Aboriginal community collaboration: The path to better housing
National Housing Conference 2015, Perth Western Australia

Presenter: Peter Lonsdale, Director Client Services North and Aboriginal Housing
I acknowledge the strength, resilience and capacity of the Whadjak Noongar people, the traditional custodians of the land upon which we meet today.

Today’s presentation:

• Profile of WA’s discrete Aboriginal communities
• Management of partnerships
• Innovation and future directions
Profile

THE FACTS

274 Remote Communities

90% of those are in the Kimberley and Pilbara.

Currently there are 16 communities with 200 or more residents.

19 communities with 100-200 residents
19 communities with 50-100 residents
91 communities with 10-50 residents
60 communities with fewer than 10 residents
69 communities are seasonal with no permanent residents

Populations can change quickly and this is the State Government’s best estimation of usual resident numbers.

In total, around 100 Communities receive no direct government services.
Our tenants in the bush

- The Housing Authority manages nearly 2,600 houses in 118 discrete Aboriginal communities.
- Housing Management Agreements are the legal mechanism that allow us to manage housing (we don’t own) on Aboriginal land.
- HMAs have been formed with 65 communities and cover 63% of managed dwellings.
- In the remaining 53 Aboriginal communities, housing is managed through other (informal) arrangements.
- No relationship with the remaining 156 remote communities.
National Partnership Agreement of Remote Indigenous Housing: Capital Works

<table>
<thead>
<tr>
<th>NPARIH outputs</th>
<th>CAPITAL WORKS</th>
<th>TARGET</th>
<th>ACTUAL</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>2008/09 to 2014/15</td>
<td>New builds</td>
<td>564</td>
<td>570</td>
<td>Delivered in 68 communities</td>
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<tr>
<td></td>
<td>Refurbishments</td>
<td>1,368</td>
<td>1,391</td>
<td>At a cost of $452 million</td>
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Housing Authority Annual Report 2014/15, p95.
Leveraging employment outcomes through capital works

- Contractors mandated to provide a minimum 20% Indigenous employment within their workforce

  Currently exceeding 40% within the current contracts

- Support for small and medium sized Indigenous businesses

  More than 35% of the works under NPARIH are contracted to Aboriginal-owned or managed businesses
Innovation in consulting and planning: *Improving the way we work with stakeholders*

During the capital works planning process, we collaborate with Aboriginal people in a number of ways:

- Consult with Traditional Owners under the *Native Title Act* (1993)
- Ascertain the wishes of the Aboriginal inhabitants of the land
- Meet with, and seek the permission of Community Councils and residents
Innovation in tenancy management: Improving the way we work with residents

Culturally secure tools to support new housing norms/standards

- My Tenancy My Home Matrix
- Household Map

Culturally appropriate messaging

- “Deadly Homes Deadly Tenants” YouTube clips
- Deadly Tenants Talking Posters

Tenancy Support

- Local Aboriginal community agencies contracted to work with tenants/households
A Court Order to Evict has been made. I need to move out and find somewhere else to live.
Culturally appropriate messaging

An example:

Talk to your Housing Officer about household changes (English)
https://www.youtube.com/watch?feature=player_detailpage&v=PZP2aB_Nr8Q

*advance to next slide for video to play.
Culturally appropriate messaging video.
Progress highlights

• Housing Management Agreements (HMAs) cover 63% of managed dwellings

• The *Residential Tenancies Act* 1987 is implemented across all HMA communities

• Reformed rent arrangements in place across all HMA dwellings

• 83% of households have transitioned to public housing-like rents

• New tenancy support services contracts have an increased focus on case management
Service innovation in 2014/16

• Reformed contract arrangements and funding model with Remote Service Providers
• Implementing a new internal property and tenancy management system
• Centralised rent accounting
• Improved services through planned (rather than reactive) maintenance
We open doors to new opportunities and housing pathways

Fostering independent living skills
• Employment & Education Related Accommodation
  Broome, Derby, Fitzroy Crossing, Halls Creek and Sth Hedland

Preventing homelessness
• Visitors Centres
  Derby and Kalgoorlie (Broome being planned)

Establishing a pathway to home ownership
• Transitional Housing Program
  Kununurra and Halls Creek (Broome being planned)
Transitional Housing Program

Visitors’ Centre Derby (54 beds)
Short stay facility

ERA Port Hedland (48 beds)
Affordable accommodation + support for workers, apprentices and trainees

Halls Creek (8 houses)
Stage 1: Opening

Kununurra (40 houses)

Photos: Housing Authority
Stepping Stone Housing Model 2010: Wunan
The road ahead…

- The State Government has embarked on a reform process to guide the *sustainable and targeted development* of remote Aboriginal communities
- Aboriginal people are being consulted
- A long-term process to deliver better service, education, health and employment outcomes
- Municipal & Essential Services (MUNS) and Remote Area Essential Services Program (RAESP) reform
Thank You

Logo by Katelin Holland, age 9.
Housing Authority Reconciliation Action Plan 2011