Affordable Housing Strategy 2010–2020
Opening Doors to 20,000 affordable homes

SOUTH METROPOLITAN REGION
More than 4,750 affordable homes, including:
• over 1,100 social housing dwellings
• more than 450 discounted private rentals
• over 3,100 Keystart loans, of which almost 500 were through shared equity programs

The Liberal-National State Government’s Affordable Housing Strategy 2010-2020: Opening Doors to Affordable Housing was the first of its kind in any Australian jurisdiction, and established a framework for collective action across government. It has a clear focus on people on low to moderate incomes who face significant barriers across the whole of the housing continuum – from homelessness through to home ownership.

The Strategy recognised that effective long term solutions to improve the supply and diversity of affordable housing options required responses that tackle the causes of the problem, not just the consequences.

In 2009, the Social Housing Taskforce noted that ‘the scale of the affordable housing challenge is too great for government to tackle on its own.’ It advocated for a systemic whole of continuum approach, and for government to more actively partner with the private and not-for-profit sectors to leverage their respective strengths and contributions.

The government has done just that and in doing so, has ‘opened doors’ to 20,000 homes for around 50,000 people. Its extended target of 30,000 affordable homes by 2020 will help another 25,000 - such as young people on modest incomes trying to buy their first home, pensioners coping with increased market rents and vulnerable Western Australians on the waiting list for social housing.

Key highlights of the Strategy since 2010
Statewide, the Strategy has delivered 20,000 affordable homes:
• Over 4,900 new homes for people with very low incomes on the social housing waiting list
• 2,700 affordable rental properties for people struggling in the rental market – primarily under the National Rental Affordability Scheme
• 1,900 shared equity loans for people on low incomes who cannot afford a home outright
• Over 10,000 low deposit home loans through Keystart for entry level homebuyers on moderate incomes
• Over 500 new homes and 1,300 refurbished homes for people in remote Indigenous communities
• More than 10,000 housing lots, most with joint venture partners, with an average of over 70% sold below the median price
• Constructed more than 13,700 homes, creating around $6.8bn in economic activity and jobs across WA