategy.

Recommendation 4

Develop protocols for the provision of temporary and permanent housing associated with resources development and major projects close to or in regional communities

To minimise the impact on the supply and affordability of housing of major new developments in any particular community, it is recommended that a housing strategy form part of the State Government's capital works program associated with that project.

It is proposed that the Reference Group canvass the State Government to develop protocols that will ensure that housing plans and implementation strategies for the accommodation of temporary and permanent workers form part of the planning and undertaking of major projects affecting regional communities. (Examples where this would have been of value are the temporary and permanent housing required for the Kalgoorlie Prison and the Esperance Port upgrading projects.) In particular, temporary accommodation should be provided in a manner that will not adversely impact on the affected community, therefore temporary accommodation should be provided in addition the exiting accommodation in a town and this may either be dismantled on completion or be made available for permanent housing, including social housing.

Planning for the provision of GROH housing must be undertaken at the time of the planning of new projects (such as Kalgoorlie prison) and housing must be in place by the time the project becomes operational.

Recommendation 5

Formulate an integrated affordable housing plan for the Region

The ultimate aim of the steps described above is the formulation of an integrated affordable housing plan for the Region.

This would look at the way that the State's Affordable Housing Strategy and associated notion of a housing continuum could be applied to a complex region such as the Goldfields Esperance Region. Ideally, this would act as a demonstration project that could be rolled out to all Regions.

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Internet resources

Activ Foundation <http://www.activ.asn.au/>

Anglicare WA <https://www.anglicarewa.org.au/>

Australian Red Cross <http://www.redcross.org.au/>

Bay of Isles Community Outreach Inc. (BOICO) <http://www.boico.org.au/>

Centrecare Incorporated <http://www.centrecare.com.au/>

DPS Guide to Aged Care <http://www.agedcareguide.com.au/>

Goldfields Indigenous Housing Organisation (GIHO) <http://www.giho.org.au/>

Goldfields Individual and Family Support Association (GIFSA) <http://www.gifsa.org/>

Kalgoorlie Accommodation Support Service (KASS)

<https://www.anglicarewa.org.au/housing/housing-support/kalgoorlie-accommodation-support-service.aspx>

Kalgoorlie-Boulder Youth Accommodation Service [https://www.salvationarmy.org.au/Find-Us/Western-Australia/Our-Services/](https://www.salvationarmy.org.au/Find-Us/Western-Australia/Our-Services/Crossroads-west/Kalgoorlie-Boulder-Youth-Accommodation-Service/)

[Crossroads-west/Kalgoorlie-Boulder-Youth-Accommodation-Service/](https://www.salvationarmy.org.au/Find-Us/Western-Australia/Our-Services/Crossroads-west/Kalgoorlie-Boulder-Youth-Accommodation-Service/)

Salvation Army Kalgoorlie <http://www.salvationarmy.org.au/kalgoorlie-boulder>