

Shire of Augusta-Margaret River & Just Home Margaret River Inc.

February 2020

Addressing the Margaret River Housing Crisis

A collaborative review and assessment of housing needs in Augusta-Margaret River

ARUP

Prepared for

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DOCUMENT INFORMATION

Report Title	Addressing the Margaret River Housing Crisis
Subtitle	A collaborative review and assessment of housing needs in Augusta-Margaret River
Date	February 2020

REVISION DETAILS	DATE	SIGNATURE
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Prepared By	GC/CW	03.02.2020
Reviewed By	MC	10.02.2020
Approved By		

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An aerial photograph of a suburban neighborhood, showing a grid of streets, houses with various roof colors, and trees with autumn foliage. The image is used as a background for the presentation slide.

1. Introduction

Arup, alongside Just Home Margaret River Inc. (Just Home); a not-for-profit housing advocacy organisation, and the Shire of Augusta-Margaret River to address the homelessness crisis in the region – specifically the demand for and current lack of affordable, low-cost social housing and housing stress. The project is a collaborative review and assessment of housing needs in Augusta-Margaret River and is intended to:

- Support local efforts to build a case for acquiring land for the purposes of addressing local housing challenges; and
- Gain traction with key stakeholders as well as with local providers and organisations as potential future housing delivery partners.

The project has been specifically designed to bring together people from the Augusta-Margaret River (AMR) community with lived experience of homelessness and other enablers of change - housing providers, government entities, designers and planners.

Through this collaborative approach, the project provides design tools and strategic direction around interventions for housing challenges across the spectrum of housing delivery in AMR. The outcomes of this work seeks to align with the United Nations Sustainable Development Goals (particularly SDG 1, 10 and 11).

This report directly reflects the following two key priorities from the 'All Paths Lead to a Home: Western Australia's 10-Year Strategy on Homelessness 2020–2030'.

A Whole-of-Community Approach:

Collaborating with people with lived experience, the community services sector, business, philanthropy and government to deliver appropriate and flexible housing options and services.

Place-based response:

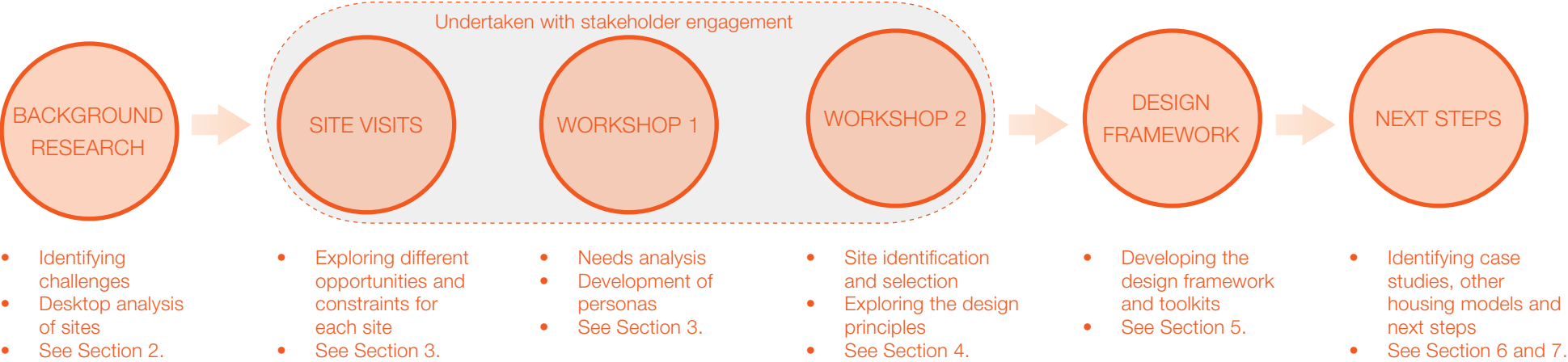
Developing place-based responses that are informed by local needs, context and capacity and enable local decision making.

Process

This report summarises the collaborative process and outcomes of the project. It outlines the needs and aspirations of future residents, delivery agents and potential housing operators; the site selection process and development potentials; and the tangible design and site development considerations, which are translated into a Design Framework.

Considerations to housing models and funding have been provided, including a number of supporting case studies. Recommendations of next steps for the AMR Housing project and Just Home are also outlined in this report.

The collaborative process is illustrated below:

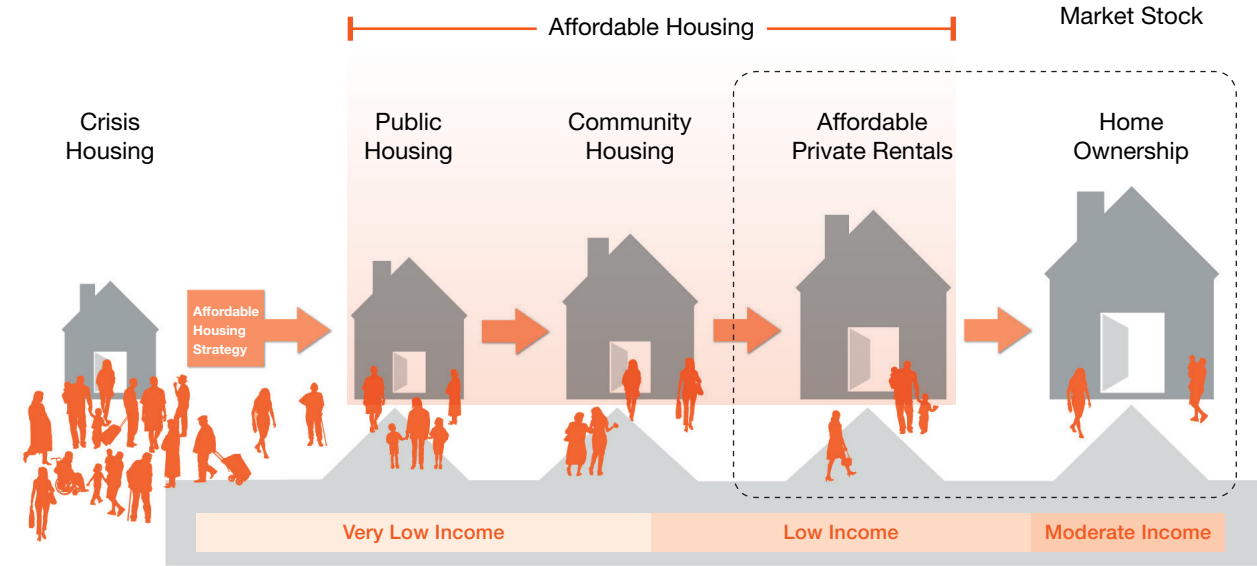


Housing Spectrum

This report considers housing across the housing spectrum (also described as the housing continuum), with a specific focus on affordable housing (shown in the figure to the right).

Affordable housing encompasses all types of tenure, from social housing through to home ownership, and costs less than 30% of a persons gross household income.

The Western Australian Affordable Housing Action Plan 2018-19 to 2019-2020 describes the spectrum of need for affordable housing as “people on very low incomes may need heavily subsidised responses like social housing, while those on moderate incomes may need lighter touch home ownership assistance”.



Housing Spectrum. Diagram above is based on the Housing Authority: Annual Report 2016-2017 (Government of Western Australia Housing Authority)

Crisis housing	Housing for people experiencing homelessness	Public housing	Community housing	Affordable housing for private rental	Home ownership		
					Affordable housing for purchase	Self-build / custom build	Micro lots / tiny homes
Short-term housing for those in immediate need, including women's refugees, youth refugees.	Short-term housing for people experiencing homelessness, including transitional housing.	Housing provided and managed directly by State government (in WA, the Housing Authority).	Affordable housing for people on low to moderate incomes with a housing need – owned and managed by a community housing provider (CHP)	Housing for rent at below market rate.	Housing for sale at below market rate.	Building or completion of housing by individuals, or groups of individuals to be occupied as homes by those individuals.	Development of very small homes (or micro lots) that are sold on the market, and provide an affordable alternative due to size and scale.



2. Overview of the Challenge

The unique location and economic context of Augusta-Margaret River augments the challenges of housing affordability and homelessness. The Second Year Report of AMR Housing Advocacy Project (HAP), a 3 year pilot project by Just Home, highlights the following factors:

- Price of rental accommodation is unaffordable for those with lower income levels
- Lack of social housing to meet local needs
- Persistent disadvantage over multiple generations, which require assistance with housing, income and education
- Lack of employment opportunities and underemployment, further impacted by seasonality of tourism activity in AMR and therefore employment opportunities
- Number of unoccupied dwellings in AMR (as holiday homes), which limits overall long-term housing rental stock and access to affordable housing
- Unaffordability and inaccessibility of caravan parks due to tourist activity
- Lack of crisis accommodation
- Rural location is amplified due to lack of public transport to access services in Busselton and Bunbury.

Specific needs to address the challenge are as follows:

The need for crisis

accommodation to provide community members who become homeless with immediate shelter; and the need for short-term housing stock to provide housing security and stability while people navigate issues that may contribute to their homelessness, such as unemployment, domestic violence, and mental ill-health.

