AFFORDABLE HOUSING STRATEGY 2010–2020: AIMING HIGHER

**GOALS**

1. **Increase Supply and Diversity**
   - Facilitate increased supply and diversity of housing to better meet population needs – particularly at the affordable end of the market.

2. **More Transport Aligned Development**
   - Support quality high density development around key transport links and activity centres to help lower living cost and reduce traffic congestion.

3. **Transform what WA builds; Adapt what it has**
   - Work with the private sector to introduce transformative construction methods, and unlock potential within underutilised sites or buildings.

4. **Fit-for-purpose Policy and Regulatory Environment**
   - Streamline government processes and reduce barriers to market efficiency, entrepreneurial activity and the supply and affordability of housing.

5. **Optimise Government Roles and Assets**
   - Leverage government roles and assets to catalyse investment for development that delivers social and economic outcomes.

6. **Targeted Initiatives and Partnerships**
   - Pursue creative responses for specific target groups on low-moderate incomes, via value-adding partnerships between government, NFP and private sector organisations.

7. **Sustainable Social Housing Safety Net**
   - Ensure the social housing system acts as a safety net for the most vulnerable, and a pathway for those with the capacity for self-sufficiency.

**FOCUS AREAS**

**CATALYSE SUPPLY**

- Deliver major urban renewal, transit-oriented and infill projects throughout Perth, increasing the supply and diversity of housing (MRA)
- Build an extra 3,000 entry-level homes for sale and rent using Housing Authority land and old public housing sites (Housing)
- Pursue options to introduce planning incentives for affordable housing into local planning schemes (Office of Land and Housing Supply, Planning)
- Work with the private sector and local government to develop effective design guidelines and standards for apartments and medium density housing (Planning)
- Align regional housing investment with regional development strategies and the Regional Centres Development Plan to support economic growth and sustainable communities (Regional Development, Landcorp, Housing)

**HELP TRANSFORM THE MARKET**

- Deliver the first precinct of the Cockburn Coast redevelopment which will ultimately deliver 6,000 residences over a 20 year period (Landcorp)
- Initiate development of at least five metropolitan sites near train stations in Perth to create 500 apartments focused on affordability and transit oriented living (Housing)
- Progress the Draft Central Sub-Regional Planning Framework in Perth to provide more guidance to the community, councils and the private sector on priority locations for density and infill development, including activity centres and key transport links (Planning)
- Investigate and identify options for government and the private sector to address the major impediments to delivery of infill, such as land assembly and cost of infrastructure (Planning)

**INCREASE AFFORDABLE HOUSING**

- Undertake demonstration projects in metropolitan, regional and remote WA to trial new design, construction methods, materials or other breakthrough technologies (Housing, Landcorp, MRA)
- Investigate barriers and opportunities to repurpose or redevelop large dwellings and underutilised non-residential buildings for additional housing (Office of Land and Housing Supply, Planning)
- Identify potential initiatives to incentivise the development of long-term vacant sites in high amenity locations for new housing (Office of Land and Housing Supply, Planning, Housing)
- Complete the Review of Residential Planning and Building Approval Processes and work with the private sector to identify priority high-impact actions (Finance)
- Work with the private sector to identify impediments to the timely and efficient supply of housing, including building, health, local government and environmental laws and regulations. Identify priority areas and options for reform (Office of Land and Housing Supply)

**SUPPORT THE VULNERABLE**

- Government land and housing developments to dedicate a minimum 13% of their supply to affordable housing outcomes for those on low-to-moderate incomes (Housing, MRA, Landcorp)
- Maintain adequate supply of land for entry level homes and government programs by creating an extra 4,500 lots, at least 70% of lots sold below the median land price (Housing)
- Redevelop at least 200 under utilised public housing sites into 500 new homes by 2015-16 (Housing)
- Leverage government assets in development that delivers social housing outcomes for those on low-to-moderate incomes, via value-adding partnerships between government, NFP and private sector organisations (Housing)

**KEY ACTIONS 2015-16 – 2016-17**

- Deliver over 2,000 additional discounted rental dwellings under the National Rental Affordability Scheme (Housing)
- Investigate and propose intermediate rental models that can help bridge the gap between social and market rents for people on low incomes (Housing)
- Deliver 3,000 new Keystart low deposit home loans and shared equity loans (Keystart, Housing)
- Develop a Seniors Housing Strategy and accompanying initiatives (Housing)
- Commence construction of a further 80 homes in regional WA for key workers (Housing)
- Finalise and implement a Community Housing Sector Strategy and associated initiatives that capitalise on the strengths of the NFP sector and increase its delivery role (Housing)
- Deliver $360m Social Housing Investment Package which will create 1,000 additional homes and halve the priority waiting list of seniors and families by 30 June 2017 (Housing)
- Trial further rental brokerage initiatives to assist people eligible for, or living in, social housing with the capacity to transition to the private rental market (Housing)
- Develop and commence implementation of phase two Social Housing Reforms to deliver a more efficient social housing system and simpler, fairer policies related to eligibility, access, rent and tenure, and transitions (Housing)

**OPENING DOORS**

- Deliver the WA My Way and NDIA trials (Housing, DSC, MHCH)
- Broaden responses to the housing needs of people with disabilities, including psychosocial disabilities, informed by the WA My Way and NDIA trials (Housing, DSC, MHCH)