



Australasian **Housing** Institute
Supporting Housing Professionals

The Policy & Practice Forum

A truly diverse housing system by 2015?

Presented by Andrew Larkin

How diverse is the system now?

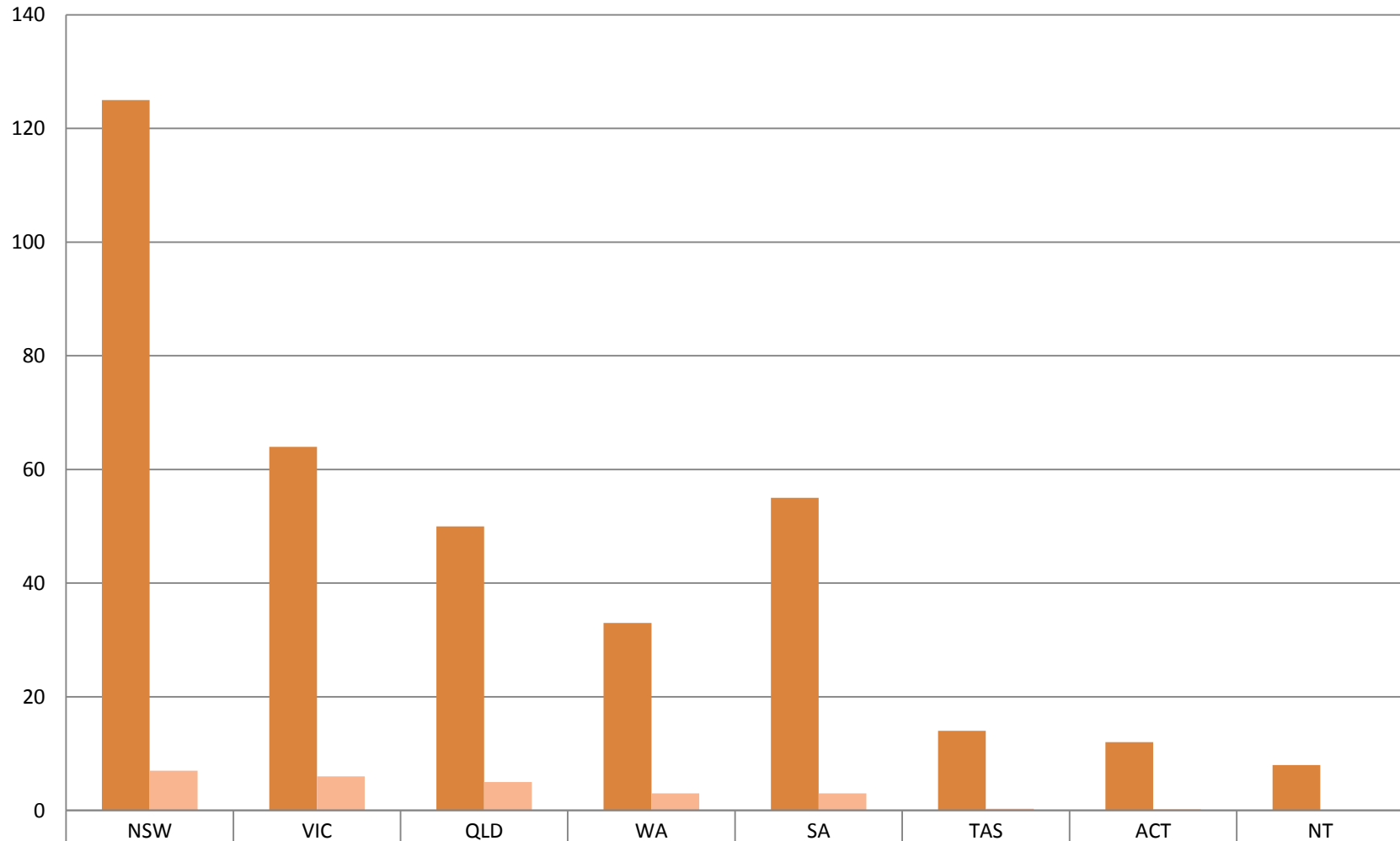
- Public Housing 336,000
- Community Housing 39,000
- SOMIH 12,000
- ICHO 15,000

20 years – has much changed?

