



# Community Housing Prequalification Scheme – Definitions

## Communities' geographic locations

A list of local government areas within each Communities' region is included in [Appendix A](#). In a small number of cases local government areas are split across two regions.

- **East Metropolitan:** The East Metropolitan region includes the regional centres of Cannington and Armadale and local government areas of Armadale, Belmont, Canning, Gosnells, Kalamunda, Murray, Serpentine-Jarrahdale, South Perth and Victoria Park.
- **Goldfields-Esperance:** Goldfields-Esperance includes the larger regional centres of Kalgoorlie, Esperance, Laverton and Leonora and local government areas of Coolgardie, Dundas, Esperance, Kalgoorlie-Boulder, Laverton, Leonora, Menzies, Ngaanyatjarraku and Ravensthorpe.
- **Great Southern:** The Great Southern includes the larger regional centres of Albany, Denmark and Katanning and local government areas of Albany, Denmark, Broomehill-Tambellup, Cranbrook, Gnowangerup, Jerramungup, Katanning, Kent, Kojonup, Plantagenet and Woodanilling.
- **Kimberley:** The Kimberley includes the shires of Wyndham-East Kimberley, Broome, Derby-West Kimberley and Halls Creek.
- **Midwest-Gascoyne:** The Midwest and Gascoyne include the larger regional centres of Carnarvon and Exmouth and the local government areas of Carnamah, Carnarvon, Chapman Valley, Coorow, Cue, Exmouth and Greater Geraldton.
- **North Metropolitan:** The North Metropolitan region includes the regional centres of Perth CBD, Joondalup and Midland and local government areas of Bassendean, Bayswater, Cambridge, Chittering, Joondalup, Nedlands, Perth, Stirling, Subiaco, Swan, Vincent and Wanneroo.
- **Pilbara:** The Pilbara includes the larger regional centres of Port Hedland, Karratha, Newman, Tom Price and Onslow and the local government areas of Ashburton, East Pilbara, Karratha and Port Hedland.
- **South Metropolitan:** The South Metropolitan region includes the regional centres of Fremantle, Rockingham and Mandurah and local government areas of Boddington,

Cambridge, Canning, Claremont, Cockburn, Cottesloe, East Fremantle, Fremantle, Kwinana, Mandurah, Melville, Mosman Park, Murray, Nedlands, Peppermint Grove, Rockingham, Wandering and Waroona.

- **South West:** The South West includes the larger regional centres of Bunbury, Busselton, Collie, Manjimup and Margaret River and local government areas of Augusta, Margaret River, Boyup Brook, Bridgetown/Greenbushes, Bunbury, Busselton, Capel, Collie, Dardanup, Donnybrook-Balingup, Harvey, Manjimup and Nannup.
- **Wheatbelt:** The Wheatbelt includes the larger regional centre of Northam and local government areas of Beverley, Brookton, Bruce Rock, Corrigin, Cuballing, Cunderdin, Dalwallinu, Dandaragan, Dowerin, Dumbleyung, Gingin, Goomalling, Kellerberrin, Kondinin, Koorda, Kulin, Lake Grace, Merredin, Moora, Mount Marshall, Mukinbudin, Narembeen, Narrogin, Northam, Nungarin, Pingelly, Quairading, Tammin, Toodyay, Trayning, Victoria Plains, Wagin, Wandering, West Arthur, Westonia, Wickepin, Williams, Wongan-Ballidu, Yilgarn and York.

## Products

- **Affordable housing:** Housing that must be leased to eligible persons at a rent less than 75 per cent of market rent or in accordance with the relevant 'Band B' provisions outlined in the Community Housing Income and Asset Limits Policy and Community Housing Rent Setting Policy.
- **Boarding and lodging housing:** Terms often used interchangeably. Lodging house is defined under legislation as meaning any building or structure, permanent or otherwise, and any part thereof, in which provision is made for lodging or boarding more than 6 persons, exclusive of the family of the keeper. A Boarding House may also provide meals and other services such as laundry to residents.
- **Crisis accommodation:** Umbrella term used to refer to housing for people experiencing homelessness or housing and or refuge services for women and children escaping family and domestic violence. Can be short to medium term accommodation and may involve a range of supports. This housing might be allocated according to income eligibility and rent settings consistent with Social or Affordable Housing, as defined above.
- **Disability housing:** Housing for people with disability including psychosocial disability ("mental health"). Tenants may or may not require supports and may have varying requirements for modifications or require no modifications. This housing might be allocated according to income eligibility and rent settings consistent with social or affordable housing, as defined above.
- **FDV housing:** Provision of safe and supported accommodation to victims of family and domestic violence (FDV) who are homeless or at risk of homelessness due to FDV, predominately women and women with children. This housing might be allocated according to income eligibility and rent settings consistent with social or affordable housing, as defined above.

