

Western Australia Implementation Plan

NATIONAL PARTNERSHIP AGREEMENT ON HOMELESSNESS

PART 1: PRELIMINARIES

1. This Implementation Plan is a schedule to the National Partnership Agreement on Homelessness (NPAH) and should be read in conjunction with that Agreement. The objective of the NPAH is: *The Parties will sustain their commitment to reducing homelessness through sustained effort and partnerships with business, the not for profit sector and the community.*
2. The NPAH supports the Homelessness White Paper targets to reduce homelessness levels across Australia, recognising that a reduction in homelessness requires targeting key groups: rough sleepers; people experiencing homelessness more than once; people experiencing violence especially women and children; children and young people, including those subject to or exiting care and protection; Indigenous people; and people exiting social housing and institutional care, such as health and mental health services, juvenile justice or adult prisons. The relationship between overcrowding, housing and homelessness is also recognised.

PART 2: TERMS OF THIS IMPLEMENTATION PLAN

3. This Implementation Plan will commence on 1 July 2013, provided it is agreed between the Commonwealth of Australia and the State of Western Australia, represented by the Commonwealth and State Ministers with responsibility for homelessness.
4. As a schedule to the NPAH, the purpose of this Implementation Plan is to provide the public with an indication of how the reform or project is intended to be delivered and demonstrate Western Australia's capacity to achieve the outcomes of the NPAH.
5. This Implementation Plan will cease on completion or termination of the NPAH, including the acceptance of final performance reporting and processing of final payments.
6. This Implementation Plan may be varied by written agreement between the responsible Commonwealth and State Ministers under the overarching NPAH.
7. The Parties to this Implementation Plan do not intend any of the provisions to be legally enforceable. However, that does not lessen the Parties' commitment to the plan and its full implementation

PART 3: STRATEGY FOR WESTERN AUSTRALIA'S IMPLEMENTATION

Initiative information – Service Continuity

Table 1: Description of initiatives including services funded under each initiative

No	Initiative Title	Short Description of Initiative	Service Provider/s, Program and/or Project for each Initiative	Output/s addressed (refer to outputs in NP)
1	Foyer Model – Accommodation for Homeless Young People	The Foyer is an international model where stable supported accommodation, linked to education, training and employment opportunities, is provided to young people who are homeless, or at risk of homelessness. Young people will live in purpose built self-contained transitional accommodation for up to two years and are provided with holistic support. It also contains a number of places for young people leaving the child protection system. An interim Foyer is currently operating until the new facility is completed and	<p>Foyer Model</p> <p>Anglicare WA Inc.</p>	<p>16 (g) Support services for homeless people, including families with children, to stabilise their situation and to achieve sustainable housing.</p> <p>16 (d) support services to young people aged 12 - 18 years who are homelessness or at risk of homelessness to re-engage with their family where it is safe to do so, maintain sustainable accommodation and</p>

		operational in late 2013.		engagement with education and/or employment.
2	Street to Home	Street to Home is a comprehensive response for people sleeping rough in the Perth metropolitan area. The program is an integrated model to assist people sleeping rough to stabilise their situation, access long term accommodation and end the cycle of homelessness. Three components make up the service; assertive outreach; housing support; and a mobile clinical outreach team.	Assertive Outreach Ruah Community Services St Patrick's Community Support Centre Ltd UnitingCare West Supportive Housing Services 55 Central Inc. Foundation Housing Salvation Army (WA) Property Trust St Bartholomew's House Inc. St Patrick's Community Support Centre Ltd	16 (h) Outreach programs to connect rough sleepers to long-term housing and health services. 16 (g) Support services for homeless people, including families with children, to stabilise their situation and to achieve sustainable housing.