The need for increased provision of diverse social and affordable housing

options, including the need to attract a service provider to the region that can provide crisis accommodation.

The need for wrap around services

to support vulnerable people to access housing and maintain their tenancy.

Demographic Context

The following demographic statistics represent Just Home's HAP clientele between 2017 and 2019, and do not represent the full scope of people experiencing homelessness in AMR.

Homelessness is bigger than people sleeping in the street.

People are considered to be experiencing homelessness if their current living arrangement is in a dwelling that is inadequate; has no tenure or their initial tenure is short and not extendable; does not allow them to have control of, and access to, space for community relations. This includes people living on the street, in their cars, in temporary or illegal dwellings, in dilapidated dwellings, on friends couches, boarding houses, shelters and severely overcrowded dwellings.

In AMR, of those within the programme just over 13% of people experiencing homelessness lived on the street. This is higher than the national average (7%), a statistic that may surprise many people who quite reasonably assume that rough sleeping represents the entire population of people experiencing homelessness.

People of all ages and abilities experience homelessness.

Housing solutions need to account for the different needs of different groups of people. Key focus areas are:

Aged population - Community members requiring support through the Housing Advocacy Project range in age from 18 to 78 years old, with almost 50% of the identified population experiencing homelessness over the age of 46 years old. Consideration of appropriate affordable housing for an aging community is a focus.

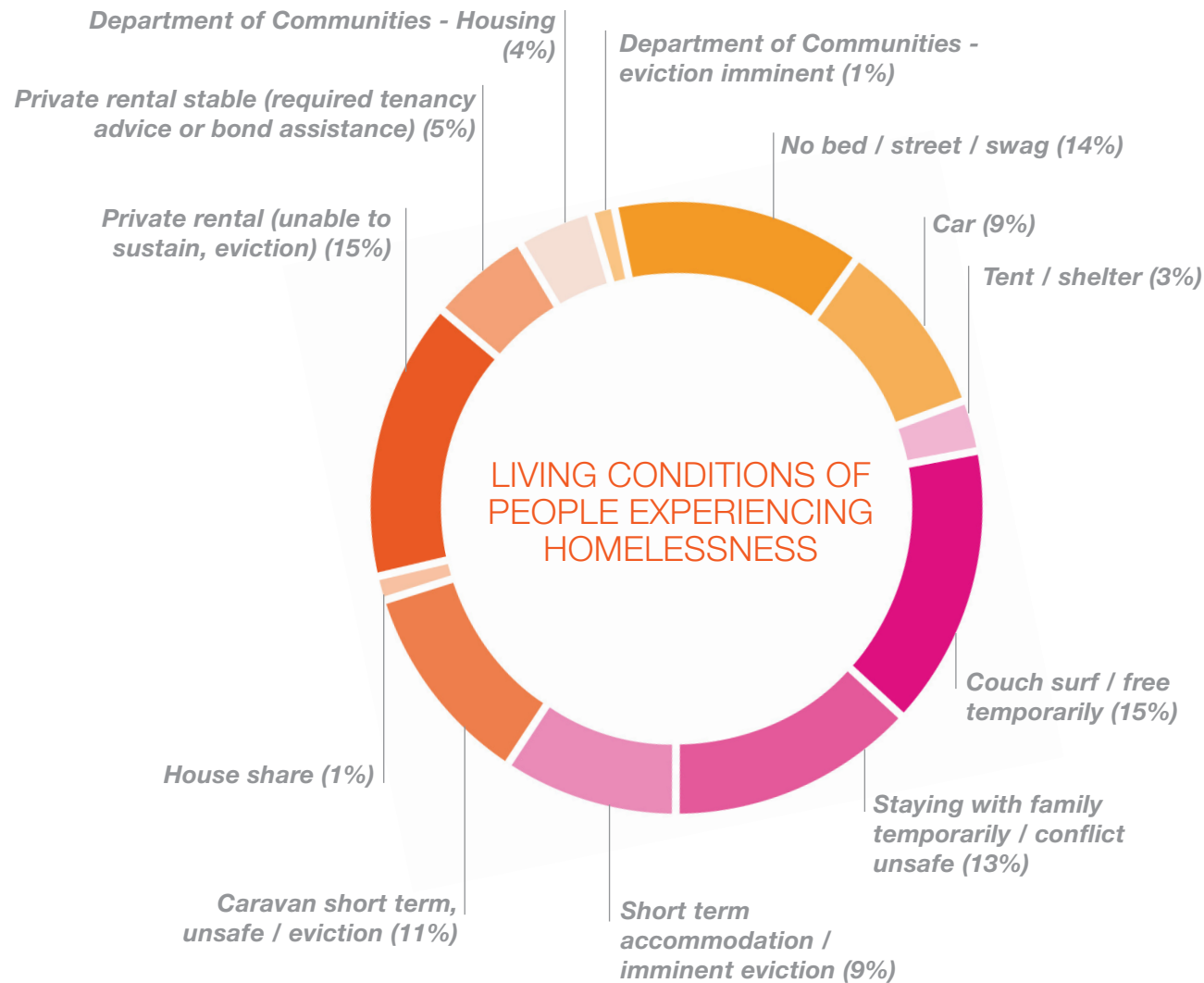
Migrant women - 38% of women who accessed the HAP were not born in Australia, compared with 23% of male clients. Assistance with literacy, numeracy and immigration services is a focus.

People with co-existing factors - People who have experienced a significant life event or trauma in the past 12 months resulting in instability or homelessness i.e. mental health, health issues, disability, family violence, alcohol and other drugs.

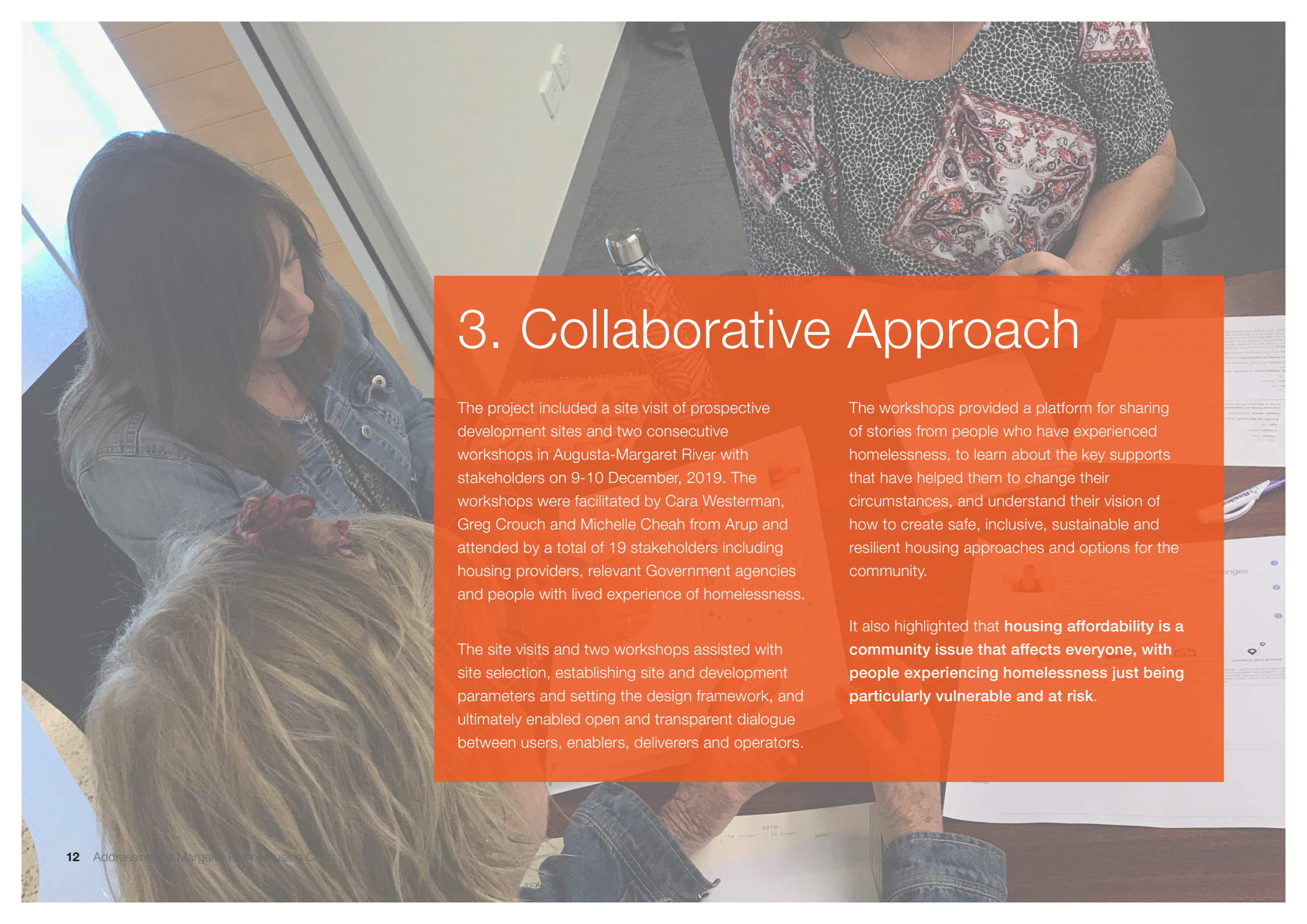
Low income housing needs to provide options for different family compositions.