- **Social housing:** Rentals for very low to low-income households managed by the Western Australian State Government (Public Housing) and the not-for profit and local government sectors (Community Housing). Eligibility and rent setting for social housing delivered by CHOs is in accordance with 'Band A' provisions of the Community Housing Income and Asset Limits Policy.
- **Transitional housing:** Provides participants with an affordable rental property, along with access to a range of services that focus on employment, education, financial independence, household management and wellbeing. This housing might be allocated according to income eligibility and rent settings consistent with social or affordable housing, as defined above.

## Cohorts

- **55 and above:** Persons aged 55 years and above.
- **Aboriginal:** A person of Aboriginal or Torres Strait Islander descent who identifies as an Aboriginal or Torres Strait Islander.
- **Men:** Persons who have male, or predominantly male biological characteristics, or male assigned at birth or a person who identifies and lives as a man.
- **Other:** Persons who have mixed or non-binary characteristics or a non-binary sex assigned at birth or persons who report as indeterminate, intersex, and unspecified.
- **People with a disability:** Includes persons who have long term physical, mental, intellectual, or sensory impairments which in interaction with various barriers may hinder their full and effective participation in society on an equal basis with others.
- **Women:** Persons who have female or predominantly feminine biological characteristics, or female sex assigned at birth or person who identifies and lives as a woman.
- **Women and children:** Persons who have female or predominantly feminine biological characteristics, or female sex assigned at birth who are also accompanied by one or more children aged under 18 years of age.
- **Youth:** Defined as persons aged between 10 to 24 years and could be broken down to the following:
  - early adolescence 10 to 14 years
  - late adolescence 15 to 19 years
  - young adulthood 20 to 24 years
  - in an independent accommodation/housing context youth would generally refer to the Late adolescence and early adulthood age group.

## Model type

- **Capital grant:** Development involving an upfront capital grant from the State Government for the purpose of funding the costs of developing new housing (partly or entirely) as agreed with the State Government. The capital grant would typically trigger a requirement to allocate the dwellings to a specified cohort or program for a specified period.
- **Commonwealth contribution:** Development involving debt financing or grant, from one of Housing Australia's financing facilities. These include the Affordable Housing Bond Aggregator, Future Fund Facility, National Housing Accord Facility, National Housing Infrastructure Facility Critical Infrastructure or Social and Affordable Housing.
- **Debt finance:** Development involving debt finance sourced from an external lender, such as private banks, institutional funds or other third parties normally with an agreement to pay the money back, with interest, by a specified future date.
- **Headlease:** Completed dwellings leased by the State Government for the purpose of sub-letting to an eligible tenant. CHPs would benefit from all rental income but would typically be required to allocate the dwellings to a specified cohort or program for a specified period and undertake property maintenance as defined in the headlease.
- **Joint venture:** Development of specific projects involving partnership with State Government as co-principals. Typically, this would involve the creation of a new legal entity which defines the relationship, including structure, governance and obligations, financial contributions and division of profit and losses.
- **Land contribution (freehold or ground lease):** Development involving an in-kind or significantly discounted contribution of land from the State Government to deliver housing as defined in the project specification. The land contribution could be vested as freehold, or ground leased.
- **Public private partnership:** Development involving a long-term arrangement between the State Government and a CHP for the purposes of development, delivery, operations, maintenance, and financing of housing. Typically, this would involve risk sharing, State Government contributions (land, capital or other support) and payments (in the form of rent from tenants) for service delivery.
- **Land contribution plus capital grant:** Development involving an in-kind land contribution as well as upfront capital grant, as defined individually above.
- **Self-funded:** Development of housing funded entirely using CHP equity and/or business revenue or equity finance.

## Partnership affiliations

- **Employment and training assistance:** A partnership with a person or business involved in employment and training assistance, including specialist services such as assessment of the aptitudes, abilities and skill levels of tenants, advice on education and training activities in preparation for employment, placement assistance and referrals to employment or training opportunities.
- **Health support, including mental health, drug and alcohol:** A partnership with a person or business involved in health support, including specialist services such as assessing, recording, maintaining and improving tenant health, diagnosing illness or disability, treating illness or disability and advising on services to help sustain improvements in a tenant's health.
- **Other:** Any other partnerships with persons or businesses that are designed to improve the CHP's capacity and capability to deliver, operate, maintain or finance social and affordable housing.
- **Project finance:** A partnership with a person or business involved in project finance, including lending for the purpose of property development ventures. This partnership might involve some expectation of financial return from project revenues.
- **Property developers:** A partnership with a person or business involved in property development, including specialist services such as the construction, reconstruction, alteration or improvement of residential land or buildings.
- **Special purpose vehicle (SPV):** A formal partnership with other businesses involved in the provision of social and affordable housing. The purpose of delivering social and affordable housing should be formally recognised in the entity's constitution. The entity should have at least one member that is a CHP.
- **Tenancy support:** A partnership with a person or business involved in tenancy support, including specialist services to address rental arrears, housing conditions and cleanliness, anti-social behaviour, budgeting, filling in paperwork, appropriate methods of housekeeping and home management.