			Mobile Clinical Outreach Team WA Health Department - Mental Health Commission	
3	HUGS and Financial Counselling	<p>This is a continuation of funding provided under the 2009-13 NPAH for Financial counselling services and the Hardship Utility Grant Scheme (HUGS). Financial Counselling Services work with clients to resolve financial crises which may result in legal action, loss of essential services or eviction.</p> <p>The purpose of HUGS is to provide financial assistance to eligible people in financial hardship in Western Australia to pay their utility accounts and avoid homelessness.</p>	There are 47 Financial Counselling services State-wide	16 (l) Support for private and public tenants to help sustain their tenancies, including through tenancy support, advocacy, case management, financial counselling and referral services.
4	Private Rental Tenancy Support Services	The Private Rental Tenancy Support Services work with families or individuals having difficulty maintaining private rental tenancies by linking people with mainstream services	Private Rental Tenancy Support Services Anglicare WA Inc. Anglicare WA Inc. Australian Red Cross Society (WA Division)	16 (l) Support for private and public tenants to help sustain their tenancies, including through tenancy support, advocacy,

		before debts or other tenancy management issues become too large or eviction processes start. Using a strong partnership approach, the worker liaises with landlords, property managers, and tenants to successfully negotiate the maintenance of tenancies. Referrals to the service are made by private real estate agencies and other support agencies including financial counsellors.	<p>Multicultural Services Centre of Western Australian Inc.</p> <p>Agencies for South West Accommodation Inc. trading as Accordwest</p>	case management, financial counselling and referral services.
5	Public Tenancy Support Services	The Public Tenancy Support Service program supports public housing tenants at risk of eviction to prevent homelessness. The workers provide assistance with managing budgets and developing skills to maintain a stable and functioning household. Clients are linked with mainstream services to assist with addressing issues which are impacting on their tenancy. Participation in the program is with tenants consent; however it may become a	<p>Public Tenancy Support Services</p> <p>Anglicare WA Inc.</p> <p>Anglicare WA Inc.</p> <p>Centrecare Inc.</p> <p>Mission Australia ACN 000 002 522</p> <p>Mission Australia ACN 000 002 522 - Murchison</p> <p>Avon Youth Community and Family Services Inc.</p> <p>Carnarvon Family Support Services Inc.</p> <p>Kimberley Community Legal Services Inc.</p>	Support for private and public tenants to help sustain their tenancies, including through tenancy support, advocacy, case management, financial counselling and referral services.

		condition of tenancy where there has been anti-social behaviour that impacted upon a prior tenancy agreement. The program also assists people with limited skills who are not eligible for mental health or disability services programs.	Pilbara Community Legal Service Inc.	
			Pilbara Community Legal Service Inc.	
6	Young Women Leaving Child Protection Services	The Young Women Leaving Child Protection Service provides young women, and young mothers leaving care, with independent living accommodation. It provides the opportunity to develop independent living skills, and linkages with a range of specialist services to enable them to successfully transition from care to independent stable long term accommodation. The program provides young women with access to education, training and employment, as well as counselling, mediation, family support and parenting support services.	Young Women Leaving Child Protection Services	16 (g) Support services for homeless people, including families with children, to stabilise their situation and to achieve sustainable housing.
			Parkerville Children and Youth Care Inc.	16 (d) support services to young people aged 12 - 18 years who are homelessness or at risk of homelessness to re-engage with their family where it is safe to do so, maintain sustainable accommodation and engagement with education and/or employment.

7	Housing Support Workers – Mental Health	The program assists people with a severe and persistent mental illness who are homeless, or at risk of homelessness, and exiting Specialist Mental Health Inpatient Units. The program adopts a Housing First approach and assists clients to access and maintain long term stable accommodation and avoid homelessness. Housing Support Workers employ a case management approach and work/liaise with mainstream mental health services, housing providers, including public housing, community housing and	Housing Support Workers - Mental Health Hills Community Support Group Inc. Ruah Community Services St Patrick’s Community Support Centre Ltd Albany Halfway House Association Inc. Australian Red Cross Society (WA Division) Centacare Kimberley Association Inc. Lamp Inc.	16 (c) Support services to assist homeless people with mental health issues to secure or maintain stable accommodation.

