

**Department of Housing and Works
Office of Policy and Planning**



**HOUSING
BEYOND THE RABBIT PROOF FENCE**

November 2003

**Department of Housing and Works
Office of Policy and Planning**

NEED FOR STRATEGIC APPROACH

- **52% of housing stock required in 2031 existed in 1996 (1997 State Planning Strategy)**
- **Forecast to lead next phase of resource development over next 10-15 years**
(Access Economics)
- **Population projected to grow ~1.4% p.a. & housing requirements by 2% p.a.**

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NEED FOR HOUSING STRATEGY

- **Significant social & economic changes since 1992 NHS**
- **Major demographic changes forecast over the next 30 years**
- **Limited strategic approach to housing**
- **Better understand the forces which influence our ability to house our people**

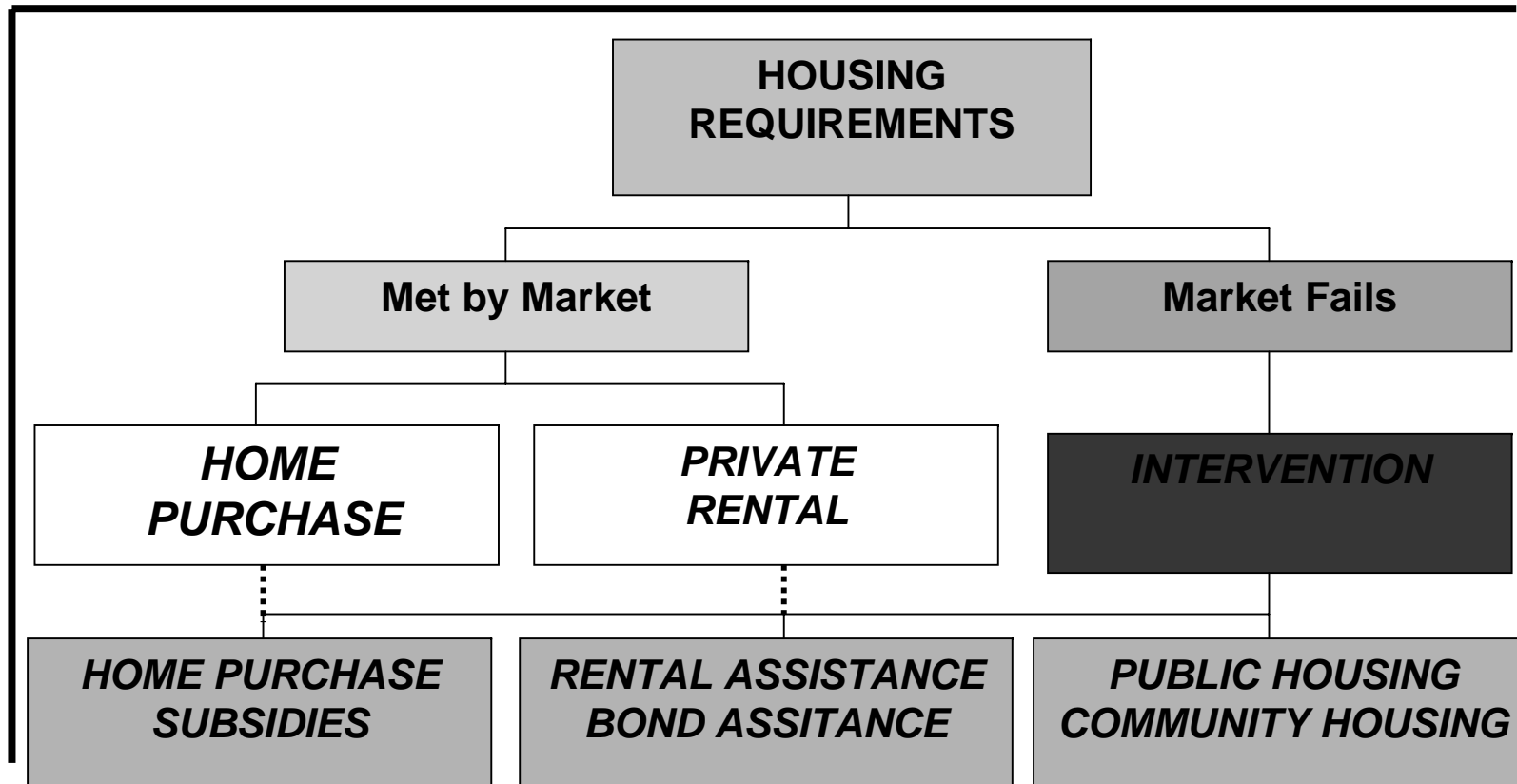
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AIMS OF HOUSING STRATEGY

- **Provide industry, community & government with a window to the future on housing**
- **Facilitate a ‘whole of government’ approach to developing the State’s housing policy**
- **Identify & develop strategies to bridge emerging gaps**
- **Link housing policy to other agency programs**
- **Provide policy response to future funding scenarios for public housing**

