



City of Fremantle Submission –  
Inquiry into the Financial  
Administration of  
Homelessness Services  
Western Australia  
2022 – March



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## Introduction

Local Government makes a significant contribution to improving communities through its planning, health, community development and regulatory powers and are being called upon to play an increasing role in homelessness responses. Homelessness is a whole of community issue with various impacts to our community.

The City of Fremantle has delivered positive local responses to homelessness. Local Governments do not have a lead role under the WALGA homelessness policy position, rather a key stakeholder role who can assist the State Government to improve the quality of life of people experiencing homelessness.

It has been acknowledged that there are systemic issues related to the funding and provision of services, availability and capacity of needed services and provision of housing to meet demand of people experiencing homelessness. The resulting gaps are often addressed by Local Governments, not for profits and grass roots community organisations, despite outside of their outlined role. The systemic issues result in inefficient use of resources, duplication of service provision and delayed response to homelessness, particularly rough sleeping. Improvements at a systemic level can achieve overall improvements to service provision, coordination of key stakeholders and financial efficiency of utilization of services.

## Background

### **'All Paths Lead to a Home', Western Australia 10-year Strategy on Homelessness 2020-2030**

The Strategy outlined the role of the City of Fremantle to address homelessness with key stakeholders. The City ensures it works with the sector and the State Government in a collective impact approach. The Strategy has provided the framework to which the City responds to homelessness and has guided the direction of resources to achieve the key responsibilities.

In January 2021, Council reiterated its continued support for the Housing First model as the centre of All Paths Lead to a Home: WA's 10-Year Strategy on Homelessness 2020-2030.

The City has supported successful projects like the 20 Homes 20 Lives and continues to see the expansion of this approach as central to ending homelessness in Fremantle and beyond. Further Council reaffirmed its direction to

- Support of a Common Ground in Fremantle to deliver a housing first approach



and wrap around services to support tenants with complex needs by providing a permanent home.

- Advocacy for well-resourced and funded service provision to address housing and homelessness issues in Fremantle.
- Noting the net decrease in public housing has reduced the number of affordable housing options in Fremantle.

The City continues its efforts in advocacy to State Government on the above points. The City was not successful in its bid for the second Common Ground in WA, despite high numbers of homelessness.

In November 2021, the City of Fremantle endorsed the Homelessness Action Plan 2021- 2024 as an informing strategic document to guide the City's response to homelessness. The principles of the Homeless Action Plan are

- a. Direct evidence-based advocacy to increase investment in local services and resources to meet the needs of people in Fremantle.
- b. Support and coordinate the delivery of initiatives that provide opportunity for active participation community connection and resilience.
- c. Build a greater understanding in the broader community of the roles, responsibilities, and priorities in responding to homelessness and its impacts.

The three key focus areas of the City of Fremantle Action Plan are

1. Accessible information.
2. Support and Assist.
3. Advocacy.

The City is a key member of the Human Services District Leadership Group which is the backbone support to the Interagency Homelessness Working Groups, such as Imagined Futures originally called the Southwest Metropolitan Partnership forum (SWMPF).



## Consultation Feedback

### All Paths Lead to a Home – 10-year strategy to end homelessness

To improve the delivery of the WA State Government Strategy 'All Paths Lead to a Home' progress reporting is required to the broader sector and at a local level with Local Government. Local Governments need to be aware of the clear indicators of what is being achieved and where the gaps are.

Local Governments need to be consulted and engaged in the planning and implementation of the actions. Local Governments are not always engaged and therefore not empowered to support place-based approaches or have input on the needs or potential impacts of service provision. As noted in the State Government Strategy, All Paths Lead to a Home, Local Governments are best placed to inform localised responses to homelessness.

State Government or WALGA training for Elected Members is required across Western Australia. All Local Governments have a role to play in delivering on responsibilities and a united approach across Local Governments in Western Australia can have positive social outcomes, but it requires alignment and commitment to the same vision.

### Existing data systems and how data informs service delivery

The Fremantle Community Legal Centre offers support and advice on affordable housing, access to reasonable living standards, equality, and dignity. Domestic Violence and Financial disadvantage are the two main reasons people seek support from the Fremantle Legal Centre. There has been a 32% increase of clients experiencing disability or mental illness in recent years. COVID has resulted in a 10% increase of clients seeking legal advice and assistance on tenancy matters and significant increase in child contact orders.