		property managers in the private sector to source suitable properties for long term housing for clients.		
8	Housing Support Workers – Corrective Services	The Housing Support Workers - Corrective Services program adopts a Housing First approach and assists adults and young people exiting Corrective Services facilities and/or programs, to secure and maintain stable accommodation and avoid homelessness. Housing Support Workers engage clients in intensive case management and link them with relevant mainstream services, such as employment services, financial counselling, education and training, domestic violence services, outreach services and advocacy. They are also assisted to re-engage with their families where appropriate and to become active members of the community.	Housing Support Workers - Corrective Services Ruah Community Services Youth Futures WA (Inc.) Centrecare Inc. Agencies for South West Accommodation Inc. trading as Accordwest Geraldton Resource Centre	16 (g) Support services for homeless people, including families with children, to stabilise their situation and to achieve sustainable housing.

9	Housing Support Workers – Drug and Alcohol	<p>The program adopts a Housing First approach to support people who are homeless, or at risk of homelessness and are engaging in treatment programs to address their alcohol and drug use. The program assists clients to secure and maintain long term stable accommodation and to continue to engage with drug and alcohol treatment services. Clients are referred from specialist drug and alcohol services including community drug service teams, residential services, outpatient services and homelessness workers. A case management approach supports clients to access and maintain housing. An integral element of the program involves linking clients with a range of mainstream services including education, employment and training. Housing Support Workers liaise with housing providers, including community housing, public</p>	<p>Housing Support Workers - Drug and Alcohol</p> <p>Anglicare WA Inc.</p> <p>Anglicare WA Inc.</p> <p>Mission Australia ACN 000 002 522</p> <p>Swan Emergency Accommodation</p> <p>Pilbara Community Legal Service Inc.</p> <p>Centrecare Inc.</p>	<p>16 (b) Support services to assist homeless people with substance abuse issues to secure or maintain stable accommodation.</p>
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		housing and property managers in the private sector to source suitable properties for long term housing for clients under this program.		
10	Safe at Home	The Safe at Home Program diverts women and children from entering the traditional crisis accommodation system and a prolonged experience of homelessness. Service workers assess the safety and support needs of women and children to assist them stay in their own home, where safe to do so. Support and intensive case management is provided to stabilise housing and increase security to the home.	Safe At Home City of Stirling Patricia Giles Centre Inc. Ruah Community Services The Lucy Saw Association Inc. Share and Care Community Services Group Inc. South West Refuge Inc.	16 (f) Support services for women and children experiencing domestic and family violence to stay in their present housing where it is safe to do so.
11	Domestic Violence Outreach	Domestic Violence Outreach workers in rural and remote locations provide support and outreach services to women and children experiencing domestic violence. The service operates at the time	Domestic Violence Outreach Anglicare WA Chrysalis Support Services Inc. Goldfields Women's Refuge Association Inc.	16 (f) Support services for women and children experiencing domestic and family violence to stay in their present housing where it is

		of issuing a Police Order for removal of the perpetrator when the police officer obtains consent for the victim to release their details to a support service. In addition, Domestic Violence Outreach program takes referrals from other services as well as police. The program operates in five regions across the State, and includes a 'Safe at Home' element to assist women and children to remain in their home when it is safe to do so to prevent homelessness.	Pat Thomas Memorial Community House Inc. Pilbara Community Legal Service Inc.	safe to do so.
12	Homelessness Accommodation Support Worker	The Homelessness Accommodation Support Worker program provides intensive support to homeless individuals and families and people who have experienced, or are at risk of homelessness. The program adopts a Housing First approach and assists individuals and families to move from temporary and crisis accommodation into	Homelessness Accommodation Support Worker Anglicare WA Anglicare WA Centrecare Inc. Centrecare Inc. Fremantle Multicultural Service Inc. Mercy Community Service Inc. Mission Australia ACN 000 002 522	16 (g) Support services for homeless people, including families with children, to stabilise their situation and to achieve sustainable housing.