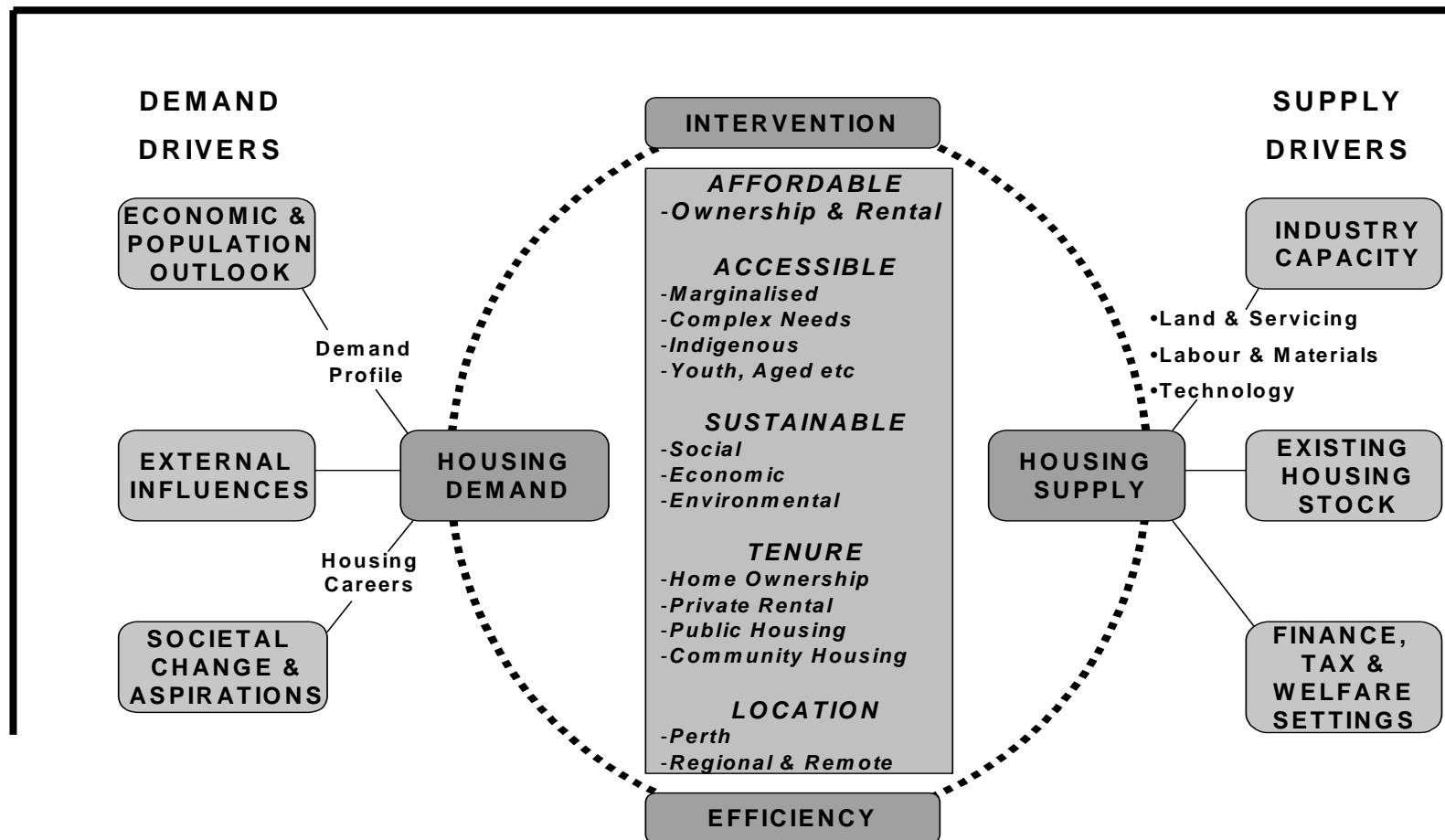
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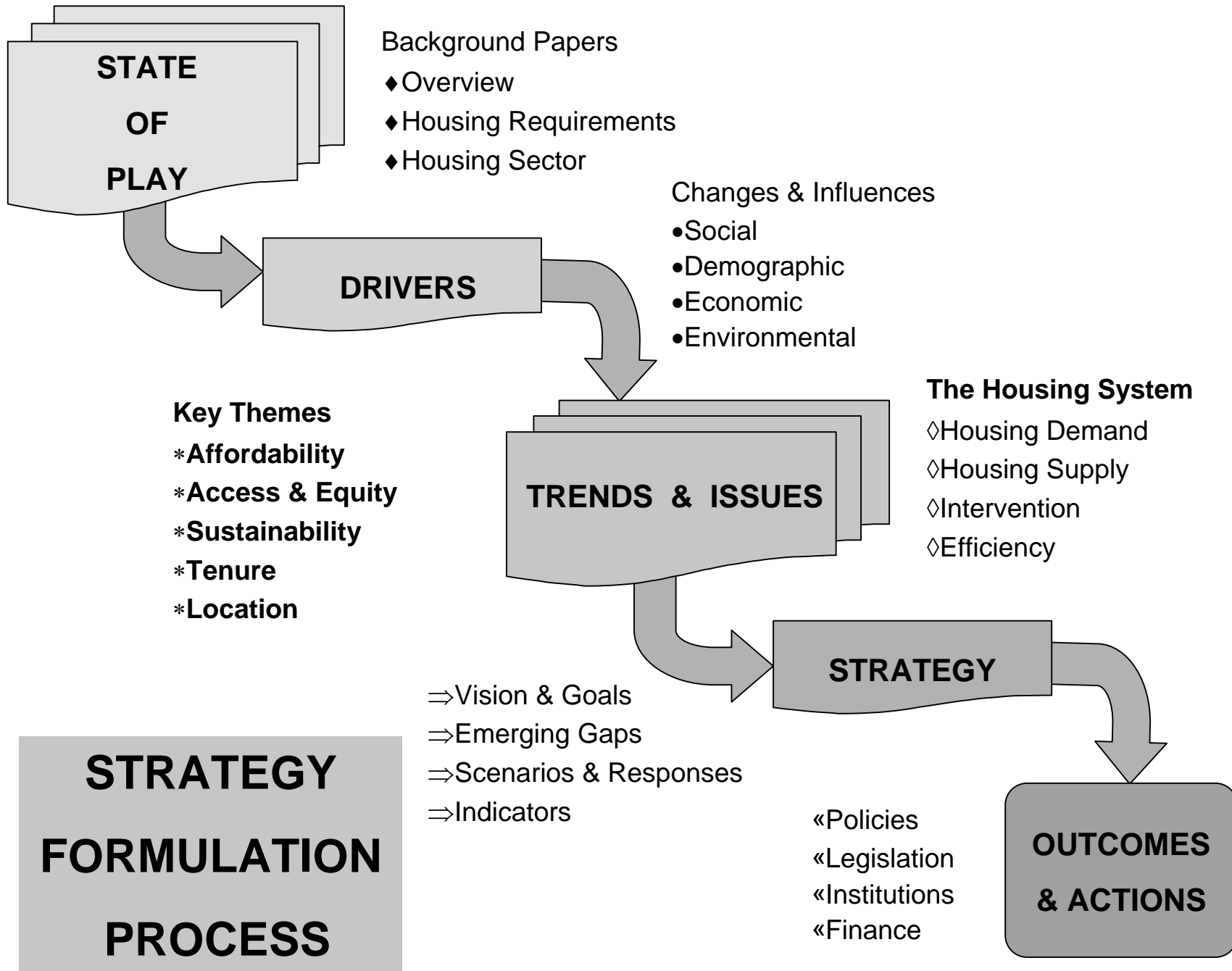
STRATEGY DEVELOPMENT PROCESS