## Other definitions

- **Community Housing Organisation (CHO):** Any not-for-profit organisation incorporated under the Law of the Commonwealth of Australia or the State of Western Australia, or a local government, providing social housing or affordable housing to eligible persons.
- **Dwellings:** A dwelling is a building where someone lives, includes houses and apartments.
- **Grouped dwellings:** Refers to development of two or more dwellings where it is contained on one site, often using shared walls, but with no dwelling placed wholly or partially above another.
- **Homelessness:** A person is considered homeless if they do not have suitable accommodation alternatives and their current living arrangement:
  - is in a dwelling that is inadequate
  - has no tenure, or if the initial tenure is short and not extendable
  - does not allow them to have control of space for social relations.
- **National Disability Insurance Scheme (NDIS):** Provides funding supports and services for Australians with a permanent and significant disability to help them achieve their goals. Funding is based on the person's individual needs, and the person has choice and control over how their funded supports are provided and which service providers they use.

**Social housing units:** Refers to the number of social housing dwellings



## Appendix A

### List of local government areas within Communities regions

**Note:** An asterisk (\*) denotes the local government area sits across more than one region.

#### East Metropolitan

- Armadale
- Belmont
- Canning\*
- Gosnells
- Kalamunda
- Murray\*
- Serpentine -Jarrahdale
- South Perth
- Victoria Park

#### Midwest Gascoyne

- Carnamah
- Carnarvon
- Chapman Valley
- Coorow
- Cue
- Exmouth
- Greater Geraldton
- Irwin
- Meekatharra
- Mingenew
- Morawa
- Mount Magnet
- Murchison
- Northampton
- Perenjori
- Sandstone
- Shark Bay
- Three Springs
- Wiluna

- Yalgoo

#### Goldfields-Esperance

- Coolgardie
- Dundas
- Esperance
- Kalgoorlie-Boulder
- Laverton
- Leonora
- Menzies
- Ngaanyatjarraku
- Ravensthorpe

#### Great Southern

- Albany
- Denmark
- Broomehill-Tambellup
- Cranbrook
- Gnowangerup
- Jerramungup
- Katanning
- Kent
- Kojonup
- Plantagenet
- Woodanilling

### **North Metropolitan**

- Bassendean
- Bayswater
- Cambridge\*
- Chittering
- Joondalup
- Nedlands\*
- Perth
- Stirling
- Subiaco
- Swan
- Vincent
- Wanneroo

### **Pilbara**

- Ashburton
- East Pilbara
- Karratha
- Port Hedland

### **South Metropolitan**

- Boddington
- Cambridge\*
- Canning\*
- Claremont
- Cockburn
- Cottesloe
- East Fremantle
- Fremantle
- Kwinana
- Mandurah
- Melville
- Mosman Park
- Murray\*
- Nedlands\*
- Peppermint Grove
- Rockingham

- Wandering\*
- Waroona

### **South West**

- Augusta Margaret River
- Boyup Brook
- Bridgetown-Greenbushes
- Bunbury
- Busselton
- Capel
- Collie
- Dardanup
- Donnybrook-Balingup
- Harvey
- Manjimup
- Nannup

### **Kimberley**

- Broome
- Derby-West Kimberley
- Halls Creek
- Wyndham-East Kimberley

### **Wheatbelt**

- Beverley
- Brookton
- Bruce Rock
- Corrigin
- Cuballing
- Cunderdin
- Dalwallinu
- Dandaragan
- Dowerin
- Dumbleyung
- Gingin
- Goomalling
- Kellerberrin
- Kondinin
- Koorda
- Kulin
- Lake Grace
- Merredin



- Moora
- Mount Marshall
- Mukinbudin
- Narembeen
- Narrogin
- Northam
- Nungarin
- Pingelly
- Quairading
- Tammin
- Toodyay
- Trayning
- Victoria Plains
- Wagin
- Wandering\*
- West Arthur
- Westonia
- Wickopin
- Williams
- Wongan-Ballidu
- Yilgarn
- York