Client experiences and case studies can provide valuable information to State Government on systemic issues in accessing services, availability of services and understanding the scale of issues experienced by clients. This data can inform resources and service based on need. Should Local Governments be engaged for data and reporting, it can inform procurement of services.

The By Name List needs to be aligned to Local Government areas and boundary to improve responsiveness to trends at a local level. The data breadth is too wide and difficult for Local Governments to understand what is happening in their patch and respond locally. The By Name List needs to be extended to all local governments in



WA, with data recorded as such, to ensure consistency of data, supporting a No Wrong Door Approach and ensuring one single 'source of truth'.

Confidentiality can be retained whilst acquiring a much-needed understanding of what services are being accessed and the frequency. This would improve State Government ability to respond to localised needs and tender appropriately. Accessibility to this data is inconsistent however, if the data system could be improved to provide more agencies with accessibility to the data, it can improve grant applications and adaption to services based on trends and transient nature of homelessness.

In line with the "whole of community approach", State Government needs to consider not for profits and grass root organisations which service people experiencing homelessness outside funding arrangements. Often, they are the first point of contact and service people who are experiencing homelessness and/or at risk of homelessness with essential services such as food. The data and information are key to cross state department collaborations – health (Homeless healthcare, Street Doctor, MCHOT), Food (over 50 services in just Perth and Fremantle alone)– these give an indication who is not surviving on Centrelink or minimum wage occupations and risk falling in the homelessness. Prevention is better than the cure.

A shared data system accessible by local governments to understand the number of people accessing drop-in centres or specialist homeless services in the Local Government area is required. It helps inform the need for essential services in the public realm, reduce duplication of specialist homeless services and if they have the capacity to increase essential service provision. If the need is exceeding capacity, changes can occur in funding at a state level or through resourcing to service the trends, rather than a service gap which is filled by unqualified (at times) grass roots community. The reliance to analyse the bigger picture of quantity of service delivery for homelessness is left to Local Governments.

The data needs to take in to account other Department statistics – Justice, Health, Disability, Child Protection, Family and Domestic Violence – these all feed into the holistic picture of homelessness and people who are entering homelessness and/or rough sleeping. The data systems need to talk to each and requires a hierarchy of data and evaluation – across departments and State to Local to grass roots.

Under the current homeless service delivery structure, Local Governments are required to cut and analyse various data sources from State, not for profit and grass root organisations to gain a holistic understanding of their area specific needs and try to align service providers and stakeholders to work collaboratively to address the impacts of homelessness in their Local Government. This is no easy task and often confidentiality issues prevent sharing of data. It has a very large strain on Local Government resources. This could be resolved through funding of a Local Area Coordinator or financial support to a position in a Local Government.



## **Current funding and delivery of services**

### **Culturally Appropriate Services**

There are insufficient culturally appropriate services in many areas. The numbers of people who are experiencing homelessness or at risk of experiencing homelessness are higher in Aboriginal and Torres Strait Islander communities than non-Aboriginal communities. Some organisations will state to be culturally sensitive and competent, however not always appropriate to deal with community matters.

Increasing supports, funding and capacity building of Aboriginal Controlled Community Organisations is key to providing culturally appropriate services to the Aboriginal and Torres Strait Islander community. Local Governments are also on the journey of reconciliation. Understanding and implementation of the State Government strategy needs to work in collaboration with Reconciliation Australia and the uptake of Reconciliation Action Plans and cultural understanding in Local Governments.

### **LGBTQIA+ Services**

There are insufficient services for the LGBTQIA+ community who may be at risk of or experiencing homelessness. LGBTQIA+ specific services are few and far between and few organisations have undergone the rainbow tick accreditation. There are several religious not for profit organisations funded and operating in the Homelessness sector which require training and culture changes to be endorsed by the LGBTQIA+ community as a Safe organisation. Often transitional accommodation options are defined by gender and there is a gap of diversity options in accommodation to support the LGBTQIA+ community. Services need to be developed and implemented to meet the needs of the LGBTQIA+ community across all age cohorts of people experiencing homelessness. The State Government Strategy, All Paths Lead to a Home does not strongly represent the changes which need to occur in the service delivery and infrastructure model to support the LGBTQIA+ community.

### **Local Government Resources**

People sleeping rough have an impact on all the city's resources from – waste collection, parks maintenance, city rangers, economic development teams to support businesses and assets and infrastructure to rectify any vandalism. Community Development teams have been placed under large pressure because of the role defined in the State Government Strategy.