		<p>long term secure housing. Homelessness Accommodation Support Workers liaise with housing providers, including community housing, public housing and property managers in the private sector to source suitable properties for long term housing. The program also assists individuals and families to effectively link with mainstream services. Workers support clients to address other issues and needs that impact on the tenancy, including employment, education and training, health, financial counselling and community and social participation. Clients are also assisted to re-engage with their families where appropriate and to become active members of the community.</p>	<p>Patricia Giles Centre Inc.</p>	
			Swan Emergency Accommodation	
			Youth Futures WA (Inc.)	
			Agencies for South West Accommodation Inc. trading as Accordwest	
			Australian Red Cross Society (WA Division)	
			Geraldton Resource Centre	
			Marnin Bowa Dumbara Aboriginal Corporation	
			Pilbara Community Legal Service Inc.	
			Share and Care Community Services Group Inc.	
			Westaus Crisis and Welfare Service Inc.	

13	Remote Rough Sleeper Assertive Outreach	Remote Rough Sleeper Assertive Outreach provides support and assertive outreach primarily for Aboriginal rough sleepers in and around two remote regional centres in Western Australia; Broome and Kalgoorlie-Boulder. Assertive Outreach Workers provide outreach and intensive case management with wrap-around support services tailored to address rough sleepers' basic needs. The program enables issues surrounding health, mental health, child care, education, employment, housing and welfare to be addressed, and rough sleepers are assisted to access training and education programs.	Remote Rough Sleeper - Assertive Outreach	16 (h) Outreach programs to connect rough sleepers to long-term housing and health services.
			Bega Garnbirringu Health Services Inc.	
			Centacare Kimberley Association Inc.	

14	Support for Children in Homeless Families	<p>Support for Children in Homeless Families provides support to children who are accompanying their parents into specialist homelessness accommodation services and assists them in addressing issues associated with their homelessness. The focus is to prevent a lifetime of disadvantage that may include long term homelessness as an adult. Using a case management model, children are supported and assisted to overcome trauma and disruption resulting from their homeless experience. Children are linked to resources and supports in their local community to normalise the child's daily life and experiences, especially in respect to education and participation in recreational activities.</p>	<p>Support for Children in Homeless Families</p> <p>Centrecare Inc.</p> <p>Fremantle Multicultural Service Inc.</p> <p>Multicultural Services Centre of Western Australian Inc.</p> <p>Parkerville Children and Youth Care Inc.</p> <p>Women's Health Care Association Inc.</p>	16 (i) Support services for children who are homeless or at risk of homelessness including to maintaining contact with the education system.
15	Domestic Violence Child Support Workers	Domestic Violence Child Support Worker services provide child centred responses to children in domestic violence	<p>Domestic Violence Child Support Worker</p> <p>Anglicare WA</p>	16 (i) Support services for children who are homeless or at risk of homelessness

		<p>accommodation services to improve linkages with mainstream services including schools, child care and health professionals. The Domestic Violence Child Support Worker initiative is a key strategy to improve the support provided for children who are homeless, including support to maintain contact with the education system.</p>	<p>Share and Care Community Services Group Inc.</p>	<p>including to maintaining contact with the education system.</p>
16	<p>Coordination Worker: Children in Domestic Violence Accommodation</p>	<p>The Keeping Kids Safe Project strengthens the responses to children in domestic violence accommodation services to improve integration with mainstream services including schools, child care and health professionals. The project provides workforce development opportunities for Children's Advocates and Child Support Workers in refuges and provides information, training, and resources to improve the support provided to children and young people</p>	<p>Co-ordination Worker: Children in Domestic Violence Accommodation</p>	
			<p>The Women's Council for Domestic and Family Violence Services (WA)</p>	<p>16 (i) Support services for children who are homeless or at risk of homelessness including to maintaining contact with the education system.</p>

