

# Housing Matters 23 June 2017



## State Budget 2017-18

Shelter SA welcomes the Targets outlined for social housing in the next financial year, in particular the revised claims process for Housing SA Bond guarantees to increase protection for private renters.

The activity indicator on the number of public housing rental opportunities provided by Housing SA is reducing from 38,710 (the 2016-17 Estimated Result) to a projected 34,050 in 2017-18. The reduction reflects approximately 4,000 properties that will be transferred to the community housing sector and it is assumed that the remaining 660 of those properties will be sold, further reducing the public housing available to people living on low incomes across South Australia. The overall reduction in public housing will worsen housing stress for people living on low incomes and potentially increase the number of people experiencing homelessness, adding further strain on an at capacity service system.

Shelter SA is very pleased that there has been no reduction in assistance to people living on low incomes through the Housing SA Private Rental Assistance Program with a slight increase in customers expected in the next financial year. It is also pleasing to see a slight increase of 415 high needs clients who will be placed in housing by Housing SA, no reduction in the number of rough sleepers assisted into accommodation through specialist homelessness services and a modest increase in the number of Aboriginal customers assisted into housing by Housing SA from 4,230 to 4,590.

The National Partnership Agreement on Homelessness, now combined with the National Affordable Housing Agreement is assured in the South Australian Budget for the next 12 months - \$18.1 million in partnership with the Commonwealth Government. The new National Affordable Housing and Homelessness Agreement is yet to be negotiated.

A new revenue measure will see a foreign residential property buyers pay a stamp duty surcharge from 1 January 2018 which will amount to \$48.8 million over four years – it would be ideal if some of this revenue could be used to create more social housing and avoid the need to continue to sell off our public housing assets. The entire State Budget is available here <http://www.statebudget.sa.gov.au/>

Agency Statements  
Volume 1  
Budget Paper 4  
Department for Communities and Social Inclusion  
**Program 3: Social Housing**



## Targets 2017–18

- Commence construction of ‘Ninti Ngura’, a new facility that will provide accommodation for young Aboriginal people from remote South Australia who are undertaking tertiary study or vocational training in Adelaide.
- Work with other jurisdictions on the implementation of a new long-term national funding agreement for housing and homelessness.
- Implement homelessness reforms in the inner city.
- Complete the construction of 17 new dwellings and the refurbishment of 26 dwellings under the National Partnership Agreement on Remote Housing.
- Negotiate a new national funding agreement for remote housing.
- Implement the Aboriginal Community Housing Organisations Transition Strategy.
- Launch the Shared Equity demonstration project for older women.
- Implement a revised claims process for Housing SA bond guarantees to increase protection for privately renting tenants.

## Activity indicators

	2017–18 Projection	2016–17 Estimated Result	2016–17 Projection	2015–16 Actual
No. of public housing rental opportunities provided by Housing SA <i>Due to the postponement of the transfer of approximately 4000 properties to the community housing sector as part of the Government of South Australia’s Renewing our Streets and Suburbs program, the 2016–17 Estimated Result has been revised.</i>	34 050	38 710	34 938	39 873
No. of South Australians experiencing housing stress assisted by Housing SA	35 460	34 895	35 175	36 513
No. of high needs clients placed in housing by Housing SA <i>The increase in the 2016–17 Estimated Result for people identifying as homelessness is directly linked to the PR Connect implementation in October 2016. Customers using this system are able to self-identify as homeless more easily than previously.</i>	10 940	10 525	6 930	7 442
No. of ‘rough sleepers’ in South Australia assisted into accommodation through specialist homelessness services <i>Specialist Homelessness Services are demand driven. 2017–18 Projection and 2016–17 Estimated Result have been increased due to higher demand compared to 2016–17 Projection.</i>	1 270	1 270	880	1 005
No. of Aboriginal customers assisted into housing by Housing SA <i>Excludes community housing tenable dwellings. Customers assisted are self-identified Aboriginal and Torres Strait Islanders.</i>	4 590	4 230	3 810	4 083