

# State Housing, Homelessness and Support Strategy

For HDA Event -  
Youth Homelessness in South Australia



Government  
of South Australia

# Can SA once again lead the nation in housing for all?

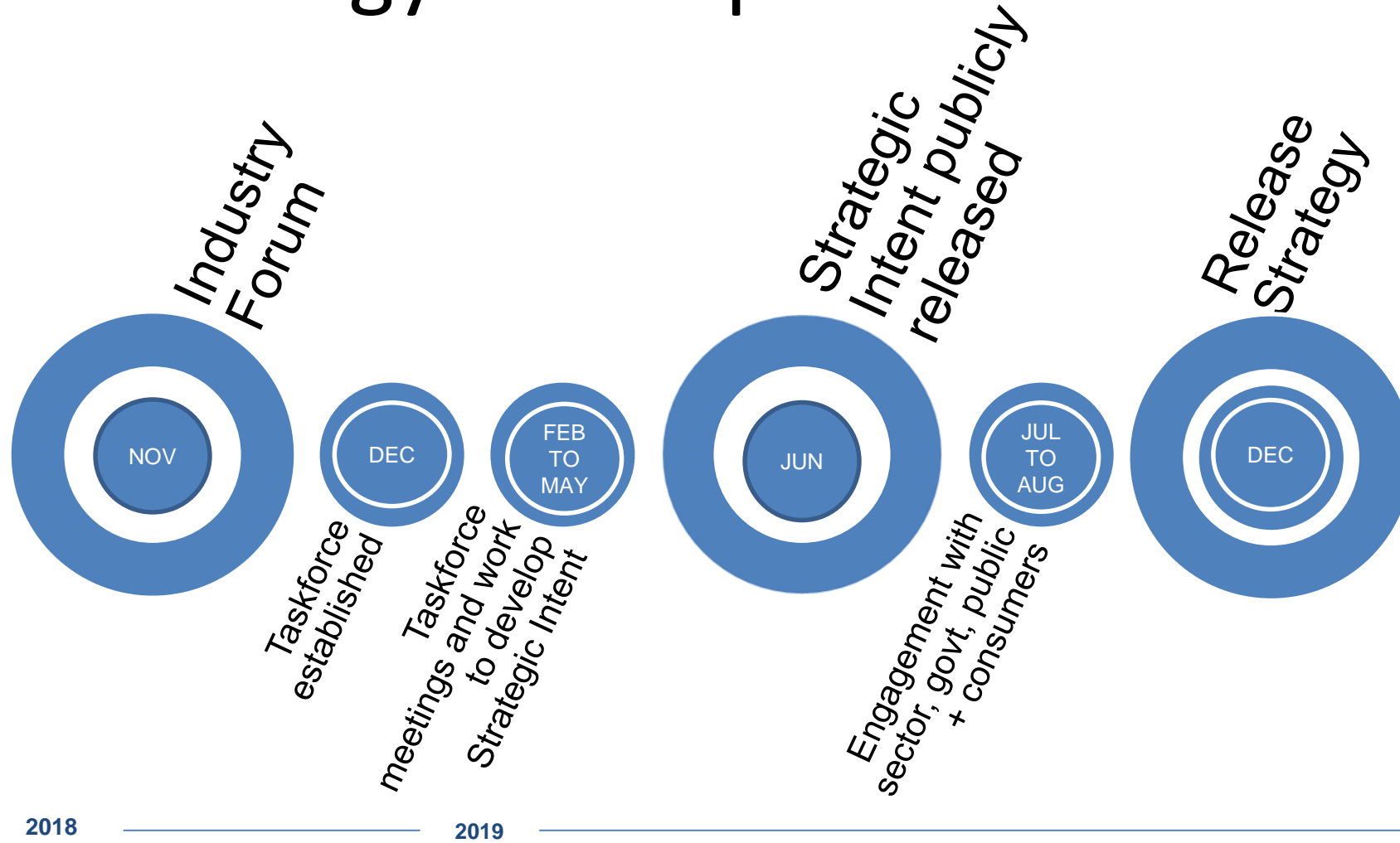
Why am I here today?

Can we solve Youth Homelessness?

Can we lead the nation again?

What will be my role in achieving this?

# Strategy development timeline



# Commissioned work

## TACSI - qualitative

- Stagnation to Fluidity
- Subsidy to Investment
- Housing is treated as a commodity, not a right
- Density plus amenity
- Rental is more complex than the 'private rental market'
- Stop the flow in and enable the flow out of crisis
- Diversity is what's missing in the SA housing system
- Markets for outcomes

# Commissioned work..cont

## AHURI – quantitative

### Unmet Need

- 85% of South Australians own their home or access affordable private rental / 15% of households need more affordable options than the market offers
- Government and community groups meet the demand from 6% of the 15%
- Most households with unmet demand are paying higher rent in the private market / a smaller number with unmet demand live in unsuitable or overcrowded conditions
- Unmet demand is expected to grow moderately over the next 5 years from around 56,000 households to around 60,000

### Trends / 10 years

- Growing number of older people with a mortgage more than doubled
- Negligible growth in number households headed by a person aged under 60