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STRATEGY DEVELOPMENT PROCESS





FRAMING THE RESPONSES (1)

Principles

- **affordability is a measure of the ongoing cost of housing in relation to income**
- **accessibility relates to the cost of becoming a home purchaser or securing a rental tenancy**
- **sustainability focuses on ensuring that housing is delivered and managed in a socially, economically and ecologically sustainable way**

FRAMING THE RESPONSES (2)

Portfolios Of Influence

- 1. Planning System**
- 2. Taxation**
- 3. Building Control**

**Challenge - facilitating change in
predominantly a private market**

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FRAMING THE RESPONSES (3)

Seven strategic areas:

- 1. Guiding the Housing System**
- 2. Accessible Home Ownership**
- 3. Affordable Rental Housing**
- 4. Effective Social Housing**
- 5. Supporting Special Needs**
- 6. Mobility through Housing Diversity and Choice**
- 7. Developing Sustainable Housing Outcomes**

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FRAMING THE RESPONSES (4)

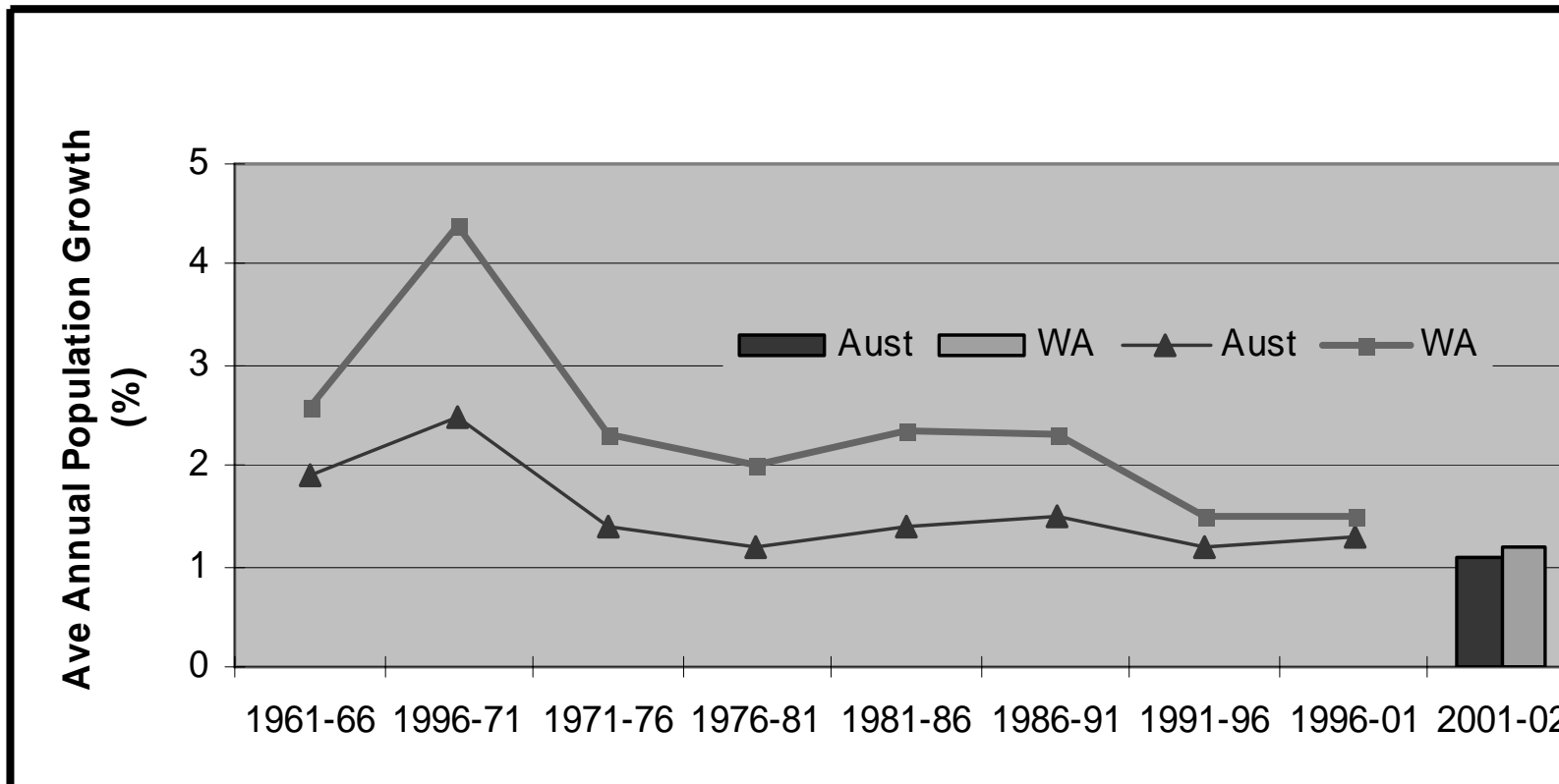
Other Considerations & Influences

- 1. State Sustainability Strategy**
- 2. Dialogue With The City**
- 3. Productivity Commission Inquiry**
- 4. National Affordable Housing Policy**
- 5. Year of the Built Environment**

**STATE RESPONSES CAN ONLY NIBBLE AT THE EDGE
MAJOR IMPACT WILL COME FROM CHANGES TO
FEDERAL FINANCE, TAX & INSTITUTIONAL SETTINGS**

