

Yarrabah Social Housing

Qld Plan Foundation: Community, Regions, Health and Wellbeing, Environment, People and Infrastructure

Northern Australia Priority: Simpler land arrangement to support investment / A northern Workforce for Growth / Good governance for Northern Australia.

State Electorate: Mulgrave

Federal Electorate: Kennedy

Council: Yarrabah Aboriginal Shire Council

Priority Recommendation

FNQROC seeks State & Federal Government funding support for the following priority projects:

1. 235 new dwellings - \$124.6million
2. Associated trunk infrastructure - \$110.75 million
3. Upgrades to existing housing - \$14.04 million
4. Repairs and maintenance to existing housing - \$4.26 million

Project Overview

Yarrabah currently has a catastrophic housing crisis with over half the population homeless. There are 4,500 people living in the community with 364 social houses and approximately 700 people waitlisted.

A 15% contingency takes into account anticipated missing data from individual applications and fluctuating family numbers, given between 80 – 100 babies are born in Yarrabah per year. The contingency below doesn't account for the overcrowding, just the fluctuation of documented families on the existing wait list.

Bedroom numbers	Numbers of applications	Numbers of people within applications that is – total on list	With 15% contingency (as a minimum)
2	133	204	234.5
3	34	88	101.2
4	30	123	141.45
5	23	125	143.75
6	14	73	83.95
	235	613	704.85

Yarrabah has 99 year leases available which could be leveraged to assist resolve this issue however lending is only available from Indigenous Business Australia (IBA).

Yarrabah needs 235 new dwellings for:

- 700 existing individuals on the wait list;
- Account for the existing numbers of those living in houses that are unaccounted for on the wait list (who contribute to overcrowded homes);
- Allow for those living rough on the beach and in the bush that are unaccounted for a home or those outside of the urban areas such as those 200 mentioned below in makeshift housing.

Yarrabah also needs associated trunk infrastructure and upgrades, repairs and maintenance of existing housing stock.

There are also Yarrabah people living elsewhere that would return to Yarrabah if there was appropriate housing to return to.

Investing in new dwellings, infrastructure and upgrades, repairs and maintenance will provide not only basic human needs, but an opportunity for local employment, mitigate health and education concerns.

Council is Trustee of the DOGIT and as a Local Government Authority is limited with land and services.

Yarrabah Council has 2% of the total Local Government area now the DOGIT transfers to the RNTPBCs have occurred.

66% of DOGIT land is developed or committed; a further 17% is required for immediate needs i.e. the 700 houses, then 17% left for any future needs.

A summary of existing Council DOGIT land is as follows:

Land Holding Act Leases	5 ha
Registered Blockholder leases	15 ha
Leases in default	12.5 ha
99 year leases home ownership leases	1 ha
99 year rural residential leases	3.5 ha
Social housing	39 ha
Community infrastructure	35 ha
Cultural Heritage Protection	36 ha
High Coastal Hazard area	10 ha
Undevelopable land due to constraints	40 ha

Potential areas for growth include Back Beach, Wungu, King Beach and Bukki where there are current 99 year leases and approximately 200 dwellings with many of them makeshift housing. Some of this land is within RNTPBC areas.

Resolving this issue requires the support of both the State and Federal Governments in a strategic way lead at a local level.

Objectives of Yarrabah Aboriginal Shire Council relating to housing include:

- To provide safe, secure and functional housing in both the needed numbers and diversity required for Yarrabah demographics;
- To increase the occupation of vacant land currently leased by Yarrabah People for residential purposes;
- To make the best use of income from existing housing stock via rental, funding and the sale of social housing for home ownership;
- To identify the number of people – and their housing needs – living outside of Yarrabah waiting for the opportunity to move back home; and
- Investigate different housing styles to meet needs.

Yarrabah Housing Management Services ('Tenancy Management') currently manages, as landlord, approximately 364 community houses, ten employment related houses and six community houses within their housing portfolio. It is estimated that there are approximately 4,500 people living in Yarrabah, the Qld Statisticians Office (from ABS) estimates 2,689.

Yarrabah Social Housing (Cont.)

To immediately house the applicants on the wait list, get all existing houses back to condition and eliminate overcrowding, Yarrabah people need:

- A minimum of 700 new builds
- A minimum of \$231m to develop those 700 houses¹
- Associated operational works of a minimum \$120m.²
- A minimum of 52 hectares of developable land for housing
- A minimum of \$14.04m for upgrades to existing housing stock to get them up to standard³
- A minimum of \$4.26m for repairs and maintenance to existing housing stock to get them up to standard⁴
- A minimum of \$2.75m for community infrastructure such as parks and open space, pathways and cycle paths

Key Strategic Drivers

Economic	Increase the occupation of vacant land currently leased by Yarrabah People for residential purposes
Social Enterprise	Provide safe, secure and functional housing in both the needed numbers and diversity required for Yarrabah demographics. Provide an opportunity for those living outside of Yarrabah to return home. Address social determinants of health issues relating to housing.
Employment	Provide employment opportunities during and post build projects

¹ Based on an average of \$330,000 per house based on Yarrabah Djenghi

² \$172,250 per lot based on Yarrabah Djenghi works

³ Based on BAS condition assessments done in 2013 assuming the 117 under a score of 6 requires an average upgrade of \$120K per house to get it up to standard

⁴ Based on BAS condition assessments done in 2013 assuming the 213 between 6 and 9.5 requires repairs and maintenance of on average \$20k per house to get it up to standard.