		accompanying their mother or primary caregiver into a domestic violence refuge.		
17	Remote Rough Sleepers	Remote Rough Sleeper provides short term accommodation and support, primarily for Aboriginal people visiting from remote communities surrounding Kalgoorlie-Boulder. This is new State funding and critical to the reform of the sector.	Remote Rough Sleepers Australian Red Cross	16 (h) Outreach programs to connect rough sleepers to long-term housing and health services. This program provides accommodation to people who may otherwise be sleeping rough.
18	Acute Homeless Night Shelter	Acute Homeless Night Shelter will provide overnight accommodation to chronically homeless who would otherwise be sleeping rough in inner-city Perth. This is new State funding and critical to the reform of the sector.	Acute Homeless Night Shelter St Vincent de Paul Society	16 (h) Outreach programs to connect rough sleepers to long-term housing and health services. This program provides accommodation to people who may

				otherwise be sleeping rough.
19	Busselton Women's Refuge	Busselton Women's Refuge will provide supported and safe accommodation to women, with or without children, who are escaping family and domestic violence and have become homeless as a result of family and domestic violence. Referrals will be accepted from metropolitan and other regional women's refuges to increase the safety of women and children who need to leave the residence and where other women's refuges may be unable to accommodate the women and children due to capacity. This is a new State funding.	Busselton Women's Shelter	16 (h) Assistance for homeless people, including families with children, to stabilise their situation and achieve sustainable housing.
			Shire of Busselton	
20	Homeless Assessment and	The Homeless Crisis Referral Service will streamline	Homeless Assessment and Referral Service	16 (e) Improvements in service

	Referral Service	access to specialist homelessness services by providing homeless people with assessment and appropriate referral via a centralised entry point. The service will have funds allocated to purchase overnight accommodation where there are no other options. The service will cover the metropolitan area.	To Be Advised – contracting arrangements currently underway	coordination and provision.
21	Individualised Community Living	Individualised Community Living packages are to support people who are homeless, or at risk of homelessness, with mental health illnesses, to live independently in social housing properties in the community.	Individualised Community Living <hr/> Mental Health Commission	16 (c) Support services to assist homeless people with mental health issues to secure or maintain stable accommodation.

22	Homelessness Program Administration	Homelessness Program Administration enables the effective implementation of the NPAH program and includes the following projects that are critical to the reform of the sector: <ul style="list-style-type: none"> • NAHA specialist homelessness services reform; • State and Regional homelessness plans; • service standards review and implementation; • protocols review and implementation; and • workforce development. 	Homelessness Program Administration Department for Child Protection and Family Support	16 (e) Improvements in service coordination and provision. 16 (k) workforce development strategies and career progression opportunities for workers in homelessness services.
23	Homelessness Data and Reporting	Homelessness Data and Reporting contributes to the National Housing reforms through implementation of Specialist Homelessness Service Collection.	Homelessness Data and Reporting Department for Child Protection and Family Support	16 (e) Improvements in service coordination and provision.
24	Homelessness Service system reform	Funding to services funded under the NAHA to enable continuation of the reform agenda which supports the national response to homelessness.	113 services funded under the NAHA	16 (e) Improvements in service coordination and provision.

Development Fund

8. Detail on successful bids will be provided at **Attachment A**.

Reform Directions

9. In 2013-14 the reform of the homelessness sector that commenced during the previous NPAH will continue. The development and implementation of the NPAH programs afforded opportunities to progress reform to achieve a better connected, integrated and responsive service system. This continues through both the NPAH and the National Affordable Housing Agreement (NAHA) and focuses on the three key outcomes of early intervention and prevention; a better integrated service system; and breaking the cycle of homelessness.
10. The key activities to be undertaken in 2013-14 are:
 - Streamlining access to homelessness services through the commencement of a new Homelessness Assessment and Referral Service;
 - Commencement of the Acute Homeless Night Shelter and integration of this service as part of the response for inner city rough sleepers;
 - Review of the Western Australian Homelessness State and regional plans; and
 - Implementing the revised Western Australian SHS Service Standards within specialist homelessness services