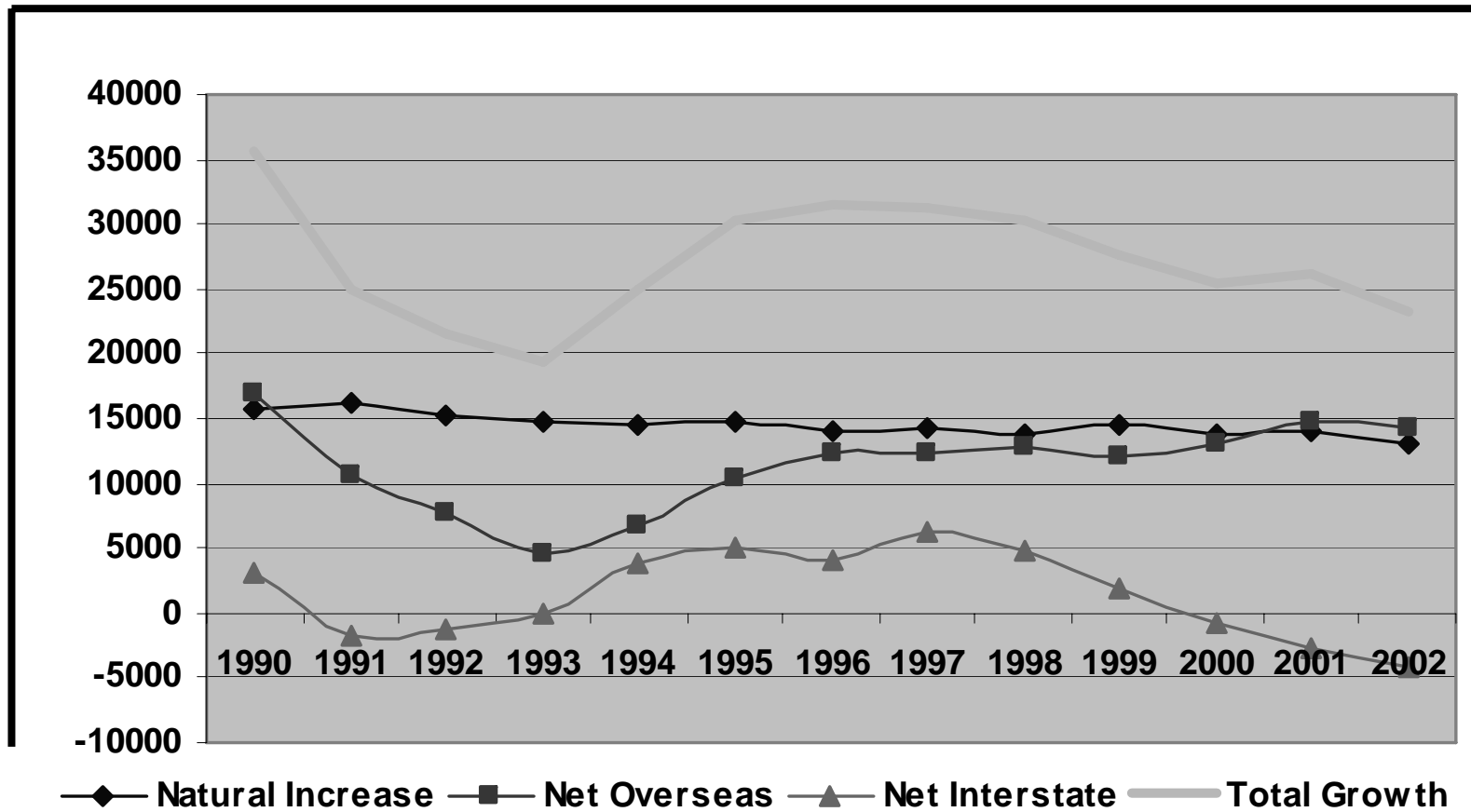
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WA's Population Growth (1)



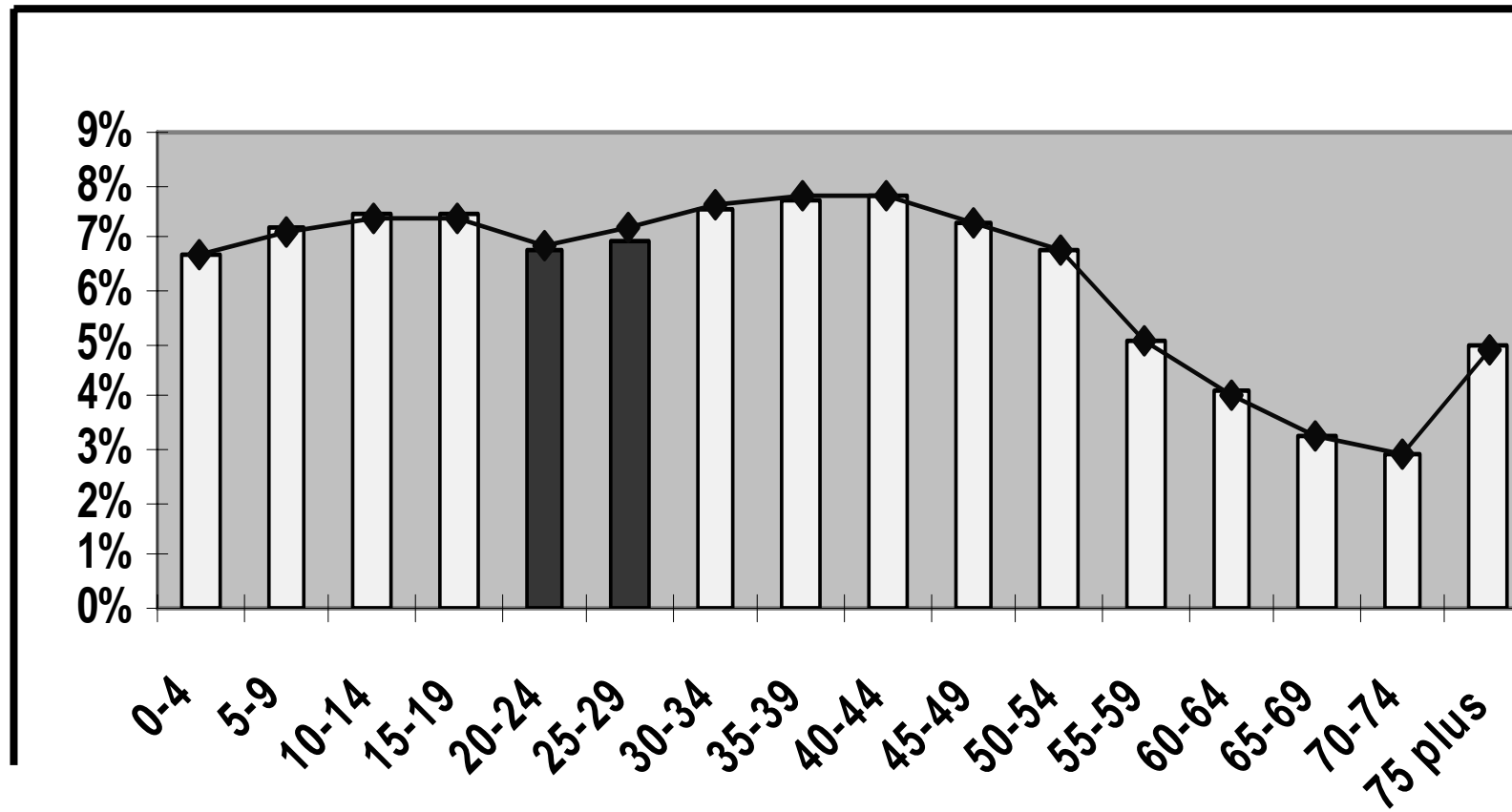
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WA's Population Growth (2)



