

Australasian Housing Institute
1-Day Conference

Social Housing Policy

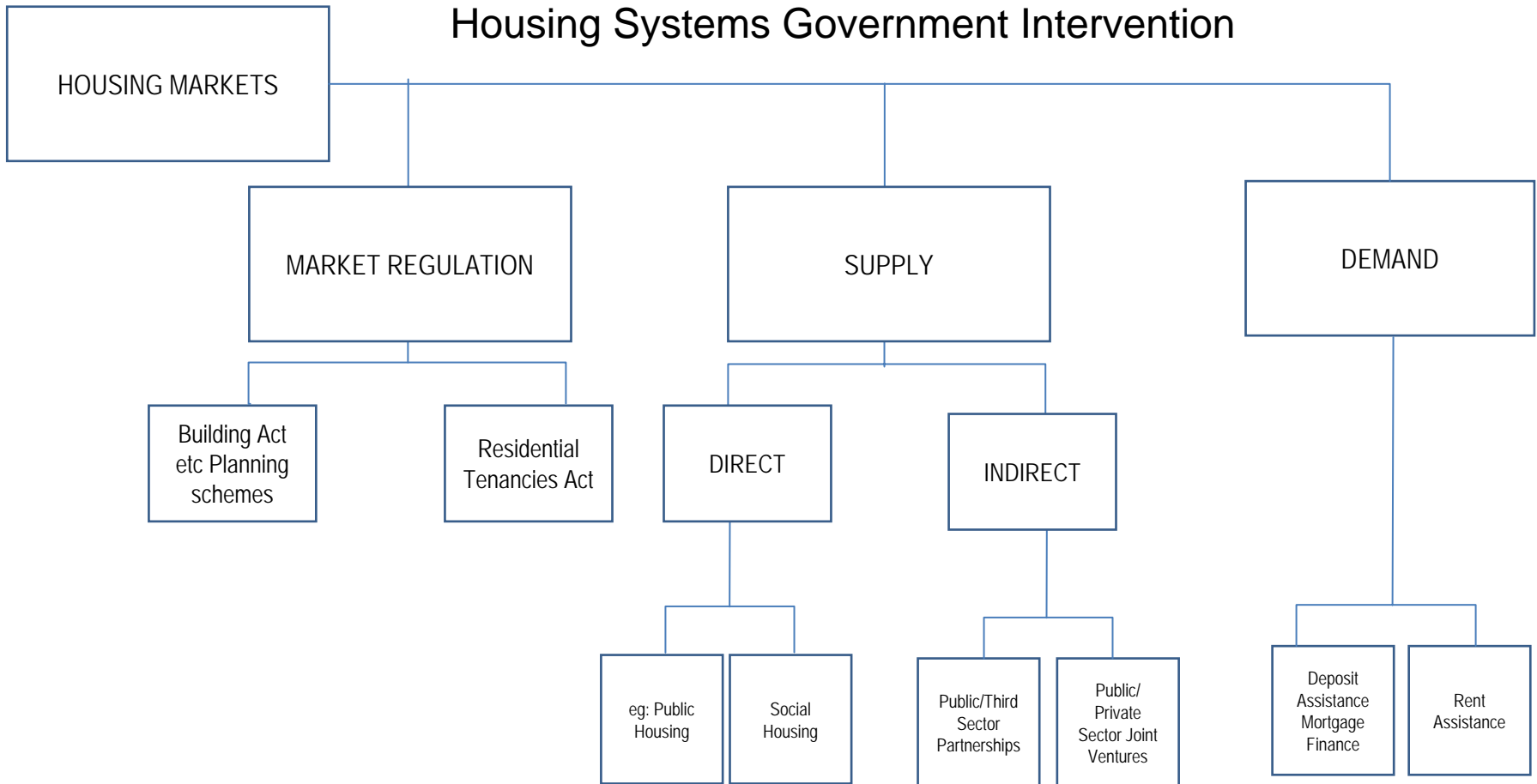
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A movie....



The Scope of Government Action

Housing Systems Government Intervention



The Problem We Now Face

- Protracted decline in housing affordability
- Declining/delayed home ownership
- “Housing stress” – especially in the private rental market
- Declining and unviable public housing
- Value for \$ of existing interventions not clear/ in dispute

How/Why Did We Get to this Point?

- Housing was central to the ‘first long boom’ – housing is peripheral to the current ‘long boom’.
- Changes in ideology and the role of the State
 - Neoliberalism at all levels
 - Political profile, negligible – no electoral consequences
 - Poor Federal-State relationships.

What Happens if we Carry On?

- Probably not much !
- More of the same
- Continuing slow decline

What Needs to be Done?

- Get the policy right !
 - Some old forgotten drivers
 - Links to the economy
 - Links to the labour market
 - Links to urban growth
 - Links to social mobility

Some New Drivers....

- Diversity of products and responses
- Contestability amongst providers
- Choice (for users and funders)
- Blended capital
- Consciously adding value

Some Out of Date Drivers.....

- Concentrations of stock (and the poor)
- Allocating scarce resources on a needs basis, ever-increasing targeting
- Subsidy-driven management (and ownership) models
- (effective) Government monopoly

Put the Tenants at the Centre of Everything

- Choice?
- Participation?
- Control?
- Value gain?

De-Construct the Old System and begin the Design of the New

- Some Proposals
 - Investigate options for community ownership of defined parcels of existing public housing
 - Assess the potential for these to provide equity for receiving landlords
 - Forgive debt (Commonwealth and State) on stock given to new social landlords
 - Negotiate a new rent assistance package for receiving social landlords
 - Establish ‘benchmark hurdle rates’ which might attract equity from private investors
 - Strengthen the Regulatory Framework for social landlords with Commonwealth-State reciprocity
 - Use new Federal funding to underwrite the cost (price) of transfers.

Energise the Housing System with a Range of Institutional Innovation which:

- Deal with issues in an *integrated* way
- Create frameworks to mobilise public/private capital
- Engage tenants and their communities meaningfully
- Deliver public policy and commercial results
- Consciously create and add value
- Create and support communities of diverse people and households
- Provide leadership to complex and local tasks

...and in doing so

Build more social housing