Specialist Homelessness Services Quality System

11. The Western Australian SHS Service Standards (the Standards) guide service providers in delivering quality services to people at risk of or experiencing homelessness. The Standards have recently been reviewed to ensure they are relevant to contemporary specialist homelessness service practice. The service standards are consistent with the quality requirements for Specialist Homelessness Services identified in the development of the National Quality Framework.
12. Specialist Homelessness Services funded under the NPAH and the NAHA are contractually required to work toward achieving the Standards and this is monitored as part of the Contract Management process.
13. The Western Australian SHS quality system differs from model 3 of the Homelessness National Quality Framework in that it does not require external assessment against the standards by an independent accreditation agency.
14. The standards are monitored initially by service providers completing a self-assessment checklist. The self-assessment checklist is reviewed by the Contract Manager as part of the Service Review. If a service is having difficulty meeting a standard, they are required to develop an action plan outlining how they will achieve the Standard. A minimum of three Service Reviews must be completed over the life of a five year contract.

Tenant Advice and Advocacy Services

15. There are two tenancy support programs funded under the NPAH to provide tenancy support to public and private tenants.
16. In addition, the WA Tenancy Network consists of 16 not-for-profit community organisations, in a "hub and spoke model" funded to provide tenancy advice and

information services to tenants throughout WA. There are 15 Local Service Units throughout Western Australia funded to provide face-to-face advice, assistance (such as negotiation and representation) and education services to residential tenants in WA. An organisation, funded to act as the Central Resource Unit (CRU) for the Network, provides a telephone advice line for tenants, and has a coordinating and training role for the whole network. These services are funded through the Department of Commerce from the Rental Accommodation Account which derives income from the interest on residential tenancy security bonds.

Estimated costs

17. The maximum financial contribution to be provided by the Commonwealth to the jurisdiction is \$14.54 million payable in accordance with Part 5 of the NPAH. All payments are exclusive of GST.
18. The Western Australian Government matched funding is \$14.54million.

Risk management

19. A risk management plan is in place for service delivery initiatives. Risks have been actively identified, entered into a risk log and categorised in terms of impact and likelihood. This risk management plan does not need to be provided to the Commonwealth.
20. A risk assessment for Development Fund projects has been developed and provided to the Commonwealth.

Relevant State Context

21. In developing this Implementation Plan consideration has been given to the Western Australian State context. Key factors that have influenced the proposed direction are:
 - Under the NPAH, provision of support services and accommodation for people who are homelessness or at risk of homelessness is to be continued at the level of service effort existing at the expiry of the 2009 -2013 NPAH.
 - The *National Partnership Agreement on Homelessness (NPAH) Evaluation of Western Australian Programs* final report has provided an independent assessment of the NPAH programs to inform policy, processes and future funding. The report indicates the NPAH programs have been successfully implemented with positive outcomes for clients.
 - The Office of the Auditor General conducted an audit on Western Australia's implementation of the NPAH. The report was tabled in the State Parliament on 25 October 2012 and provided valuable confirmation of the work undertaken by the State to make a positive difference for homeless people. The Auditor General determined that all programs were delivered as agreed in the implementation plan and that most programs met or exceeded client targets.
 - Specialist homelessness services funded under the NAHA in Western Australia provide a critical safety net for people experiencing or at risk of homelessness. There are 113 SHS recurrently funded to provide accommodation and/or a range of supports to assist people address the underlying causes of their homelessness and to assist them to become independent. The NPAH evaluation found the implementation of the NPAH programs has resulted in more effective working relationships between SHS and mainstream agencies.
 - Through the State Government's Affordable Housing Strategy 2010-2020: Opening Doors to Affordable Housing (Opening Doors), the Department of Housing is firmly

focused on helping Western Australians progress towards home ownership. As part of Opening Doors, the Department of Housing plays a pivotal role in connecting stakeholders and partners from the private and not-for-profit sectors, local government authorities and other State Government agencies to deliver at least 20,000 more affordable homes by 2020 for low to moderate income earners.