# Strategic Intent...

## Reform Drivers

- Reactive not Preventative solutions
- Lack of appropriate housing supply
- Unclear direction and roles
- Culture of business as usual
- Structural and generational disadvantage for Aboriginal and Torres Strait Islander peoples

## Strategic Pillars

- Customer at Centre
- Efficient & Effective Industry
- Matching Right Supply to Demand
- Targeted Support

## South Australia's Housing and Homelessness Strategy Strategic Intent 2019



# Sector Workshops

- Three themed workshops (Social Housing; Services and Supports; Market and Affordability)
- Over 245 leaders from across the social, community housing, health, finance, real estate, academic, planning and development sectors participated
- Consistent format across the workshops
  - Panel discussion including taskforce members
  - Facilitated table discussions covering
    - Wicked questions - issues
    - Strategic intent initiatives - what are they in detail
    - Implementation analysis – how to make them happen



# Sector Workshops – Key Solutions

## Supply

- Develop a social housing infrastructure plan
- Identify and understand current and future demographic needs to improve planning & supply
- Develop an affordable housing incentive scheme to encourage innovation and supply e.g.; rent to build, tiny houses
- Enable greater flexibility in Tenancy Agreements to allow for:
  - multiple party contracts and longer lease periods
  - shared lease models for vulnerable customers

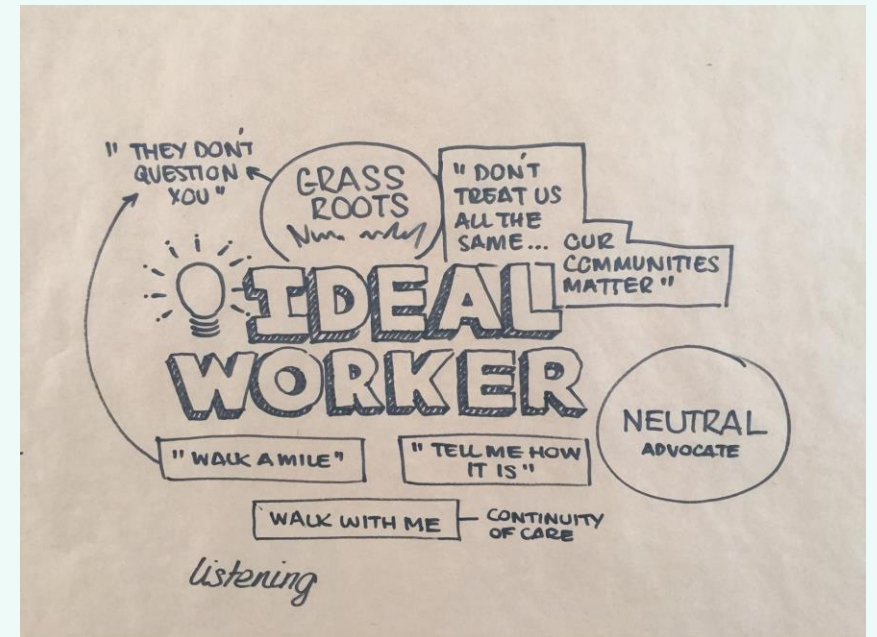
## Support

- Target support funding on early intervention and prevention at point of entry
- Design a housing support package/service that can be accessed by clients or providers
- Commission a cost benefit analysis of providing rental guarantees for private rental housing
- Funding needs to be focused on transition to longer term options



# Lived Experience Workshops

- 12 in-depth workshops were conducted in collaboration with TACSI and democracyCo.
- These workshops were conducted with 7 key cohorts:
  1. Aboriginal & Torres Strait Islander people
  2. Older persons and young people
  3. People with a disability
  4. Women experiencing family violence
  5. People experiencing homelessness or exiting institutions
  6. Social Housing tenants; and
  7. People in private rental housing



- Workshops involved understanding people's experiences and exploring, test and building new solutions

# Lived Experience Workshops – Key Solutions

- Develop clearer pathways through system
- Enable people to change their own lives
- Have a long term focus rather than just crisis support
- Employ lived experience workers within system
- Support values of family and mobility in Aboriginal housing
- Introduce outcome based funding
- Share data between services to prevent repeat story telling
- One stop service hubs
- Work from trauma framework to bolster people's inherent resilience

# Key Overall Themes

## Customer at Centre

- Clear entry points and pathways through housing system
- Integrated services
- Increased consumer participation
- Enhancing consumer capacity

## Effective and Efficient Industry

- Data driven decision making
- Industry development and innovation
- System financial sustainability

# Key Overall Themes cont.

## Matching the Right Supply to Demand

- Improved housing infrastructure planning
- Optimised use of social housing stock
- Innovative affordable housing

## Targeted Support

- Early intervention and prevention
- Tailored support for specialised needs and cohorts
- Outcomes based models

# What's next

- Development of Strategic Directions and High Level Actions, identifying leads and timeframes
- Finalise 10 year Strategy for public release by end 2019
- Co-design Solutions/ Implement Detailed Action Plans with Partners
- Ongoing conversation to support change – annual review and update
- Develop Aboriginal Housing Strategy by end 2020

# Youth Homelessness

- Turn the supply on over the next two years.
- Project Zero – 14 per month
- Data is getting there (by name list)
- Co-design Solutions
- Agreed on the outcome - Zero
- Re design the support system
- Better connected government
- Focus on prevention