- 1989 CSHA
- National Housing Strategy – Community Housing Program
- National Community Housing Forum
- State initiatives in the 2000's
- National Affordable Housing Agreement
- Housing Ministers' support for diversification

Record of the last ten years - 1999

	Public Housing	Community Housing
Total (Thousands)	361	24



Public Housing	125	64	50	33	55	14	12	8
Community Housing	7	6	5	3	3	0.3	0.2	0.1

Record of the last ten years - 2009

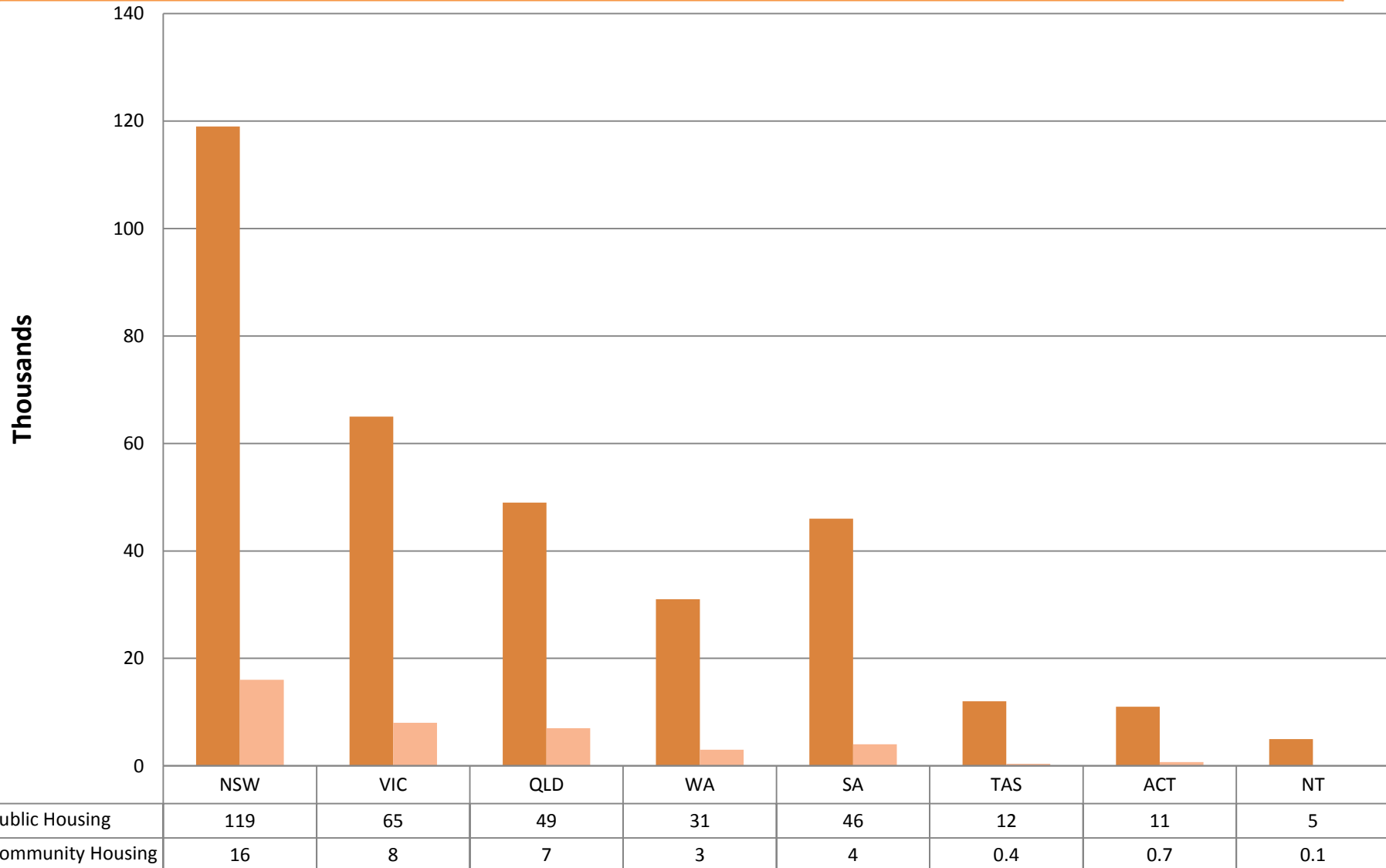
Public Housing

Community Housing

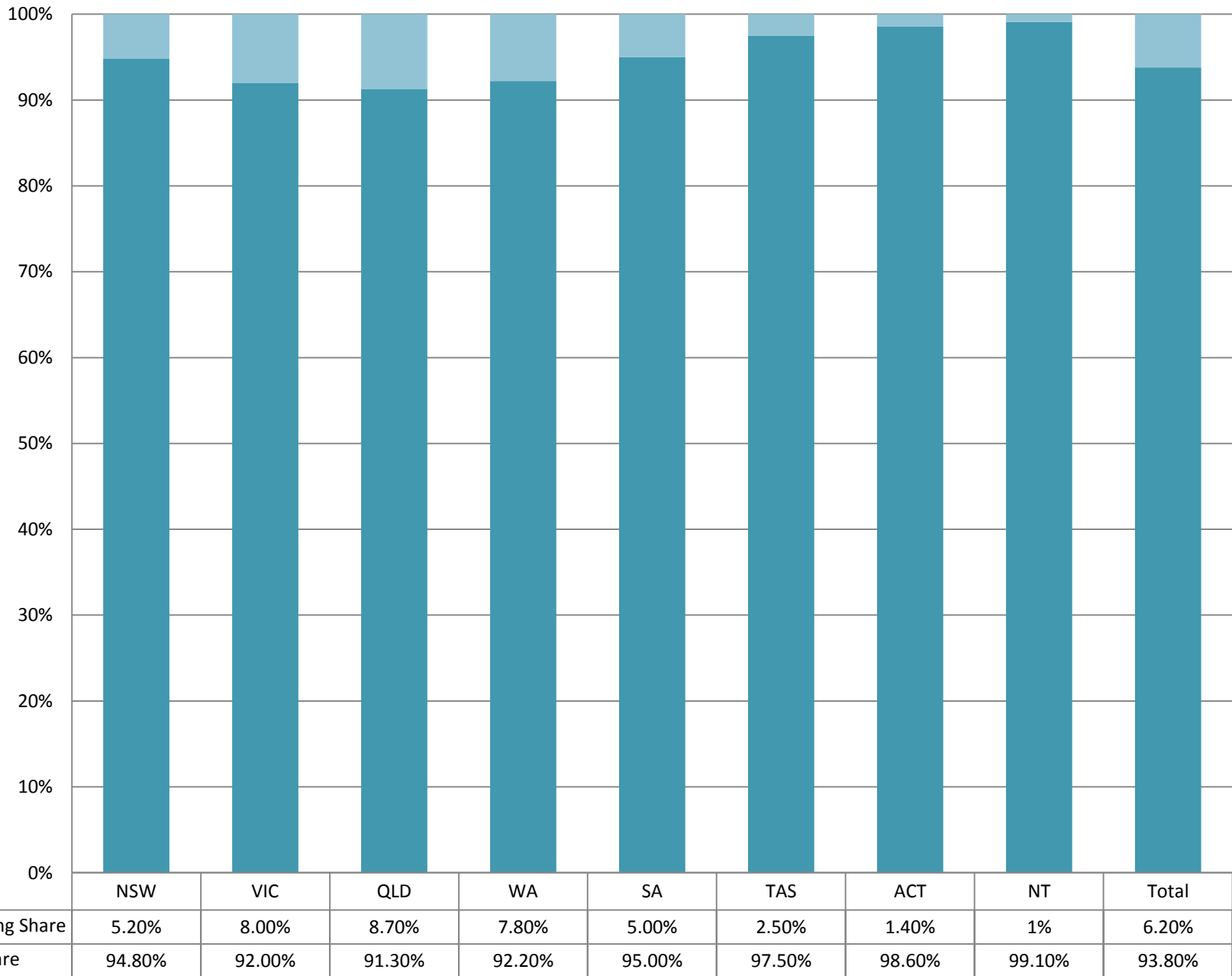
Total (Thousands)