Few Local Governments have homelessness officer roles and do not have the additional funding and resources to support the responsibilities as defined by the State Government Strategy. Smaller Local Governments with larger homeless populations are required to coordinate grass roots service providers, develop and implement plans, identify land opportunities for housing, apply for funding to increase existing services which are not meeting capacity, develop stakeholder relationships and delivery provision of information.



General service gaps or services at capacity have seen the increase of grass root groups and individuals operating in the public realm. There is increasing pressure on Local Governments to create safe spaces for this service delivery to occur which has financial cost. Often grass root groups and well-meaning individuals require infrastructure to support service delivery including shade, access to water, power, toilets – essentially creating a drop in space in the public realm.

To establish these locations, considerable surrounding stakeholder engagement is required and ongoing safety management of these spaces to be successful. Local Governments are then required to manage and build capacity of community groups and individuals to deliver services in a safe way and in accordance with relevant public health acts. Any impacts of this service provision at a community and business level are managed by Local Governments. At times this can also mean additional financial contribution to support insurance and training for volunteers.

### **Mental Health Outreach and Assertive Outreach**

Increased numbers of people with complex mental health needs cause ongoing disruptions within the Fremantle CBD with no access for them to get the support they need. This has a negative impact on business and the wider community. The behaviour of some individuals who need support and act out, reinforces the negative and narrow mainstream narrative surrounding people experiencing homelessness.

The presence of Mental Health Outreach workers and Assertive Outreach Workers needs to increase. Funding from State Government should be aligned and targeted to each Local Government based on the number of people sleeping rough or experiencing homelessness. Those with higher numbers should have more assertive outreach workers and mental health outreach workers than those with lower numbers. Some Assertive Outreach workers are not qualified to deal with the degree of mental health complexities some people have, and this leaves a greater reliance on WA Police to diffuse situations or required to detain people under the mental health act.

The mental health complexities are also stretching sector funding, more time and resources are required to case manage and support housed individual with complex mental health needs. This means tender funding doesn't not go as far and not as many people can be helped. The service amount levels are not changed to reflect the increased complexities. State Government understanding of ground level situations and real experience is required to inform the development and procurement of services to be implemented at a local level. Without the real service delivery experience and understanding of this, procurement of services to meet need and capacity may never achieve what people need.

Some specific examples include: -

- Fremantle Hospital where Alma St discharge many patients to hotel accommodation, which is not sustainable.



- The need to develop transitional accommodation for patients' recovery prior to community release, like Tom Fisher house.
- Medical respite services – patients are discharged whilst still requiring ongoing medical treatment but unable to afford accommodation. The health service needs to consider accommodation for those who need ongoing medical services.
- The need for a bespoke Common Ground model in Fremantle
- Crisis Care provider (St Patrick's Community Centre) is not funded for weekend and after-hours services.
- Lack of a suitable site/infrastructure support for goodwill outreach providers (shade, water, public toilets) Freo Street Doctor – 82% of clients express severe and complex mental health issues

Services are limited by the funding offered by State Government. Afterhours and weekend penalties often determine service days and hours to ensure the greatest amount of support to people across a week, rather than service provision being determined by highest time of need. After hours and on weekends, people experiencing homelessness rely on grass roots groups and individuals to meet their priority needs. Looking at service provision as a 24-hour requirement would greatly reduce pressure on Local Governments and WA Police to fill the gaps.

### Funding

The overall coordination of homeless services need improvement. The sector shifts and changes in response to funding availability at Federal, State and Local level and from other parties such as Lottery West or Healthy WA or philanthropic sources. The sector is stretched as far as it can, and funding is always highly sought after. This can create a level of competitiveness between not for profits and shifting tides as to who is the lead agency pending of recent grant wins. This makes it difficult for Local Governments to know who to collaborate with on issues.

Collaboration and engagement needs to occur at a State Government level to channel the energies and goodwill of private companies and philanthropists. At times the contribution from these groups, whilst welcomed, can disrupt equilibrium of service provision, and add further complexities to the service ecosystem and funding channelled into areas outside prioritised need in the sector. Funding is distributed based on pitch or resourcing to harness these funding opportunities, rather than gaps in service provision.

There is significant competitiveness between the agencies to lead in an area which can create difficulties in collaboration at a local level. Funding needs to be considered across the State and/or metropolitan area and availability of services across the area. Consideration of coalition funding where organisations are required to tender for region areas, with one service as the backbone and others partner to provide resources. Local Governments can be involved in this process and potentially cofund with State on local services. There needs to be one point of contact for housing, health, outreach, mental health outreach, looking at service provision holistically rather than siloed. The



dispersion of services across various agencies across the state, even just the metropolitan area makes it difficult for Local Governments to collaborate on the issue and have a greater impact.