Housing solutions that offer flexibility can be adapted for different family types and accommodation needs.

81.3% of those within the HAP system have children who live with them (55.7%); or have part custody but are unable to have them over due to housing (44.3%). Housing typologies that provide options for a range of family types is required, including consideration of adaptable and flexible housing options.



*People experiencing homelessness in conditions such as tents in the bush, cars, improvised dwellings is likely to be much higher.



3. Collaborative Approach

The project included a site visit of prospective development sites and two consecutive workshops in Augusta-Margaret River with stakeholders on 9-10 December, 2019. The workshops were facilitated by Cara Westerman, Greg Crouch and Michelle Cheah from Arup and attended by a total of 19 stakeholders including housing providers, relevant Government agencies and people with lived experience of homelessness.

The site visits and two workshops assisted with site selection, establishing site and development parameters and setting the design framework, and ultimately enabled open and transparent dialogue between users, enablers, deliverers and operators.

The workshops provided a platform for sharing of stories from people who have experienced homelessness, to learn about the key supports that have helped them to change their circumstances, and understand their vision of how to create safe, inclusive, sustainable and resilient housing approaches and options for the community.

It also highlighted that **housing affordability is a community issue that affects everyone, with people experiencing homelessness just being particularly vulnerable and at risk.**

Site Visits

Four potential sites were visited by stakeholders in both Margaret River (two sites) and Augusta (two sites). These include:

- Henning Avenue Precinct, Margaret River
- Terry Road, Margaret River
- Hillview Road, Augusta
- Eatt Place, Augusta

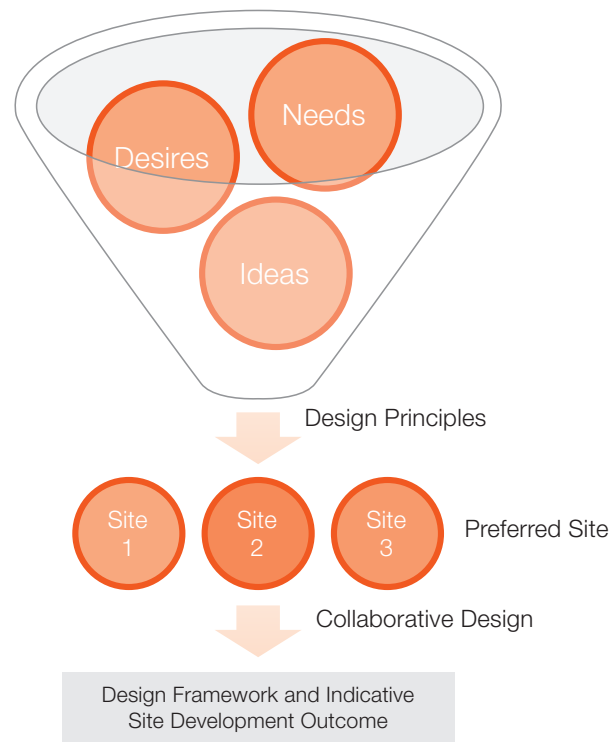
An overview of each site is provided in Section 4.

The site visits provided a valuable opportunity to better understand the local context and discuss each site from the perspectives of the various stakeholders in attendance.



Workshops

The ultimate goal of the workshops was to take stakeholders through a collaborative design process that clearly defined the needs and aspirations of future residents, developers and potential housing operators and translated these into tangible design and site development outcomes. These outcomes could then form the structure for future collaborative site planning processes, whilst also equipping stakeholders with the knowledge and tools to facilitate future co-design processes.



Workshop process diagram

The outcome of the workshops included agreed objectives for the site that would contribute to addressing the current state of housing, particularly for people experiencing homelessness. The outputs of the workshops provides:

- The strategic framework for future participatory, human-centred and co-design activities
- Agreement on a preferred site with a set of tangible actions to be progressed to unlock the development potential of the site
- Identification of project partners to enable development and progress thinking of delivery and funding models.

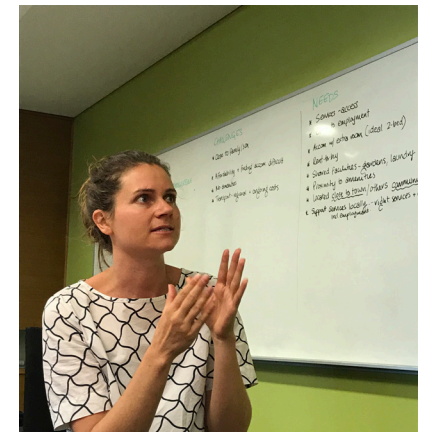
Beyond the project outcomes, the project is also assisting in developing mutual learning on homelessness issues; identifying opportunities for effective, and ideally early, interventions through design; facilitating cross-sector engagement, research and other initiatives aligned to addressing housing issues for people experiencing homelessness.

Workshop 1

An activity was undertaken by workshop attendees using a range of different 'Personas' to identify the challenges and needs of future residents (refer Appendix A). While each Persona reflected a different demographic and housing circumstance, there were a number of consistencies across all personas:

- Emphasis on the need for early intervention to minimise instances of homelessness
- Importance of 'one-stop-shop' support services in close proximity to Margaret River
- Opportunities that enable self-sufficiency and productivity to provide people with a sense of community, routine and stability, a purpose and the potential of financial income.

The outcome of the activity and discussion led to the identification of specific challenges and needs for the AMR housing community, which is illustrated on the following page. Design principles were developed to guide the next steps, which are outlined on page 27.



Outcomes of the Needs Analysis are illustrated below:

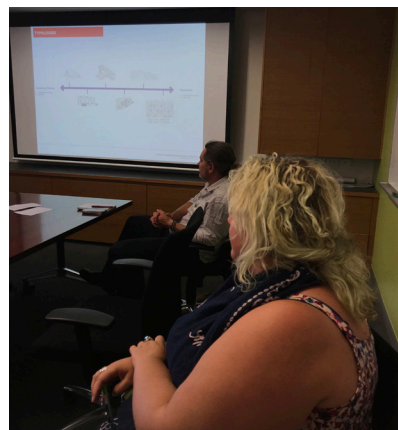
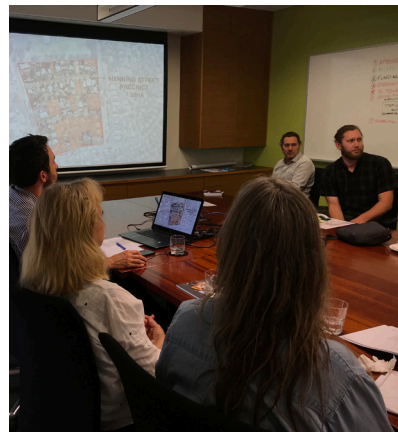


Workshop 2

The objectives of Workshop 2 were:

- To review the sites, including their location, context, challenges and opportunities
- To collaboratively assess the identified sites against the design parameters that were defined through Workshop 1, identifying opportunities and challenges for each site
- Identify a preferred site that may be used for co-design processes
- Initiate high level design activities that help to determine site capacity and provide a structure for future detailed site design.

The Workshop led to the identification of preferred sites and helped to provide a focus for next steps. Next steps are outlined in Section 7. Preferred sites are summarised on page 23.



4. Site Selection Process

Four sites were identified as having potential to be developed for housing, based on their location and their land tenure. All sites identified were in Government ownership and were identified as currently underutilised or having the potential for redevelopment.

The proposed sites include:

- Henning Avenue Precinct, Margaret River
- Terry Road, Margaret River
- Hillview Road, Augusta
- Eatt Place, Augusta

An overview of the site and planning context of each of the four sites is provided on the following pages.

The outcome of the site assessment led to the identification of two preferred sites suitable for development. These are summarised at the end of this section.

The wider context in relation to other centres in the south-west region of Western Australia is shown to the right.