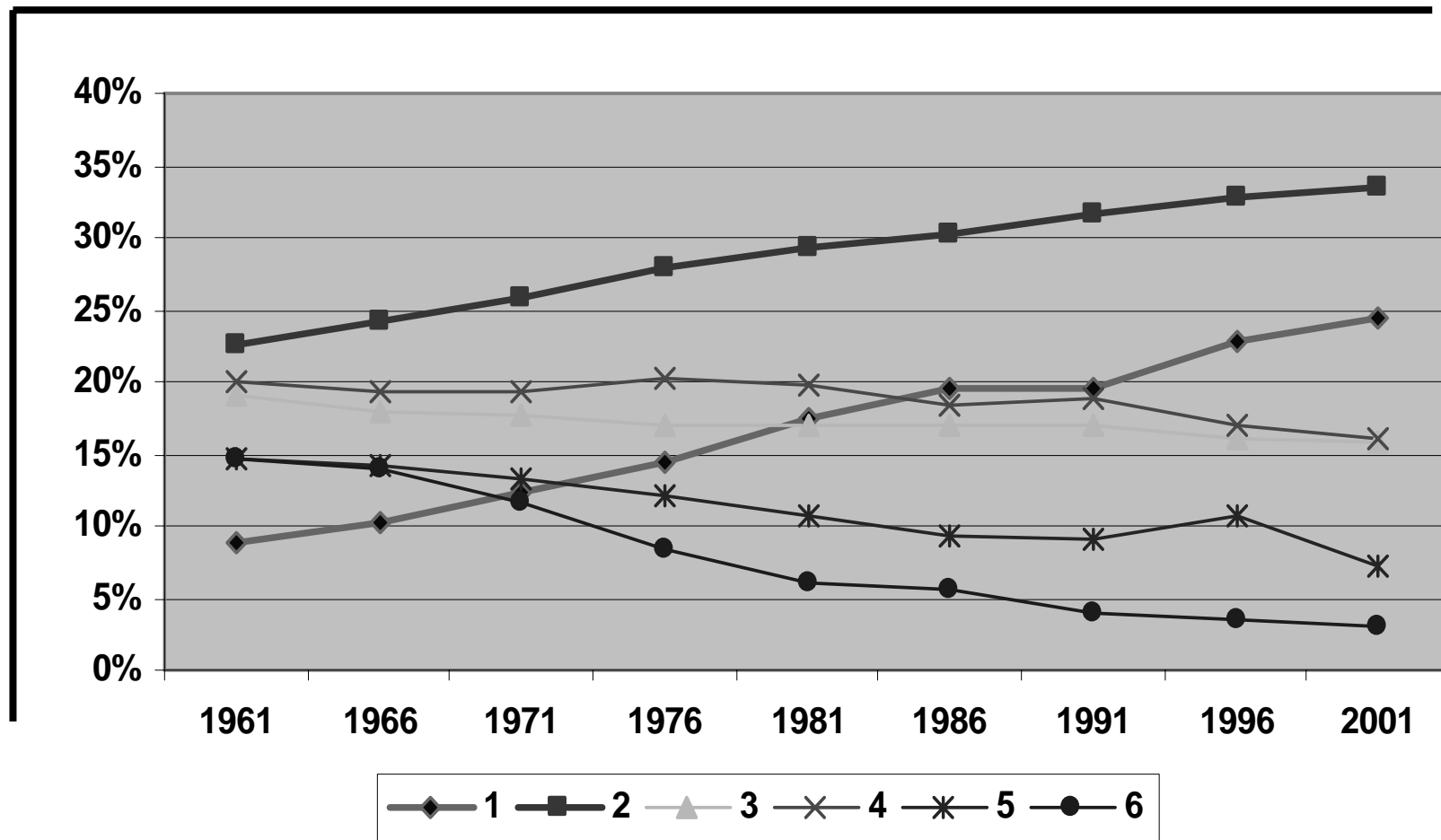
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Hollowing Out of 20-29 Cohort



