State Housing, Homelessness and Support Strategy

For HDA Event -Youth Homelessness in 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?



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

Vision

All South Australians have access to appropriate and affordable housing that contributes to social inclusion and economic participation.

	OUT	COMES	
	001	COMES	
CUSTOMER AT CENTRE	EFFECTIVE AND EFFICIENT INDUSTRY	MATCHING SUPPLY TO MEET THE RIGHT DEMAND	TARGETED SUPPORT
Meeting the housing needs of customers and community to support life opportunity.	A high-performing sector and industry that delivers good customer outcomes.	A well-functioning and resilient housing market that supports housing choice and supply.	People are supported out of crisis or homelessness to maintain and improve their housing outcomes.
	OBJE	ECTIVES	
Streamlined and simplified access Increase inclusion and economic participation	Well regulated and governed Market coverage Building the industry and skills for the future	Increased housing options and choice Attracting private investment Integrated planning and delivery	Prevention and early intervention Services tailored to need Safety and stability
Consumer voice embedded in decision making People achieving their housing aspirations More flexibility and	Joined up systems System viability Best use of subsidy.	Innovation - new models Housing as economic infrastructure Addressing specific regional needs	Reward for positive outcomes Options to encourage housing pathways Services and housing alignment
responsiveness to meet culturally appropriate supply		 Place making and renewal. 	

PRINCIPLES - HOW WE WORK TOGETHER

Collaborative • Customer-Focussed • Fair and Equitable • Transparent and Accountable • Responsive • Simple • Sustainable and Future Focused

INITIATIVE AREAS FOR EXPLORATION

- Improve Cultural inclusivity and responsive of the housing system for people of all backgrounds and particularly Aboriginal people
- Enhance consumer voice in decision making
- Culturally and socially inclusive housing designs and communities
- Modernise and reform the private rental market, ensuring balance to rights of tenants and landlords
- Develop innovative approaches to make private rental more accessible and affordable
- Increase security of rental tenancies, including longer terms leases
- Deliver an Aboriginal Housing Strategy and implement its actions
- Create opportunities for tenant employment
- Improve the accessibility of services and information across the continuum
- Consider a new social contract with tenants for mutual obligation
- Support the mobility and housing choice of customers

- Maximise the use of SDA funding and other funding streams such as CRA and NRAS
- Investigate options to address the core issues raised in the 2018 SAHT Triennial review
- Community education programs and communications around housing problems and solutions
- Review and improve the transparency of financial models, charges and subsidy within the housing system
- Critically examine the role of the SA Housing Authority and other stakeholders in the system
- Implement changes to statebased regulation/legislation to support the new strategy.

- Develop innovative, creative and modern forms of supply to meet future need
- Explore initiatives, financing and incentives to attract new housing developers and developments
- Support people to live in different ways, including creative non-bricks and mortar options
- Encourage solutions to increase the supply of affordable rental options
- Consider lifting the minimum standard for new homes to the Liveable Housing Australian silver level
- Investigate benefits and impacts of further stock transfers from public to community housing
- Examine land-based taxes and their impact on affordable housing supply
- Clarify the housing provider of last resort and the funding required for this role
- Link infrastructure, planning and transport investment with affordable housing.

- Reform the homelessness system, sector, supports and funding
- Investigate new housing options for children leaving residential care
- Reorientation of the Domestic Violence system to enable women to stay safely in their own home
- Develop flexible and tailored support packages for those at risk
 Develop customised housing.
- and support options for a range of cohorts

 • Work with financiers to increase
- home purchase options for low-income earners

 • Develop a consistent framework
- for providing supports regardless of the asset type/provider

 Increase the focus on prevention
- and early intervention for those in housing stress and/or at risk of homelessness
- Tackle the root causes of rough sleeping and usage of motels for emergency accommodation.

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

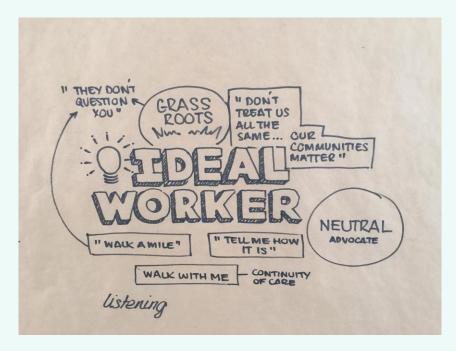
- Develop a social housing infrastructure plan
- Identify and understand current and future demographic needs to improve planning & supply
- Develop an affordable housing incentive scheme to encourage innovation and supply e.g.; rent to build, tiny houses
- Enable greater flexibility in Tenancy Agreements 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