Funding models need to be secure for programs and services that support homelessness at the local level. This is particularly important for essential services such as GP outreach services like Street Doctor, Homeless health care and outreach services. These services are the first point of contact and continuity of these services is key to ensure referral pathways to long term opportunities like housing which support ending homelessness. Council has resolved in January 2021 to advocate for well-resourced and funded service provision to address housing and homelessness issues in Fremantle.

Government should be encouraged to support innovation and recognise success. The sector fights for funding to trial new ideas but when the model proves successful there is no avenue to secure sustainable funding to keep the work going. There is a general expectation that services somehow need to become self-sustaining which is not realistic. An example of this in Fremantle is the 20 Lives 20 Homes initiative which is highly successful, however does not have secure ongoing funding. Ongoing funding needs to be provided to successful innovative initiatives.

### **Local Government Partnership Fund**

The Local Government Partnership Fund was important as Homelessness can be difficult to service due to differing perceptions on the roles and responsibilities between Federal, State, Local and not for profit. Whilst the Department of Communities Homelessness Strategy has outlined roles and responsibilities for local governments to support people experiencing homelessness in WA, not all local governments are resourced (financially and/or people resources) to deliver on the expected role. This is especially true when the number of people experiencing homelessness is outside of the Local Governments control and some Local Governments have higher numbers than others. In the metropolitan context in particular, people experiencing homelessness can be quite mobile requiring a regional response to reduce service duplication.

The fund supports Local Governments to align to the State Government Strategy and through local need, submit for funding to deliver projects to meet the role of Local Government. Homelessness can be political in nature with varying perceptions of the role of Local Government and the expenditure of rate payer money towards an issue which is perceived as a Federal and State Government issue. Some rate payers would prefer to see generated rate revenue spent on services and infrastructure which directly impacts those who contribute to the rates. The fund provides the opportunity for Local Governments to co fund and meet the expectations of all its stakeholders while contributing to ending homelessness in WA.

The funding timelines does not align to Local Governments budgeting process, with a need to co-fund which will require (majority) of proposals to go to Council for budget



amendment endorsement. The timing does allow for adequate due diligence in this process. The timelines do not consider stakeholder engagement and project proposal planning to ensure quality applications with certainty of ability to deliver.

The fund needs to include the ability to expand/improve existing services that are working well. Often the need is for existing services to have increased capacity rather adding addition innovative initiatives which further dilute the ecosystem of homeless services and add further complexities to the No Wrong Door Approach. There needs to be consistent funding to allow for the growth and impact of key programs. Solving homelessness will not be quick and the funding parameters need to understand and support the longevity of innovative place-based programs.

The fund requires Local Governments to become lead procurers and creators of homeless services. This sits outside of the outlined key role of local government in the State Government Strategy and the role outlined in WALGA's policy on homelessness. By putting Local Governments as the lead procurers and in essence competition with each other for funding, it negatively impacts the ability to work collaboratively and further increases competition in the not-for-profit sector to partner with Local Governments. Not for profits have finite resources and this addition funding stream can divert resources away from service delivery to partnership building for additional funding.

Some Local Governments are spoilt for choice in local providers whilst others have very few to choose from. This can be difficult from procurement perspective and alignment to the no wrong door approach. In some Local Governments there is a reliance on grass roots operations rather than specialist homeless services which align to the No Wrong Door Approach and the State Government Strategy.

### Place based responses

Consideration needs to be given to State Funding to lead agencies across the spectrum of homelessness supports, ensuring they can operate in all areas of Western Australia. Homelessness does not stop at Local Government borders and as an example having different lead agencies in outreach services in neighbouring local governments where the homeless population is transient, can lead to duplication of services and duplication of case management which is not good use of resources or funding. This also dilutes the impacts of the No Wrong Door Approach.

Whilst the 10-year State Government Strategy suggests a Place Based Approach, it is needs to be improved. This is evidenced by data and trends systems being collated across multiple areas despite vast geographical space and procurement tendered in a siloed approach, housing, health, outreach etc. As acknowledged in the State Government Strategy when it states that "local governments vary significantly in terms of size, rate payer bases and the nature of issues in the local government area", not all Local Governments have the resources or council appetite to utilise rate payer funded for dedicated homelessness resource in the organisation, nor should this responsibility fall to local governments to coordinate.