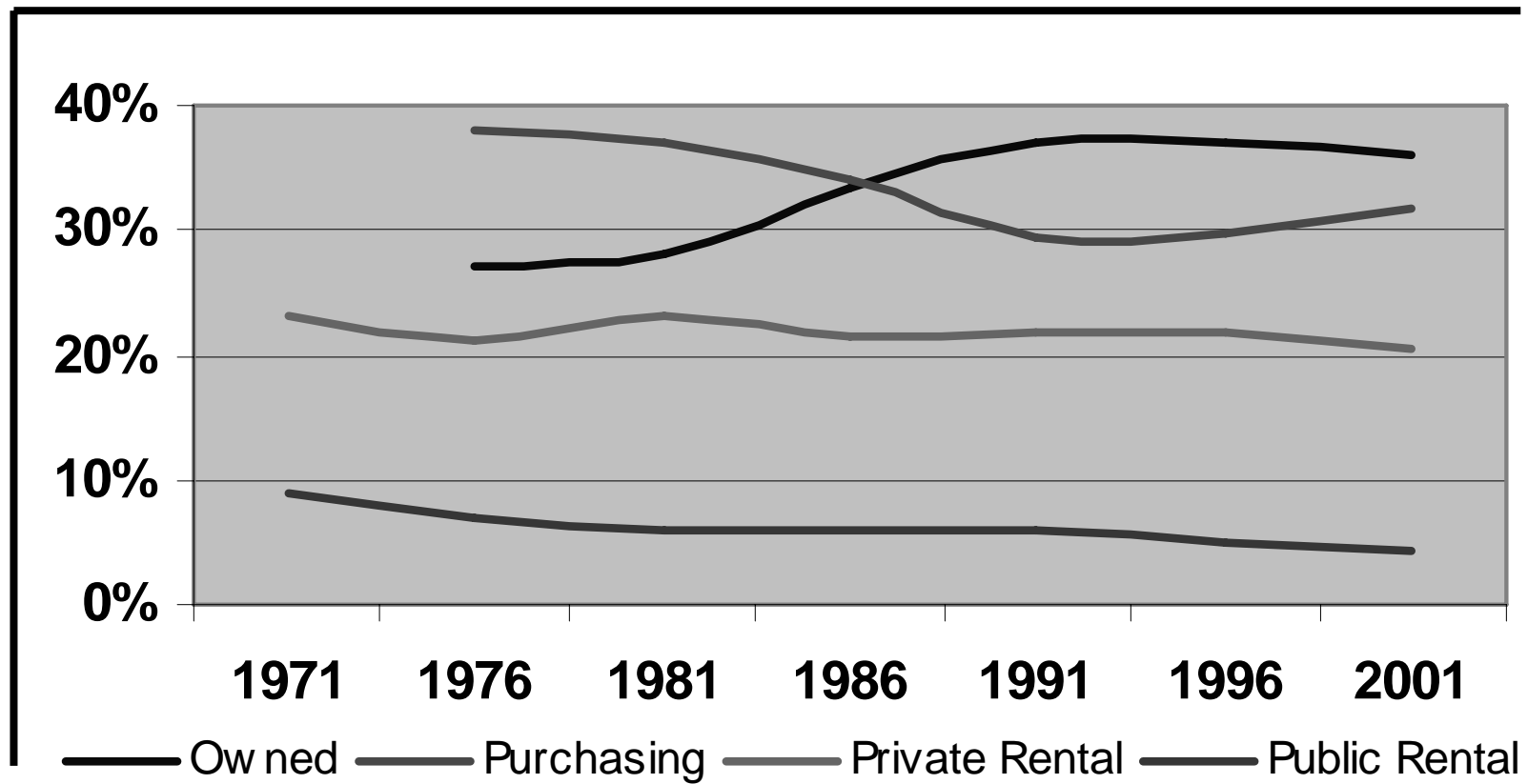
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Growth of 1 and 2 Person Households



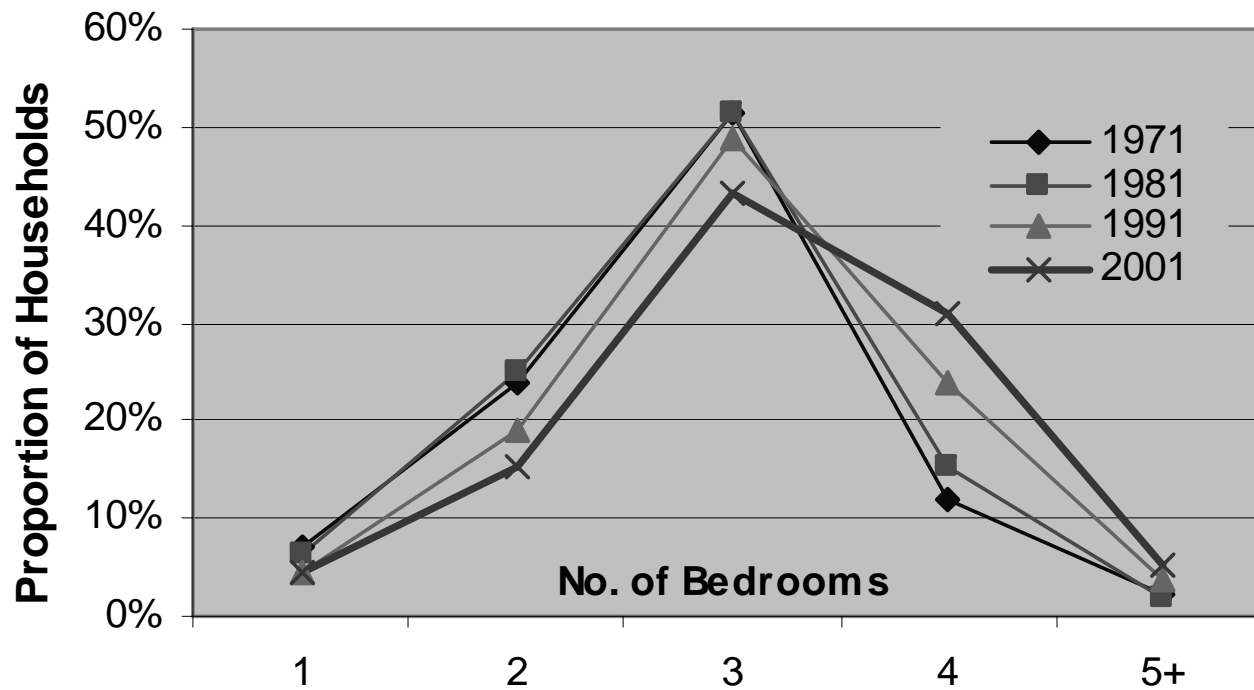
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Trends in Housing Tenure