Context in relation to major centres and services

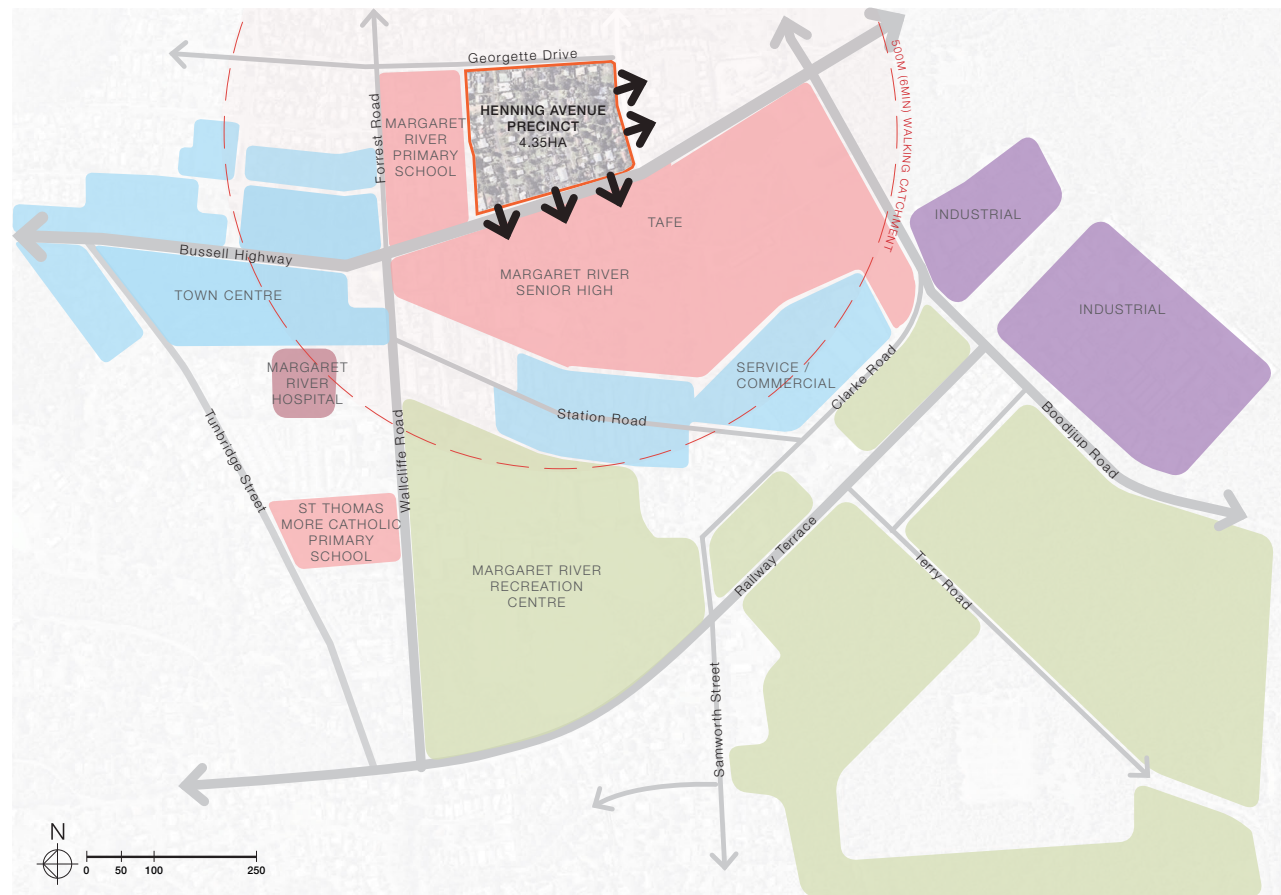


Context of Augusta-Margaret River

Sites overview

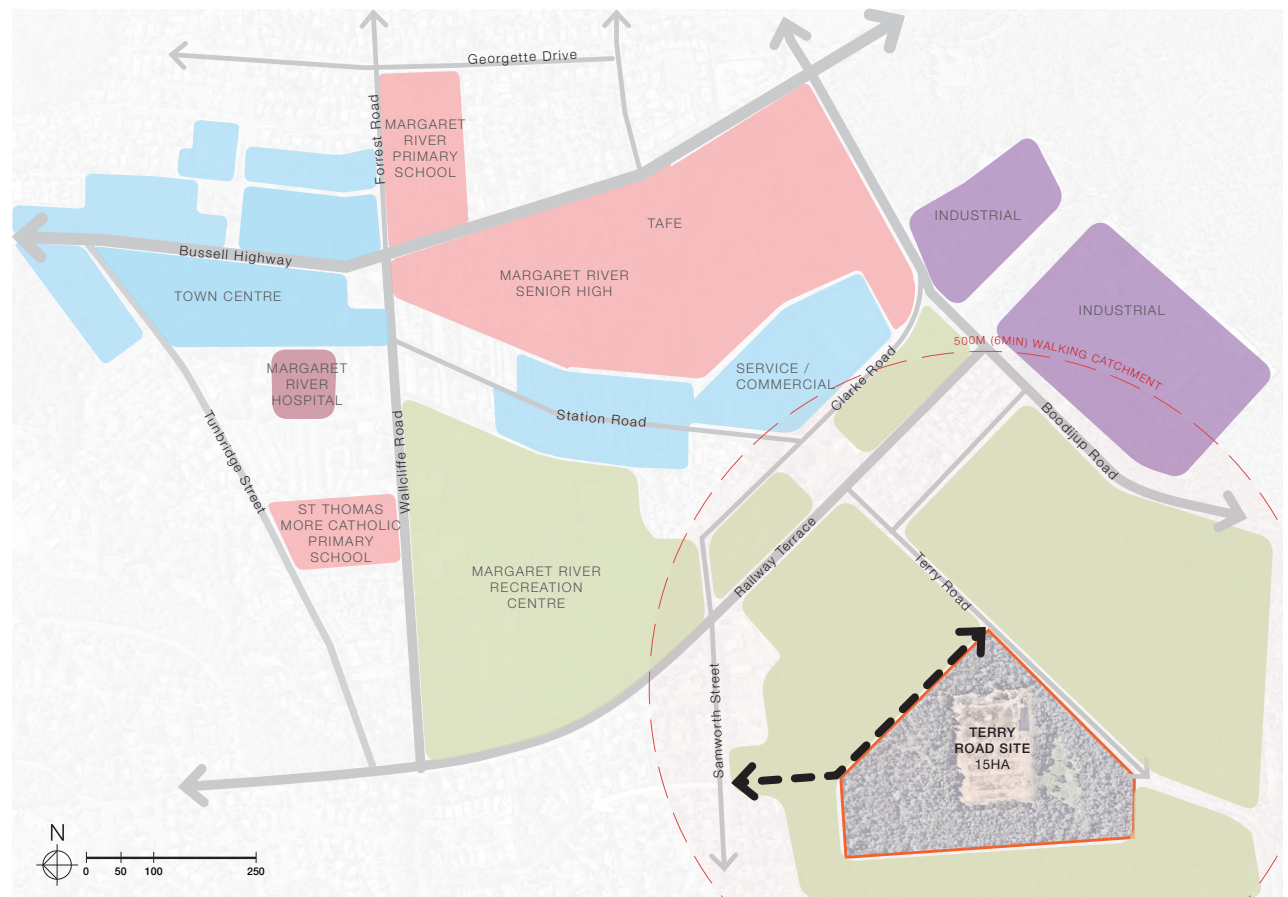
Henning Avenue Precinct, Margaret River

- Approximately 4.3ha
- Access to town centre and amenities within 5-10min walking catchment
- Redevelopment opportunity that is integrated with existing community
- Opportunity for greater density close to the town centre
- DoC-H owned properties (including 19 sites identified for development and 1 vacant site)
- Staging opportunities and amalgamation of sites allow for generous lot dimensions and enhanced street interface
- Existing occupied properties
- Interfaces with existing residential.



Terry Road, Margaret River

- Approximately 15ha
- Access to town centre and amenities within 20-25min walking catchment
- Opportunity to provide new community facility in this area
- Opportunity to connect/ provide road infrastructure to existing residential communities
- Consideration of streetscape and connectivity, from a safety and walkability perspective
- Zoned for public purposes (public utilities) under the current planning scheme
- Adjacent parks and recreation 'zoning' and around future development opportunities
- Bushfire and contamination considerations.



Hillview Road, Augusta

- Approximately 1.8ha
- Access to town centre and amenities within 5min walking catchment
- Close to small hospital along Blackwood Avenue
- Heavily vegetated site
- Opportunity to provide new community facility, accessible from Hillview Road and connect to adjacent facilities
- Zoned for public purposes (community purposes) under the current planning scheme
- Interfaces with existing residential / community.



Preferred sites

Eatt Place, Augusta

There was a fourth site that was identified in Augusta, however it was deemed unsuitable at this point in time due to:

- Site size
- Location
- Applicability for required purpose.

The site selection process sought to assess each of the site options against the Design Principles to identify their unique opportunities, benefits, challenges and constraints – focusing on the appropriateness of the site in its own right as opposed to a cross-comparison.

The benefit of this approach is that:

- It easily identifies sites that would not achieve the design objectives of the community and limits the potential for redundant design work
- It enables collaborative decision-making around site selection, allowing for transparent discussion around the opportunities and challenges perceived by different stakeholders
- It highlights the specific aspects of the site that contribute to positive design outcomes
- The framework can be used again in the future to assess other sites.

The site selection process reviewed all the sites, with two sites emerging as preferred - Terry Road and Henning Avenue.

It was concluded that both of these sites could be considered for housing that delivers on the design objectives in different ways. These have been outlined in the following pages.