Sign off

The Parties have confirmed their commitment to this agreement as follows:

Signature

Date

The Hon Helen Morton MLC

Signature

Date

The Kevin Andrews MP

28.10.13

DEVELOPMENT FUND PROJECTS

Description of Project

- Two Development Fund projects have been approved as part of the Western Australian IP.

Project 1: Transitional Accommodation (three sites). Three separate projects will increase transitional accommodation available for single men, and for women and children impacted by family and domestic violence. The three transitional accommodation projects are outlined below:

(a) Transitional Accommodation targeting single men: Three transitional housing units will be constructed to accommodate single men in the Southern Metropolitan region. The project will offer a program for men who have been violent and/or abusive within their family relationships.

(b) Transitional Accommodation targeting single men 25 years and older - One large house will be constructed to accommodate up to eight single men over the age of 25 in the Fremantle region. It will provide transitional housing for men experiencing homelessness in the Fremantle area.

(c) Transitional Accommodation targeting women and children impacted by family and domestic violence – Two transitional housing units will be constructed to accommodate women and their children impacted by family and domestic violence in the North Metropolitan region. The accommodation will provide a vital transitioning base for women exiting the refuge, but still requiring on-going support.

TARGET GROUP	UNITS	BEDROOMS	LOCATION
Single men -Project 1 (a)	3	6	South Metro
Single men 25+ - Project 1 (b)	1	8	Fremantle
Women and children - Project 1 (c)	2	7	North Metro

The total cost of Project 1 is: \$2.42 million
 Commonwealth Government: \$1.21 million
 Western Australian Government: \$1.21 million

Project 2: Increase access to social housing to provide long term housing and support for people who are homeless or at risk of homelessness. A total of 21 units will be delivered across Western Australia, increasing the number of housing units currently planned through the Western Australian Government's Social Housing Boost.

REGION	ACCOM TYPE	UNITS	BDRM'S	DWELLING TYPE
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METRO NORTH	Family	3	3	TOWN HOUSE
METRO NORTH	Family	1	4	SINGLE DETACHED
METRO NORTH	Family	1	5	SINGLE DETACHED
METRO NORTH	Family	1	6	SINGLE DETACHED
METRO NORTH	Family	1	5	SINGLE DETACHED
SOUTHERN	Family	3	2	TOWN HOUSE
WHEATBELT	Family	1	2	DUPLEX
WHEATBELT	Family	1	3	DUPLEX
MID WEST / GASCOYNE	Family	2	3	SINGLE DETACHED
MID WEST / GASCOYNE	Family	3	2	TOWN HOUSE
PILBARA	Family	1	4	SINGLE DETACHED
PILBARA	Family	1	5	SINGLE DETACHED
WEST KIMBERLEY	Family	2	3	DUPLEX

The total cost of Project 2 is \$5.8 million

Commonwealth Government: \$2.9 million

Western Australian Government: \$2.9 million

Projects 1 and 2 support the four outcomes outlined in the NPAH under outcome 14 (a)

- *fewer people become homeless and fewer of these will sleep rough;*
- *fewer people will become homeless more than once;*
- *people at risk of homelessness will maintain or improve connections with their families and communities, and maintain or improve their education, training or employment participation; and*
- *people at risk of or experiencing homelessness will be supported by quality services, with improved access to sustainable housing.*

Project 2 supports the NPAH Outcome 14 (c) *an increase in long-term sustainable housing opportunities, with necessary support services, targeting the specific needs of jurisdictions, including homelessness among indigenous people, rough sleepers, young people exiting care and detention, and women and children experiencing domestic violence.*

Selection Criteria

2. The two projects meet the selection criteria in Schedule A of the NPAH as follows:

- (a) The State will match the Commonwealth funding contribution for all projects.
- (b) All projects have been planned and are in the final stages of being scoped. All construction will be completed by 31 December 2014.
- (c) Project 1 (a), (b) and (c) will target single men and women and their children who are homeless or at risk of homelessness due to domestic and family violence. The transitional units will provide opportunities for people to address the issues that contributed to their homelessness in a supportive environment and will help support individuals 'exit' homelessness into long-term housing.