If homelessness and the services were considered from a place-based approach, funding distribution could be considered in area specific and channel funds to address high homelessness numbers in particular areas. Local Governments need to be included in the tender development process across the spectrum of homelessness services and be part of the conversation, rather than left to manage the relationships and delivery once a service has been tendered.

WALGA has a role to play in coordination of Local Governments as key funding delivery partners, perhaps in shared procurement of lead agencies for services, such as outreach in connecting rough sleepers to services, and the fund be considered for grouped local government targets i.e., Rockingham & Mandurah and Cockburn, Fremantle, and Melville, etc. Current procurement of services at a Local Government level allows for too much diversity in service costs, often dictated by the Local Governments budget and not for profits bidding for the amount rather than fair and equitable charges for service.

To improve coordination between State Government and Local Government initiatives, as well as support more sustainable solutions that will ensure greater impact, staffing resources need to be considered – potentially a Local Area Coordinator funded through State which works with region specific local governments to develop programs and initiatives which link not for profit, local government, and state government for improved alignments to State Government Strategy and collaboration.



## Any other related matter

A review of the current provision of funding and service delivery in alignment the WA Government Strategy must consider the broader contributors to homelessness. Often service provision and funding of essential services relates to Managing Homelessness rather than an approach to ending it. Any review of the effectiveness of the service funding must consider Housing, Health, Justice, Education and Disability. The intersectionality of these service streams, ultimately play a lead role in the rate of homelessness and need to work efficiently in collaboration to achieve the vision of ending homelessness in Western Australia. Often service providers operating in essential services are doing the best they can within funding and service constrains where there is no provision to exit people from homelessness into sustainable housing. Until this is possible, homelessness will continue to be managed. Local Governments have limited sphere of influence and control of the provision of social housing and affordable housing.

## Housing

Housing options need to be available across a range of Local Governments Authorities. People need to be connected to their communities and support structures to succeed, and otherwise may be constrained to re-establish themselves in a new area where they may not be in a strong position to succeed. The short supply of accommodation and housing options available to people exiting homelessness, may be contributing failed placements if people are not placed in communities where they feel most connected or have high level of supports.

The City of Fremantle has collaborated with key service providers to achieve great housing successes. The 20 Lives 20 Homes (20:20) program commenced in 2019 in Fremantle and is the first place-based trial in WA of the 50 Homes 50 Lives (50:50) Housing First model, which has now transitioned into a broader Zero Project that adopts the Advance to Zero methodology aimed at ending rough sleeping.

The St Patrick's 20:20 team, work alongside RUAH and a range of collaborating agencies, to provide intensive wrap-around support to individuals facing complex barriers to exiting homelessness. The project takes a person-centered and trauma informed approach, with brokering of housing, and provision of support to sustain housing retention.

The UWA Home2Health team has been leading the evaluation of the 20:20 program since its inception, with the evaluation funded by the City of Fremantle. The first evaluation snapshot (released November 2020) summarised the demographics and complex needs of the first 21 people supported by the 20:20 program and highlighted the range of different housing and accommodation options that people had been connected to as part of the person-centred ethos of Housing First. The first snapshot also included case studies of some of the people supported by the 20:20 program, with



compelling accounts of how it had changed their lives and what it means to them to now be housed.

Recent data gathered by homelessness organisations based in Fremantle suggest that since the COVID-19 pandemic began, the homeless population in Fremantle has grown significantly. This has added impetus for the continuation of the 20:20 program. St Pats have recently received approval for funding an extension of the 20:20 program through to 30 June 2022 from Lotterywest, with further support from the City of Fremantle extend their funding of the independent UWA evaluation of the program to that date also.

‘My Home’ is a new initiative to provide housing for homeless people, operated by a housing provider, at no cost to government. ‘My Home’ is a proposed 3-way partnership between government, not-for-profit and the private sector, and is based on the Housing First model. The Housing First model is guided by the principle that a homeless individual's primary need is to obtain stable housing firstly, followed by the provision of support services that can help the individual re-engage with the community and ultimately become self-sufficient.

The City of Fremantle approved a one-off grant/financial contribution equivalent to 100% of the City's Building Permit Fee (excluding applicable levies) valued at \$4,976.06 payable for the My Home development at 5 Congdon Street, North Fremantle as an in-kind contribution towards the project.