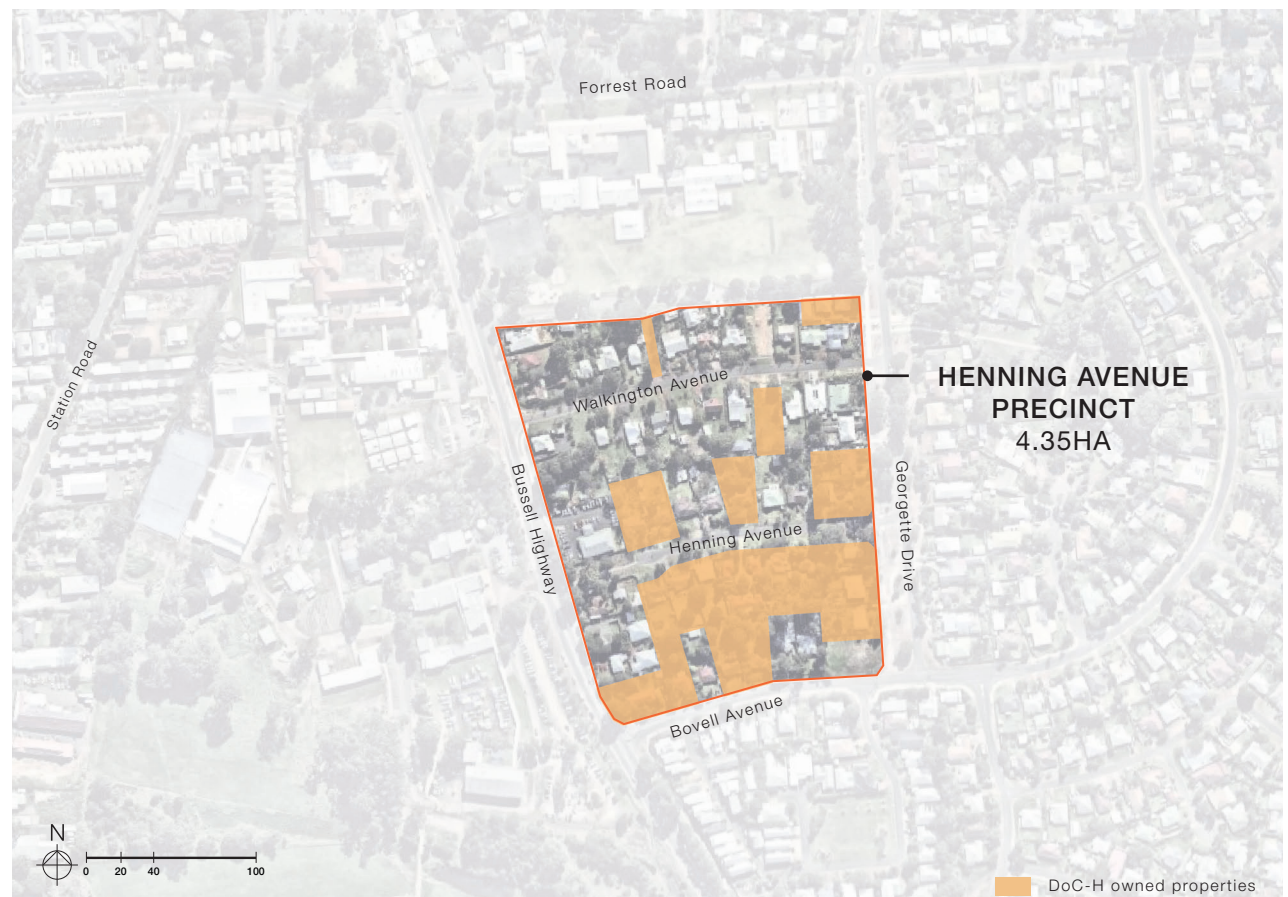
Terry Road

- “Blank canvas” – large, flat site
- Provides the opportunity for community-led design of development
- Offers flexibility
- Provides space for a “complete community” which has capacity to contain all needed and aspirational elements of the community, including space for services, community areas, productive uses etc.
- Close to town, but not in town (walking and cycling distance), which provides a level of privacy
- Would require land tenure changes and potentially financial / approvals support to unlock development potential.



Henning Avenue

- Development of community housing is unlikely to be contentious due to existing use
- Located in town with good access to schools, the community garden and other amenities
- Timing for redevelopment is good due to aging existing community housing stock and recent up-zoning to allow additional density
- Opportunity to reimagine community housing and develop/design innovative, sustainable housing typologies with/for the community
- Enabled through incremental development to “pilot” typologies, demonstrate value and minimise displacement of existing tenants
- Potential to consolidate underutilised ‘developable’ land along Georgette Drive to realise additional development / community uses and achieve better utilisation of land
- Incremental development manages risk and apports financial outlay over time.



5. Design Framework

The Design Framework was developed with participants through the workshop process and provides a design tool and strategic design direction for facilitation of further co-design site planning processes for the AMR community.

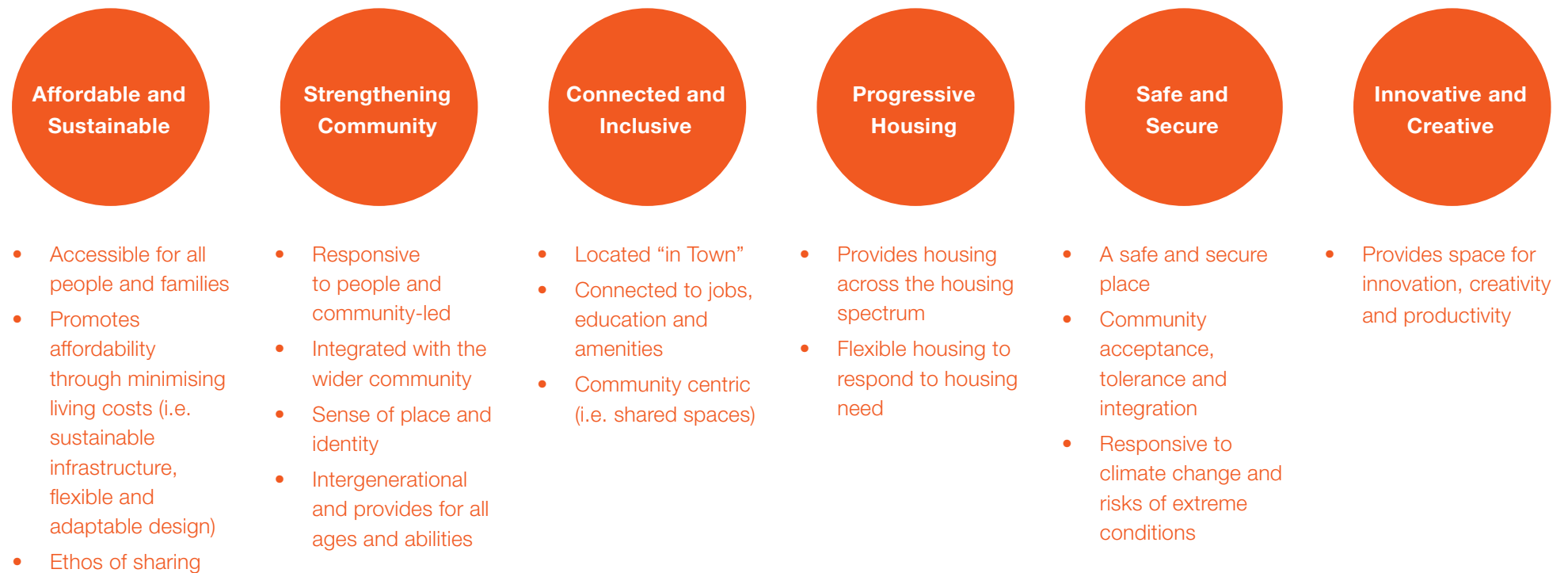
Outcomes of this collaborative process led to the establishment of a set of agreed Design Principles (refer opposite). These are a useful tool in the development of design and reviewing site and project potential. They are intended to be used in conjunction with collaborative interfaces with housing professionals and user groups to inform site selection, accommodation requirements and assist in site layout.

The Design Process outlined in this section summarises how the design principles, contextual site analysis and the establishment of a co-created functional brief are used in the development of site layout, including requirements regarding housing typology, shared facilities, access, orientation etc.

Example housing typologies are shown to demonstrate possible accommodation types used to combat housing stress. While it is possible that not all will be applicable, it is useful to see the various amenities they offer, their permanence and size - all important in the process of design and site layout.

Design Principles

The Design Framework is structured around six Design Principles which set the strategic design direction for any planning and design work.



Design Process

The design process is linear in nature, yet requires iterative review to ensure that the design stages are continually interrogated to inform a robust and considered project outcome.

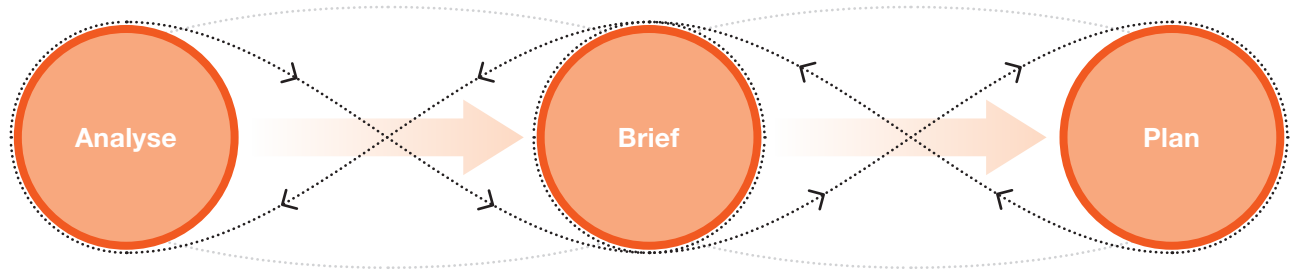
The key parameters of the design process and application of design principles (in *italics*) are outlined below.