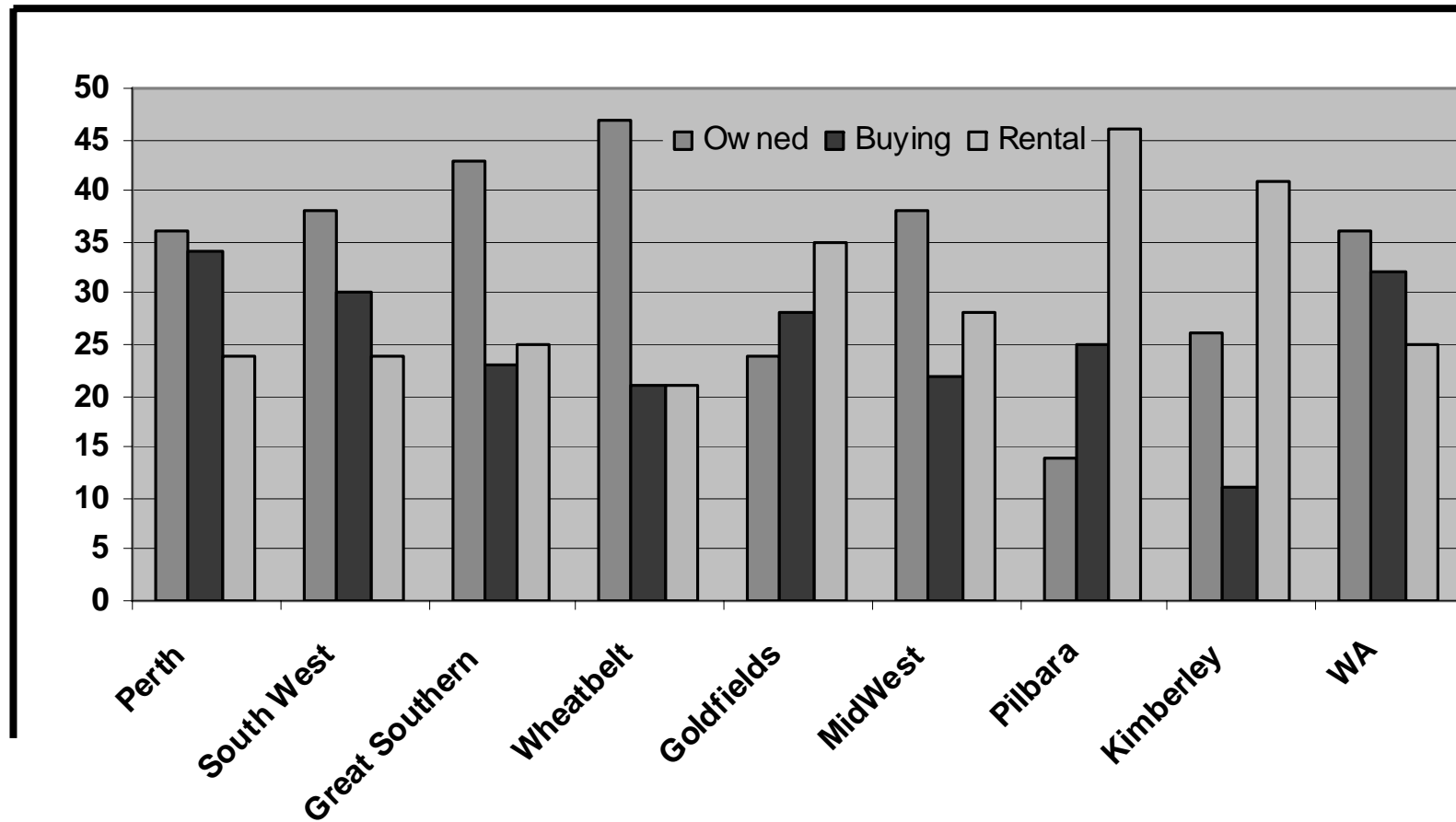
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THE NEED TO RESPOND ?