The city developed and implemented initiatives to incentivise affordable housing in some areas. The initiatives included bonus provisions in the city's planning scheme which has achieved mixed success. It is difficult to ensure the affordable housing under this provision remains as such in the future as regulation/enforcement is not simple. To make this a feasible option for developers, the financial incentive needs to be greater than those able to be provided by Local Governments under the planning scheme. A Government led initiative with tax incentives would be a better option and yield greater success and uptake from developers. Review of the Build to Rent initiative is also required and the role this plays in the provision of affordable housing.

The Housing sector could be improved by making flexible “gap” funding available to help local initiatives get off the ground which leverage partnerships, co-funding, land donations, and the like that provide value for money particularly from the community housing sector. Gap funding which supports collaborative initiatives which various agencies pool resources like land, assets, infrastructure, and other cash, where Government supports financially with gap funding to help get innovative initiatives off the ground.

### **Housing First Model**

An understanding of what housing options are available in each Local Government under the Housing First Model, funded by State Government, the availability of these



accommodations and how many beds are available each month and how many placements occur each month. This coupled with an understanding of the referral pathways for Local Government with appropriate levels of outreach based on the number of people experiencing homelessness in that Local Government can assist to channel people through the right pathways. This also allows for analytics at a local level of any changes to rough sleeper numbers (i.e., Project Zero and functional zero)

Local Governments need to be included in the tender process for housing options within their Local Government. As noted in the State Government Strategy “The knowledge of place that sits with local government can be better used to inform resourcing decisions by State Government and to create places that are safe for people experiencing homelessness”.

However Local Government is often not consulted until decision are made and have not had the opportunity to contribute to decision making or the impacts of service provision in certain areas. Local Governments need to be consulted on the planning and implementation of social housing. Local Governments are the experts of their areas and understanding any impacts from delivery of social housing and can prevent future issues pertaining to social housing if they are consulted and at the table in the planning phases.

Some additional measures that would be helpful include: -

- Provide the appropriate housing in a place-based approach through the evaluation of trends and data.
- When selecting sites for affordable housing, ensuring the needs of the future residents and the impacts on existing residents and neighbours are considered, however Local Governments are often not included in discussions or proposals.
- Ensure community housing is not concentrated and dispersed through neighbourhoods (appropriately).
- Address the need. Supported housing model's such as 50 Homes 50 Lives projects.
- Review housing stock, not enough 1- or 2-bedroom properties that are deemed accessible.
- Child minding facilities be considered as part of the Common Ground model, many single women with children find it difficult to access child minding therefore impacts work opportunities.
- Community housing needs to be matched to support services with the viewpoint that some people may need long terms supports potentially forever. The support services must be present and working effectively for individuals to be successful in their housing journey. If they are not procured in respect to each, they will not be successful.

State Government needs to provide direct and clear information to Local Government on who the funded key providers are for the Housing First Model, and what the referrals pathways are, limitations, expectations etc. Local Governments can assist in the wrap



around support of access to information, community programming, inclusion etc. if they are aware of the framework of stakeholders at a local level.

Local Governments could provide further support to those recently housed if the role was better defined and Local Government engaged after a person is recently housed. Neither the sector nor Local Governments are resourced to support this. However, if a place-based approach and improved coordination through a funded resource was available this could be better. Through the establishment of systems and protocols via the State Government Strategy, Local Governments will be better placed to support with the provision and accessibility of information to ensure newly housed residents are connected and engaged in the community

### Transitional Accommodation/Lodging Houses

The role of Lodging in the housing system as a source of long-term housing for people who chose it. An issue for Fremantle is the ageing nature of housing stock and the risk facilities may need to be shut down if agencies are unable to secure significant investment in upgrades. Unfortunately lodging did not qualify for the SHERP refurbishment funding given the low capital per building (\$500k) making it unrealistic to apply as it would have left a significant gap in remaining funds required for the projects to be viable.

Housing First has also included Transitional/Temporary accommodation in backpackers and lodging houses, funded by Department of Communities, Department of Health, Department of Justice, and the Mental Health Commission. These agencies do not consult together prior to placement of individuals into temporary accommodation. Individual with highly complex needs is often housed with those from another Department leading to inappropriate housing.

The lack of consultation with Local Government on these placement and often high ratio, leads to a change in community which Local Government then must utilize resources to remedy. Often the housing options are not with Specialist Homeless Services and individuals lack the supports they need to integrate into community and be successful in their housing journey. In one situation in Perth 2 years ago, a fire occurred in a backpackers which resulted in a fatality. Local Governments are the knowledge holders for lodging and accommodation and any public health related matters and should be consulted.