Analyse

Analyse constraints, opportunities and context of potential sites. It is important to fully understand a site's suitability for housing (review of context and planning policy) and that there are means to acquire it (review of existing ownership, tenure etc) prior to consideration as an option.

Eliminate any potential sites that do not meet baseline needs.

Review the design principles in the assessment of the site's potential to help facilitate filtering of any sites or enable their prioritisation.



Brief

Establish a functional brief that is informed by the user's specific needs. Using the challenges/needs in section 3, consult with the user group/s to define requirements. A robust brief will include items such as; accommodation typology and quantity; on-site facilities; accessibility; infrastructure; etc.

The completed brief will help further refine the selection of appropriate sites.

The design principles will assist in prompts to ascertain requirements and ensure key elements are included.

Plan

Develop layout options to test-fit the functional requirements as defined in the project brief. Consider short-term needs for immediate mobilisation and a longer term strategy that facilitates growth/change over time. Embedding flexibility will help mitigate expensive layout and infrastructure alterations.

Refer to the design principles in the site layout process to ensure key parameters are captured and embedded.

Design Considerations

This section of the report outlines the design consideration to support, and provide design guidelines for co-design activities.

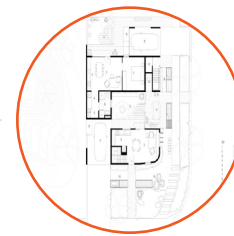
FLEXIBLE AND ADAPTABLE DESIGN

In delivering a product that reflects the users needs and provides long-term efficiency and sustainability, an overarching consideration is providing flexibility and adaptability at all scales of the development, enabled through the design process. Achieving flexibility in the design also adds to the resilience of the development.



Precinct

Designed to integrate and adapt to the surrounding context, future-proofed to adapt to change.



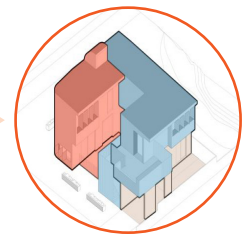
Site

Flexible to accommodate differently housing typologies over time.



Street/ place

Designed to foster community and ethos-sharing through multi-purpose facilities and spaces.



Building

Flexible with change and enable people to remain in place longer and cater for different lifestyle and accommodation needs.

PRECINCT

Precinct Structure

Planning the overall site structure from the start and aligning with infrastructure requirements (both grid-connected and/or precinct-based and sustainable infrastructure) allows the flexibility and adaptability at a precinct scale level, avoiding expensive infrastructure changes or disruption to existing 'organic' growth.

The importance of support services as a "one-stop-shop and in close proximity to Margaret River was noted as important to the AMR housing community. Consider locating and amalgamating support and administration services into a single outward facing entity within the precinct.

Opportunities that enable self-sufficiency and offer a sense of community were also highlighted in the workshop. This can be considered in the site planning by allowing for flexible spaces within the development, with anchor facilities (communal gardens, workshop spaces, consult rooms, shared spaces).

Precinct considerations

Other precinct considerations include:

- Bushfire management and mitigation should be considered through site planning
- Provide a visible, safe and connected access to the site/development
- Ensure road/footpath design and layout accommodates all users, including vehicles, pedestrians, services and maintenance (e.g. rubbish collection and utility access) and that major infrastructure is planned simultaneously
- Site legibility, safety and privacy should be considered to enable easy site interpretation for visitors and new residents
- Establish setbacks to provide privacy and a positive interface with neighbours, including semi-private spaces

- Ensure universal design practices, e.g. inclusive access are accommodated in the site planning and housing design
- Infrastructure connectivity to enable site flexibility and movement of any dwellings and buildings.

Key objectives from the workshop participants included:

- Community structure that transitions over time
- One-stop-shop for all supporting services
- Communal spaces for collaboration, productivity and building cohesiveness.

SITE

Housing typologies

A variety of housing typologies exist that can accommodate various needs in short term crisis situations to longer term more permanent dwellings.

The housing typologies (shown overleaf) are provided as a guide for consideration in the site planning and layout phase of design. Each type will ultimately vary, especially in amenity and plot size, however are a useful starting point to enable effective site planning and to help embed flexibility into the design.

Future-proofing for change

It is important to establish the accommodation mix to meet the current need and forecast how it can be adapted to meet future growth and/or changes in residents or site circumstances. Possible requirements could include the need for maximum flexibility for mobile/temporary dwellings or to meet an increased demand in more permanent housing.

A diagrammatic example shows how a collection of smaller plots can be combined to accommodate larger, more permanent housing over time, or alternatively allow for sub-division depending on the circumstance and need.

Key requirements from the workshop participants included:

- Flexibility
- A range of housing typologies to address different needs and family structures.

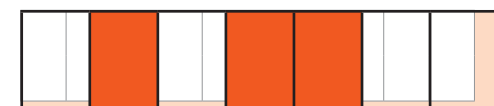
20 no. 6m x 6m (36m²) back-to-back plots with outdoor area
Average Tent / Medium Container



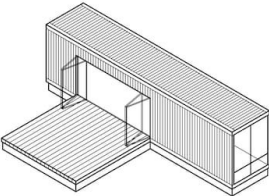
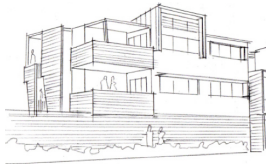
10no. 12m x 6m (72m²) plots with outdoor areas (no car space)
Large Container / Oversized Caravan / Tiny House



7no. 9m x 13m (117m²) plots with outdoor areas (inc. car space)
Average Town House



Typologies (examples shown only)

Temporary			Permanent		
centralised infrastructure low cost			significant infrastructure higher cost		
					
					
					
TENT			CARAVAN		
Small	2.5m x 1.5m (3.75m ²)	Small	5.5m x 2.5m (13.75m ²)	Medium	6m x 2.5m (15m ²)
Medium	4.5m x 3m (13.5m ²)	Large	9m x 3m (27m ²)	Large	12m x 2.5m (30m ²)
Large	6m x 3m (18m ²)				
Average plot (inc outdoor area) 6m x 6m (36m ²)			Plot with outdoor area (no car) 9m x 6m (54m ²)		
			Plot with outdoor area (inc car) 9m x 9m (81m ²)		
Temp/PermTemporary			Temp/PermTemporary		
Mobile..... Yes			Mobile..... Yes		
Car space No			Car spaceVaries		
Outdoor space..... Yes			Outdoor space..... Yes		
Ablutions..... No			Ablutions.....Varies		
Kitchen..... No			Kitchen..... Yes		
Multi room.....Varies			Multi room.....Varies		
CONTAINER			TINY HOUSE		
Small	2.5m x 1.5m (3.75m ²)	Average	7.2m x 2.5m (18m ²)	Medium	6m x 13m (78m ²)
Medium	4.5m x 3m (13.5m ²)				
Large	6m x 3m (18m ²)				
Average plot (inc outdoor area) 6m x 6m (36m ²)			Plot with outdoor area 10m x 5m (50m ²)		
			Plot without outdoor area 7.5m x 5m (37.5m ²)		
Temp/PermTemporary			Temp/PermVaries		
Mobile..... Yes			Mobile..... Yes		
Car spaceVaries			Car space No		
Outdoor space..... Yes			Outdoor space..... Yes		
Ablutions..... Yes			Ablutions..... Yes		
Kitchen..... Yes			Kitchen..... Yes		
Multi room.....Varies			Multi room..... Yes		
TOWN HOUSE			APARTMENT/HOUSE		
Small	2.5m x 1.5m (3.75m ²)	Small single dwelling footprint	9m x 24m (216m ²)	Medium	6m x 13m (78m ²)
Medium	4.5m x 3m (13.5m ²)	2 bedroom apartment	(65m ²)		
Large	6m x 3m (18m ²)	Small house Plot with outdoor area	10m x 30m (300m ²)		
Average plot (inc outdoor area) 6m x 6m (36m ²)			Apartment building plot		
			20m x 40m (800m ²)		
Temp/PermPermanent			Temp/PermPermanent		
Mobile..... No			Mobile..... No		
Car space Yes			Car space Yes		
Outdoor space..... Yes			Outdoor space..... Yes		
Ablutions..... Yes			Ablutions..... Yes		
Kitchen..... Yes			Kitchen..... Yes		
Multi room..... Yes			Multi room..... Yes		

STREET AND PLACE

Facilities for consideration

The following facilities were identified by workshop participants as important or of value to be considered in the design of future development.

- Administration and support services as a one-stop-shop for all, ideally located on-site
- Community and shared spaces are flexible ‘centrally-located’ spaces for the community
- Community garden creates opportunities for self-sufficiency and productivity
- Communal kitchen and ablution facilities are ‘centrally-located’ and shared use
- Consultation areas/private rooms offer secure areas to complement support services
- Resident and visitor car parking provisions
- Promote active transport with bicycle parking
- Provide wi-fi facilities to maximise opportunities to connect with employment and support.