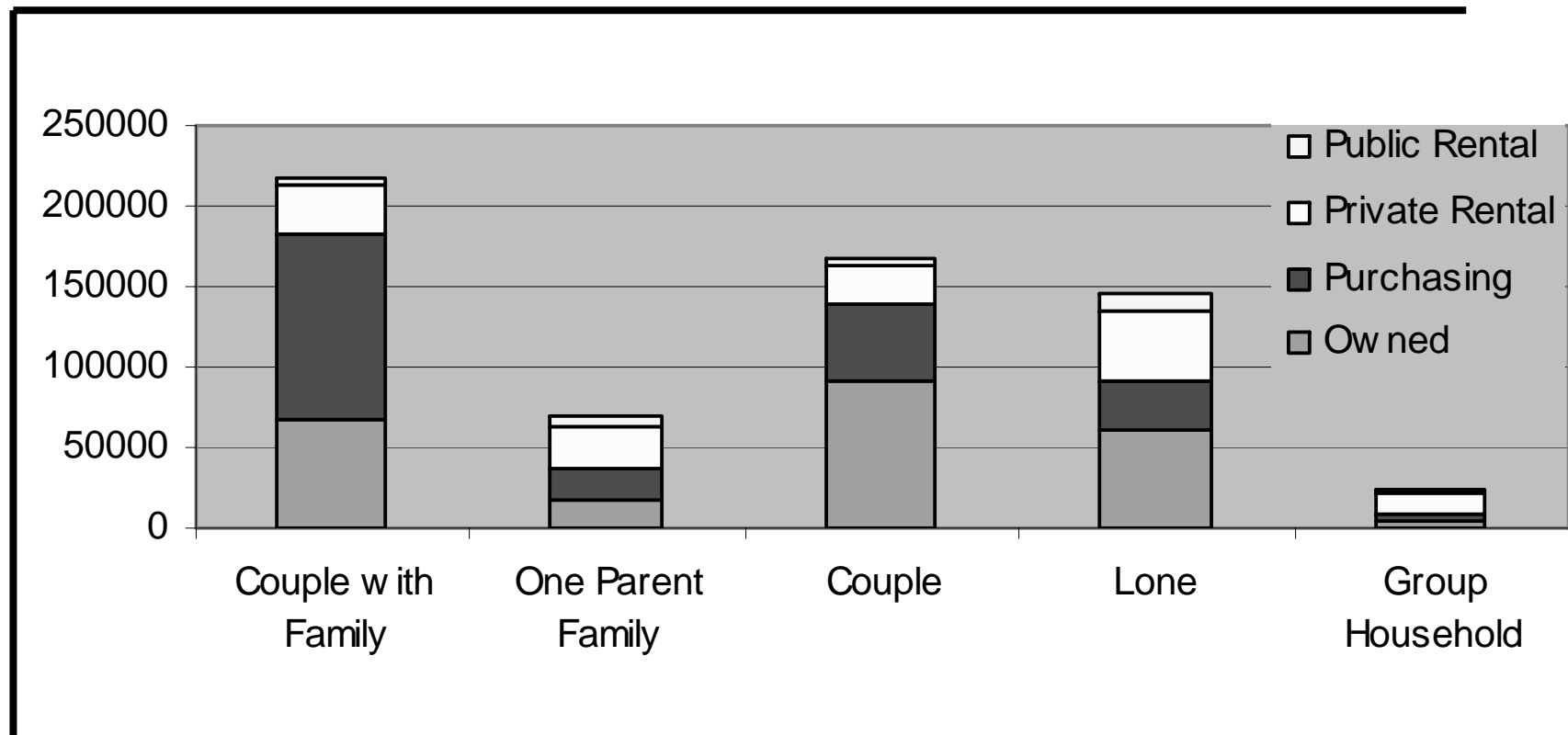
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HOUSEHOLD TENURE IN WA (2001)



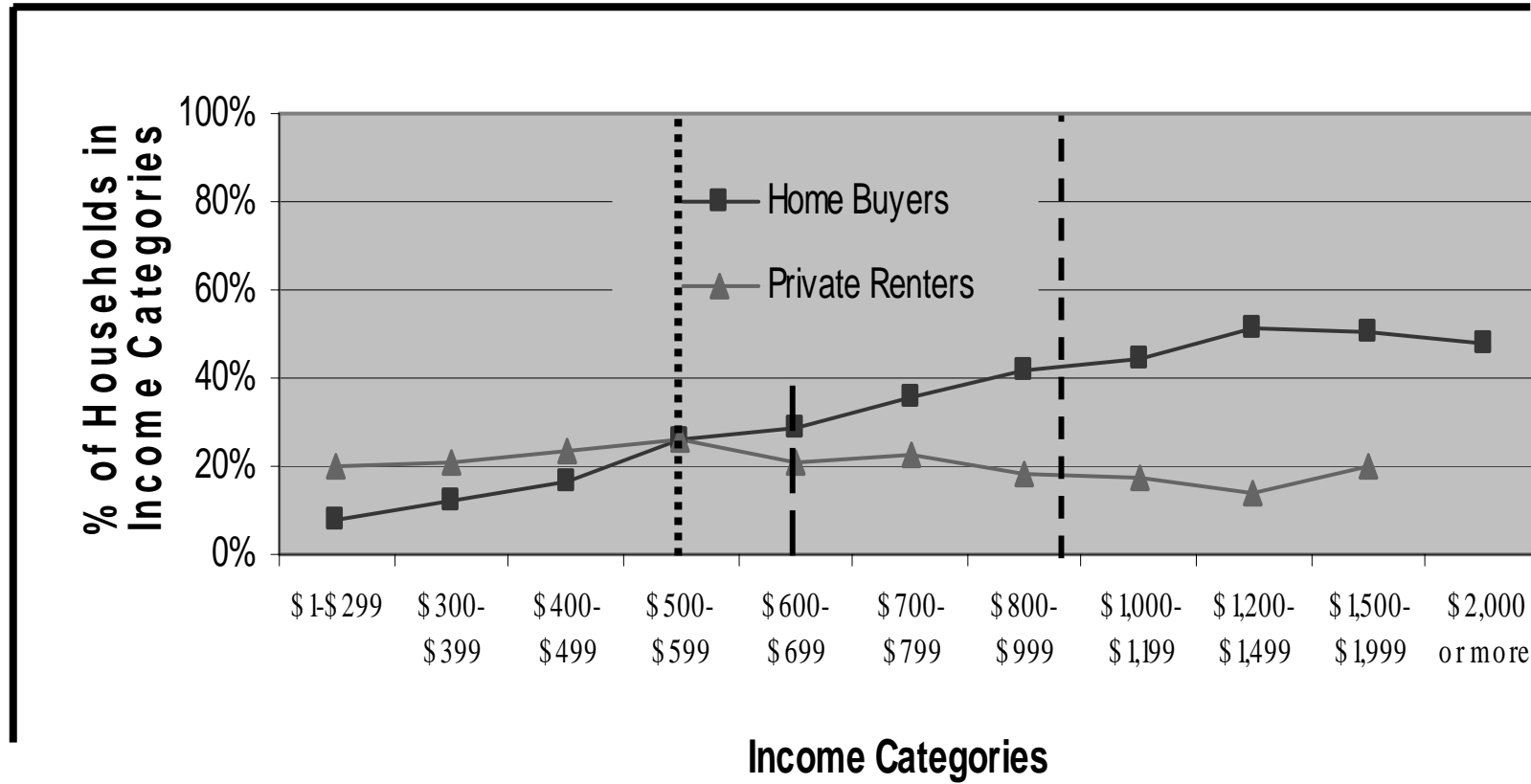
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HOUSEHOLD TENURE IN WA (2001)



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DISTRIBUTION BY INCOME



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RENTAL AFFORDABILITY IN WA

