

## Housing and Homelessness

*The State Budget contains welcome and significant new investment into social housing. It lacks, however, any significant boost to specialist homelessness support services or a dedicated rent relief package to assist renters facing significant hardship in the current rental market.*

<b>Initiative</b>	Top-up to the Social Housing Investment Fund (BP3, P277)
<b>Investment</b>	\$450 million in 2023-24
<b>Description</b>	<p>The top-up to the Social Housing Investment Fund will build on the state's existing social housing stock.</p> <p>Across forward estimates, this will be distributed through:</p> <ul style="list-style-type: none"> <li>• \$208.7 million for construction of new social housing dwellings;</li> <li>• \$200.2 million for the acquisition of additional social housing dwellings through spot purchasing; and</li> <li>• \$35.2 million to deliver dwellings through industry partnership projects</li> <li>• \$46 million has been set aside for a Regional Supportive Landlord Model, to acquire around 100 houses for people sleeping rough in regional towns</li> </ul>
<b>Implications</b>	<p>The Government states that this will deliver an additional 700 dwellings – which is an average cost of \$643,000 per dwelling. In addition, \$300m has been brought forward from the existing Social Housing Investment Funding (announced in 2021) including \$254m for receipt of business cases for social housing and homelessness proposals and \$46m for the regional supportive landlord model.</p>

<b>Initiative</b>	Funding increase for Government Regional Officer Housing (GROH)
<b>Investment</b>	\$61.6 million over the forward estimates
<b>Description</b>	\$14 million across the forward estimates for a continued freeze on GROH rents and \$45 million over the forward estimates for a refurbishment program.
<b>Implications</b>	This investment will assist the supply of affordable housing for public sector workers in regional areas. A similar investment for not-for-profit sector workers would be welcome.

<b>Initiative</b>	Geraldton Aboriginal Short Stay Accommodation facilities funding – details on this investment are discussed in the Aboriginal Wellbeing fact sheet.
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<b>Initiative</b>	Wrap around support for the regional supportive landlord model (BP2, V1)
<b>Investment</b>	\$3 million over forward estimates
<b>Description</b>	\$3 million has been provisioned from consolidated accounts to provide operational costs - including wrap-around support for the regional supportive landlord model for Community Housing Organisations
<b>Implications</b>	This funding will enable the operation of the Regional Supportive Landlord Model discussed above.

<b>Initiative</b>	National Housing and Homelessness Agreement (NHHA population adjustment) (BP3, P134)
<b>Investment</b>	\$36.9 million in 2023-24
<b>Description</b>	<ul style="list-style-type: none"> <li>\$36.9 million upward revision as a result of the Commonwealth's population adjustment for the National Housing and Homelessness Agreement (NHHA)</li> <li>Treasury has also provisioned for indexation of extended agreement, pending finalisation</li> </ul>

<b>Initiative</b>	Bentley Residential Redevelopment (BP3, P191)
<b>Investment</b>	\$48 million over the forward estimates
<b>Description</b>	DevelopmentWA has allocated \$48 million of capital expenditure to facilitate delivery of medium-to-high density infill in the Bentley redevelopment area.
<b>Implications</b>	The redevelopment is slated to deliver 900 residential properties, including approximately 130 social housing dwellings.

<b>Initiative</b>	Social housing refurbishments (BP3, P197)
<b>Investment</b>	\$77.5 million over forward estimates
<b>Description</b>	Funding to establish a rolling program of refurbishments for existing social housing dwellings.
<b>Implications</b>	Funded from the remainder of the original \$750 million allocation to the Social Housing Investment Fund, it will see the refurbishment of 553 social housing dwellings.

<b>Initiative</b>	Extension Koort Boodja Homelessness Response (BP2, V2, P502)
<b>Investment</b>	\$1.428 million in 2023-24
<b>Description</b>	Funding to continue Koort Boodja's operational services.
<b>Implications</b>	This funding enables the continuation of Koort Boodja's transitional accommodation and wrap-around case management support for another year.

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<b>Initiative</b>	Office of Homelessness Boost
<b>Investment</b>	\$3.9 million over the forward estimates
<b>Description</b>	A boost to resourcing for the Office of Homelessness to support the delivery of All Paths Lead to Home: Western Australia's 10-year Strategy on Homelessness
<b>Implications</b>	Department of Communities established the Office of Homelessness in early 2022 to provide a dedicated focus on the stewardship, coordination, strategic planning, and practices relating to homelessness. This boost in funding is likely to represent additional FTE for the office.

<b>Initiative</b>	Funding for Perth homelessness services (BP2, V2, P502)
<b>Investment</b>	\$500,000 over 2023-34 and 2023-25
<b>Description</b>	A total of \$500,000 additional funding has been committed to Perth homelessness services to the end of 2025.
<b>Implications</b>	It is unclear how this funding will be distributed.

<b>Initiative</b>	Wrap-around support and tenancy services at the East Perth Common Ground facility (BP3, P134)
<b>Investment</b>	\$6.9 million over the forward estimates
<b>Description</b>	This funding is to provide wrap-around support and tenancy services at the East Perth Common Ground facility.
<b>Implications</b>	\$45.4 million was previously committed in 2021-2022 for the plan/design/construction of East Perth Common Ground committed FY21/22. This new funding will provide for support services following the construction of that facility. Capital funding is also provisioned for Communities' Asset Investment Program for the Mandurah Common Ground project pending approval of a project definition plan.

<b>Initiative</b>	Tenancy Advice and Education Services (BP3, P110)
<b>Investment</b>	\$4.9 million over two years
<b>Description</b>	This additional funding is to provide a temporary uplift in the capacity of the Tenancy Advice and Education Services network delivered through 16 community legal centres across WA. This is an increase of 36% on current funding, and advocates provide advice, information, education and court representation services to help keep vulnerable tenants in their homes.
<b>Implications</b>	This funding over two years supports community legal centres to plan and retain staff in response to increased demand for this service driven by rising cost-of-living and a housing crisis. This will

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	help tenants understand their rights when renting and access support to negotiate with their landlord or property manager such as negotiating lease renewals or terminations, dealing with rent increases and resolving bond disputes.
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