BUILDING

Flexible living and inter-generational

As different groups of people have different needs, designing homes for flexible and inter-generational living is noted to be an important aspect at a building scale. The following points offer some of the ways this can be accommodated. The *Gen Y Demonstration Housing* (refer Appendix C) also provides an example of this.

- Design to accommodate change and enable people to remain in place longer
- Cater for different lifestyle and accommodation needs
- Provide communal and shared spaces
- Enhance affordability through efficient use of space, flexible and adaptable design.

Low cost housing

Providing a variety of affordable housing is also an important consideration. The following outlines some of the ways this can be accommodated in the planning, designing and operational phase of housing design.

- Use safe, durable and low cost building materials or products
- Provides an efficient layout to minimise energy and water consumption.
- Minimise operational costs and connection costs to both residents and the development financiers. Create opportunities for self-sufficiency
- Minimise waste
- Meet Australian Building Codes and Standards.



6. Other Considerations

The way in which the development is delivered and managed will be central to its success.

There are a number of aspects that need to be considered, for example:

- **Community ownership and management structure** e.g. how are community assets managed? How do you ensure that affordable housing remains affordable? How is community housing and social housing allocated?
- **Ownership structures** e.g. will all housing be rental or will some be available for purchase? Will there be rent-to-buy schemes?
- **Housing delivery** e.g. how will social and community housing be funded? Where does the funding come from? Are there multiple funding streams?
- **Tenant financing** e.g. what options are available for tenants to rent and buy their accommodation?

The following sections provide an overview of some additional information to support in considering these aspects, including different models of housing delivery and funding, and examples of where they have been applied.

Housing delivery and funding models

There are a number of different models and approaches to delivering affordable housing in communities. These range from partnerships with private-sector developers, use of Government funding sources (details provided in Appendix B), not-for-profit organisations delivering market housing, or a blend of these, in order to fund delivery of affordable housing themselves. Some examples of the different types of approaches that may be useful for consideration are outlined on the following pages. Case studies demonstrating application of different models are provided in Appendix C.

Delivery by an affordable housing provider, funded by loan, grant or philanthropic sources

A model whereby the funding is provided upfront by Government or other (potentially philanthropic) sources to fund the delivery of affordable housing. This could be in the form of a grant or donation, or it could be in the form of a loan which is required to be paid back over a certain time period. An affordable housing provider will use this financing to build, or procure a third party to construct affordable housing for the community which they serve. In such instances, the affordable housing provider would typically continue to manage the property.

Direct delivery of private housing to fund affordable housing

Where a body acts as a private developer (or establishes a subsidiary private development arm) which develops housing for market, which can be sold, and the profit used to fund the delivery of affordable housing. This model allows the body to self-fund the development of new affordable housing projects. It secures a more financially robust business model, that ensures resilience and continued ability to provide affordable housing, without reliance on government funding.

Partnering with private, public and tertiary partners

This approach can be valuable where an affordable housing provider, or landowner, does not have the resources to provide all the services required to construct and manage affordable housing, but cannot source sufficient upfront funding from available sources. Working with partners such as State and local governments, key academic or business institutions, or private developers can provide a strong approach to delivery of affordable housing, where the risk and reward is shared across multiple parties.

Examples might include:

Partnering with a private developer to help them meet obligations for affordable housing as part of their private development. They would construct, and sell to a provider, who would rent and manage.

Partnering with a long-term investor (e.g. pension funds or asset management companies), leveraging private investment over long-term timeframes. In such instances, an affordable housing provider, council or community might provide the land, while a private investor builds and manages the property (making profit from sales and rents). After a certain period of time (e.g. 60 years) the provider would then take ownership of the assets.

Self and custom build

Self and custom build involves individuals or groups of individuals taking on the design and/or construction of their own home, directly. This can be done through purchase of land and then the self-builder's input into the process. To support in affordable housing provision, landowners (typically public sector) may provide serviced plots for sale or lease to self-builders, who can then design and construct their homes without needed to front the upfront costs of land preparation.

Community land trusts

Community land trusts (CLTs) are not-for-profit, community-based organisations. They aim to further the social, economic and environmental needs of a community by acquiring and managing land, as a way to provide genuinely affordable housing, as well as other key community assets. They are made up of members who currently or will in the future live or work in the area.

CLTs come in many different forms, but the process they follow is similar. First, a CLT either purchases land or receives it from the owner in the form of a gift. The CLT will then build housing and other community facilities

(schools, parks etc.) on the land, either by itself or through procuring a third party. The CLT retains ownership of the land, allowing them to sell or let housing at an affordable price. Rent levels and sale prices are typically below market level, often based on local wages, rather than land value, meaning that home ownership becomes, and remains, much more affordable than market forces would typically allow. The CLT will then manage the properties to ensure that they continue to benefit the community, are of a high standard and remain affordable. Any rental or sales profits are re-invested into projects or programmes for community benefit¹.



7. Next Steps

To progress the work that has been undertaken, the following steps need to be undertaken to determine a “way forward” and identify the most effective pathway for addressing the shortage of housing in Margaret River. It is recommended that the following next steps be undertaken prior to any further co-design processes so that these processes are not redundant exercises and maintain the positive momentum that has already been developed through the work preceding, and as part of, this project.

Once the next steps have been undertaken and a clear pathway defined, co-design approached at either building or precinct-scale are encouraged. It is suggested that the co-design process is informed by the design objectives outlined in this report and include a mix of stakeholders, including local indigenous community members, people with lived experience, Department of Communities and relevant housing delivery organisations, community partners and financing/funding partners.

General

The following are primary processes that need to be undertaken to determine the potential for, and feasibility of, future opportunities.

1. Develop a case
2. High level desktop research to identify key risks/constraints associated with the site. This includes, but is not limited to, an assessment of; planning constraints, i.e. setbacks, height limitations, land use; bushfire ratings; environment/biodiversity overlays; flooding etc
3. Resolving potential housing models and mechanisms for managing land
4. Determine approval pathways.

Terry Road

To enable the development of the Terry Road site, there are a number of considerations that need to be resolved to determine how the site can be developed and what planning and approvals pathways may need to be employed. The site is currently held by the State Government (WaterCorp) which is a legacy from the previous use of the site. To enable any social or community housing, the site would need to be transferred to an entity capable of its facilitation, however broader consideration is required if the intent is to develop affordable housing on the same site.

As a result, the next steps for Terry Road, in order of priority, are:

1. Determine potential housing models and approvals pathways for development on State Land
2. Where approvals pathways may be demanding or problematic, identify development partnership opportunities i.e. DevelopmentWA.

Henning Avenue

To enable the development of the Henning Avenue sites, there are a number of steps to be undertaken, including:

1. Initiate discussions with Department of Communities to determine willingness and interest in partnering to redevelop sites
2. Investigate potential partnership opportunities – financing/funding and design
3. Determine design approach – i.e. design competition, pro bono opportunities, paid consulting fee.

A photograph of a young man with short brown hair, wearing a black t-shirt and grey pants, sitting on a concrete curb. He is looking down, and a large black backpack is on the ground next to him. The background shows a paved road, green trees, and a building. An orange rectangular overlay is on the right side of the image, containing the word 'Appendices' in white text.

Appendices

Appendix A

Summary of Appendix A - Personas

Personas used in workshop 1 to identify needs.

Appendix B

Summary of Appendix B - Funding

Snapshot of various funding models.

Appendix C

Summary of Appendix C - Case Studies

Case studies of other types of housing projects.

Appendix A - Personas

The following personas were prepared to help facilitate discussion in the workshops.

Kaitlyn, 28

Female | Married

Born in Malaysia
Moved to Margaret River
2 years ago to marry her
husband

Current living arrangements

Lives with her husband.

Interests

Creative, and loves drawing and painting.

Description

Kaitlyn is the victim of domestic violence and feels unsafe in her home. Kaitlyn wants to leave her husband, but she has no other family in Australia and no real friends, having only recently moved to the country. She has nowhere to go and is afraid of what her husband will do if she leaves. Kaitlyn is highly literate and numerate, but speaks limited English.



Koby, 23

Male | Single

Australian
Born and raised in
Margaret River

Current living arrangements

Lived with parents, but left home due to an argument and now sleeping on the street.

Interests

Loves listening to and creating music.

Description

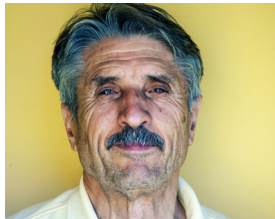
Koby has been using alcohol and drugs to help him cope with mental health issues he has experienced from a young age. He is prone to violent behaviour when under the influence of alcohol, and following a recent argument his parents asked him to leave the family home, out of fear for their own safety. He now has nowhere to live and is worried about what the future holds – he knows he needs support but he doesn't know where to go. Koby struggles in social situations and prefers his own company. He did well at school, but had to drop out of TAFE due to his mental health.



Austin, 76

Male | Recent widower,
no children.

English
Moved to Margaret River
25 years ago with his wife

**Current living arrangements**

Austin lives in rented accommodation which costs \$200 per week.

Interests

Loves playing chess and watching sports.