- (d) Project 2 will target highly vulnerable groups particularly rough sleepers; Indigenous Australians; young people leaving care and detention; and women and children experiencing domestic and family violence. Tenants will be provided with intensive support to help them maintain long term tenancies. They will be linked with mainstream services to enable them to address issues that have contributed to their homelessness including employment; education and training; health; financial management and social integration. This project will increase the supply of social housing stock, where the initial referral will be from existing NPAH service providers.
- (e) The Western Australian Housing Authority can demonstrate its capacity to deliver and effectively manage implementation risks through its management of the National Partnership Agreement (NPA) on the Nation Building and Jobs Plan. Stage 1 saw the Authority deliver construction of 313 new dwellings, with all of these completed in 2009-10. The first phase of Stage 2 was completed by the deadline of 31 December 2010, exceeding the target by 56 dwellings within the prescribed deadline.
- (f) Both projects meet this NPAH objective through continued partnerships with the not-for-profit community service sector. The sector will support ongoing service delivery to reduce occurrences of homelessness once the capital project has been delivered.
- (g) The average cost per dwelling is consistent with the Housing Authority averages and provides value for money. The outcome for tenants is also cost effective with 91% of the referrals through the 2009-13 NPAH to public housing being stabilised for twelve months or more. This reduces other costs on other government health and welfare homelessness services.
- (h) Projects will be implemented in timely manner according to the Milestones outlined below.

Milestones

3. The milestones of the projects, including a description of the milestones and the dates they will be achieved are provided in Table 1. Note: The Commonwealth will be provided with exact details on the achievement of construction milestones for each dwelling/unit constructed under Project 1 and 2.

Table 1: Development Fund Milestones for Projects 1 and 2

Project Milestone	Milestone Description	Milestone Date
Project 1(a) – three units		
Development approval	Report on date of (or progress towards) development approvals	31 January 2014
Dwelling construction	Report on date of (or progress towards) award of construction contracts	31 January 2014
Building licences	Report on date (or progress towards) grant of building licences	31 May 2014
Slab laid	Report on date (or progress towards) slab laid, lock up and practical completion	31 May 2014

Practical completion	Report including date of (or progress towards): - Certificate of completion - Total costs	30 November 2014
Tenanted	Report including date of (or progress towards): - Certification of occupancy - Date occupied	30 November 2014
Project 1 (b) – One unit		
Development approval	Report on date of (or progress towards) development approvals	31 January 2014
Dwelling construction	Report on date of (or progress towards) award of construction contracts	31 January 2014
Slab laid	Report on date of (or progress towards) slab laid, lock up and practical completion	31 May 2014
Practical completion	Report including date of (or progress towards): - Certificate of completion - Total costs	31 March 2015
Tenanted	Report including date of (or progress towards): - Certification of occupancy - Date occupied	31 March 2015
Project 1 (c) – Two units		
Development approval	Report on date of (or progress towards) development approvals	31 January 2014
Dwelling construction	Report on date of (or progress towards) award of construction contracts	31 January 2014
Slab laid	Report on date of (or progress towards) slab laid, lock up and practical completion	31 May 2014
Practical completion	Report including date of (or progress towards): - Certificate of completion - Total costs	31 October 2014
Occupied	Report including date of (or progress towards): - Certification of occupancy - Date occupied	31 October 2014
Project 2 – 21 units		
Development approval Contracts	Report on date of (or progress towards) development approvals	31 January 2014
Dwelling Construction	Report on date of (or progress towards) award of construction contracts	31 January 2014
Building Licences	Report on date of (or progress towards) grant of building licences	31 January 2014

Construction progress	Report on date of (or progress towards) slab laid, lock up and practical completion	31 May 2014
Practical completion	Report including date of (or progress towards): - Certificate of completion - Total costs	31 August 2014
Occupied	Report including date of (or progress towards): - Certification of occupancy - Date occupied	31 August 2014