Description

Austin suffers from ill health having experienced a heart attack in his 60s. Since his partner's recent death, he survives on his sole pension payments of \$250 per week. Austin's landlord has recently told him he intends to sell and Austin must seek alternative accommodation. He has searched for accommodation that he can afford, but has been unable to find anything. If he cannot find affordable accommodation he is afraid he will have nowhere to live. Austin is social and friendly, and experiencing loneliness since the loss of his wife.

Eve, 38

Female | Divorced. Parent
to Sam, aged 10.

Australian
Moved to Margaret River
15 years ago with her
local husband

**Current living arrangements**

Various – including couch surfing and sleeping in her car.

Interests

Loves being in nature and cooking.

Description

Eve is a university educated, former business executive, who lost her well-paying job 5 years ago in a market downturn. Since this point, Eve has struggled with alcohol and drug dependency, which led to the breakdown of her marriage. Eve left the family home four years ago, and began by couch-surfing with friends, but now lives in her car or a tent the majority of the time. Eve is devoted to her son, and while she still sees him, he is unable to stay overnight. Eve suffers from shame about her situation and avoids social situations.

Sam, 10

Male | Dependent

Australian
Born in Margaret River

**Current living arrangements**

Sam lives in a house in Bunbury with his Dad. His Mum is living in Margaret River, currently experiencing homelessness.

Interests

Loves being outside, playing sports and reading.

Description

Sam's mum Eve left their home in Margaret River four years ago, and then he and his Dad moved to Bunbury last year (due to his Dad's work). His Dad is very caring, but Sam really misses spending time with his Mum, who he sees irregularly, always for less than a day. This is starting to affect his school and social life – he feels lonely and isolated, and really wants to be able to spend more time with his mum.

Appendix B - Funding

As part of this work, we investigated a number of different sources of funding for crisis and affordable housing. Examples of which include:

Possible sources of funding for affordable housing in WA

The National Housing Finance and Investment Corporation – which operates an affordable housing bond aggregator, to provide cheaper and longer-term finance for community housing providers.

The National Rental Affordability Scheme (NRAS) – which aims to increase the supply of new and affordable rental dwellings by providing an annual financial incentive for up to ten years to housing providers, to provide affordable rental dwellings at least 20 per cent below market rates.

Targeted Commonwealth programs for provision of Aboriginal housing, such as the Community Housing and Infrastructure Program.

Recurrent and capital funding for residential aged care e.g. Community Aged Care Packages.

WA Housing Authority / Department of Communities funding, including:

- *The Community Housing Program* – funds allocated for the purchase or construction of rental housing for people on low to moderate incomes.
- *The Joint Venture Housing Program* - targeted towards organisations that have resources to contribute to the development of rental accommodation options for people on low incomes. In a typical arrangement the organisation provides the land and some capital, whilst the Department of Communities contributes to the construction of the properties.
- *The Crisis Accommodation Program* - provides capital funds to build and buy crisis service residential premises.

Private ventures, or social bonds:

- *Housing finance aggregator* (Australian initiative by Social Ventures) - SVA and Macquarie have proposed a housing finance aggregator, that would enable social and affordable housing providers to access lower cost debt for longer terms unlocking desperately needed 'fit-for-purpose' funding into the sector.
- *The WA Impact Fund* - Western Australia's first investment fund to deliver measurable social, environmental and financial returns. The landmark \$20M WA Impact Fund will support both asset based social and environmental impact investment projects, as well as social enterprise that delivers impact across sustainability, social mobility and inclusion, and support communities and jobs in WA. This is newly developed and launching investment mandate and potential opportunities for WA investors, funders and entrepreneurs in 2020.

Possible sources of funding for tenants in WA

Alongside funds for providers, there are a number of sources for funding to support potential tenants in obtaining housing, including:

Bond assistance loan scheme – the WA Housing Authority offers bond assistance and two weeks' rent in advance as an interest-free loan to help people obtain accommodation in the private rental market.

Key start home loans – a Government owned lending provider established providing low-deposit home loans for those unable to meet deposit requirements of mainstream lenders.

Rental sales scheme – for those interested in purchasing their rental property, purchasers receive a grant of up to \$3,000 for stamp duty and settlement fees.

Shared home ownership – the WA Housing Authority offers the Opening Doors Shared Home Ownership initiative that can assist in reducing the cost of home ownership by up to 30 per cent for eligible applicants. As part of the program, the State Government will retain a share of the home.

Transitional housing – provides stable affordable homes for Aboriginal people in employment or paid training, along with access to tailored support services to help you with managing your home, finances, health and work.

Appendix C - Case Studies

The following pages discuss a selection of examples of the different housing delivery models and approaches in practice:



Foyer Oxford, Oxford Street, Leederville

Foyer Oxford is the product of a partnership between Foundation Housing, Anglicare and Central TAFE, with funding support from the State and Commonwealth governments. It provides a 98-room complex for people experiencing homelessness seeking secure housing and opportunities to engage in training and education. Foyer Oxford is managed by Foundation Housing, which has a 50-year lease over the building from the Department of Communities, with support services provided. Anglicare, and the Central Institute of Technology deliver training and education programmes.



Metronet social and affordable housing and jobs package

Through partnerships with the private, public and not-for-profit sectors, The WA Department of Communities is delivering the \$394 million METRONET Social and Affordable Housing and Jobs Package. This links into the wider investment in public transport programme, which will see around 72km of new rail and 18 new stations across WA.

Over a four-year period, the Package will commence delivery of 1390 new homes, comprising 320 new social housing dwellings, 400 affordable homes and a further 670 homes for full market sale. The affordable homes have been secured through developer contributions and partnerships, as well as Government funding.



Gen Y Demonstration Housing

White Gum Valley, WA | David Barr Architects

Gen Y Demonstration Housing is a multi-residential project undertaken through a design competition in association with the City of Fremantle, the Institute of Architects and the Office of the Government Architect to explore innovative ideas and concept designs suited to the needs of the next generation of home buyers.

As a new housing model, the project provides a practical demonstration that can easily be replicated to provide an affordable living environment for Generation Y and future generations to come.

Some of the design features that enable flexibility are also illustrated on the following images:



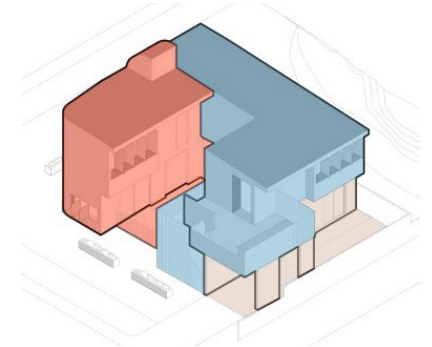
Standardised core wet area and kitchen

Amalgamated productive gardens, gathering spaces and storage areas create an external area that is shared between units and with the street.



Climate responsive

Through generous corporate and institutional sponsorship, has also been designed with PV cells and battery storage, a 10,000L underground rainwater tank, and performance monitoring for all key services.



Ownership structure

Each unit is strata titled to contain private ownership of interior and exterior spaces and shared common property.



Nightingale Housing, Fremantle

Knutsford is a redevelopment precinct in Fremantle, providing approximately 1,000 new homes on a 23-hectare site. The East Village of the precinct is focussed on sustainability, delivering block-chain ready homes, with new residents participating in leading trials of this new technology providing the opportunity for residents to access 100% renewable energy.

The Knutsford precinct redevelopment area is also home to the first Nightingale Housing model in Perth, in which owner-occupiers can co-design spaces that place sustainability and liveability benefits front and centre. Nightingale projects work with forward thinking social impact investors who are looking to invest in ventures that both deliver a sustainable profit as well as strong social outcomes. Purchasers are closely involved early in the design process within the context of Nightingale's core values of social, environmental and long-term financial sustainability. This approach empowers purchasers with a sense of ownership in the outcome.



Whitegum Valley, Fremantle

Located 3km from Fremantle city centre, Whitegum Valley delivers more than 80 new homes for around 180 new residents, across a range of housing options. The collaborative project between LandCorp, Access Housing and local group Sustainable Housing for Artists and Creatives (SHAC) opened in 2017. There are several demonstration housing projects within the development, aimed at providing affordable housing to people in their twenties and thirties (including Gen Y Homes Project) and an artist's cooperative developed by Access Housing (Western Australia's leading not-for-profit housing provider).



Almere, Netherlands

Almere provides a 100-hectare extension to the south west of the City of Almere in the Netherlands. The entire area has been master planned by the local authority into a number of districts, each of which has around 720 self-build plots; eventually some 3,000 self-built homes are planned. All the infrastructure is installed by the council – from the roads to all the utilities. All plots are sold at a standard price and owners are free to build homes to meet their needs. Each home comes with an A4 sized “passport” which acts as a building permit and specifies main restrictions – usually just the height, any gaps required between homes, and the line of the front and the back of the properties.



Ellenbrook, Western Australia

Residential builders, Now Living, teamed up with developer LWP Property Group and the WA Department of Communities to create a micro lot precinct of 11 double-storey homes, 10 of which were on 80sqm lots. Buyers had the choice of two housing plans – a two-bedroom, one-bathroom layout, or a two-by-one – with the house-and-land package priced from \$299,000. By investing in a smaller, low-maintenance product, buyers are able to build on a green title lot so there is no requirement for strata fees and other ongoing costs.

ARUP