336

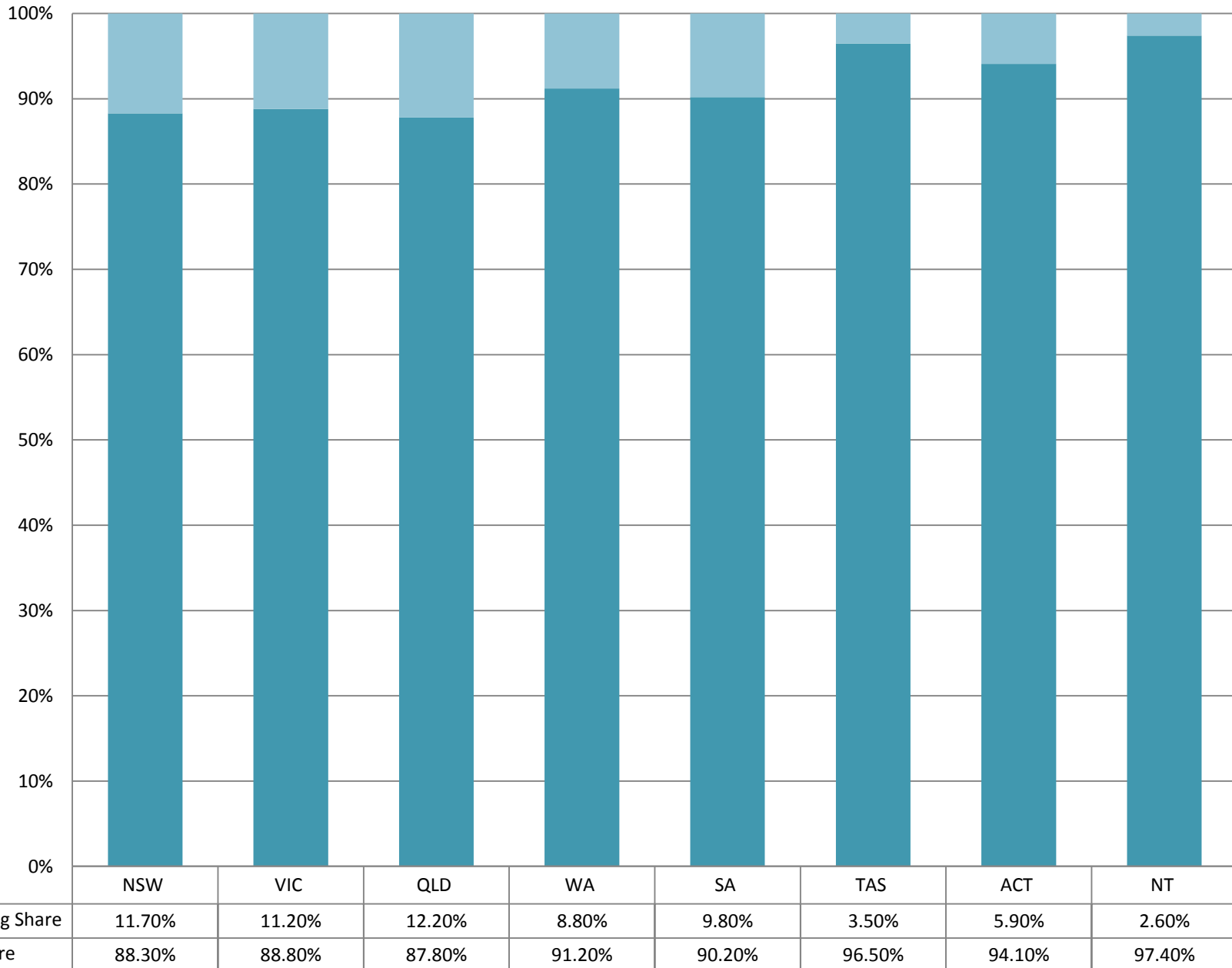
40



1999 Share

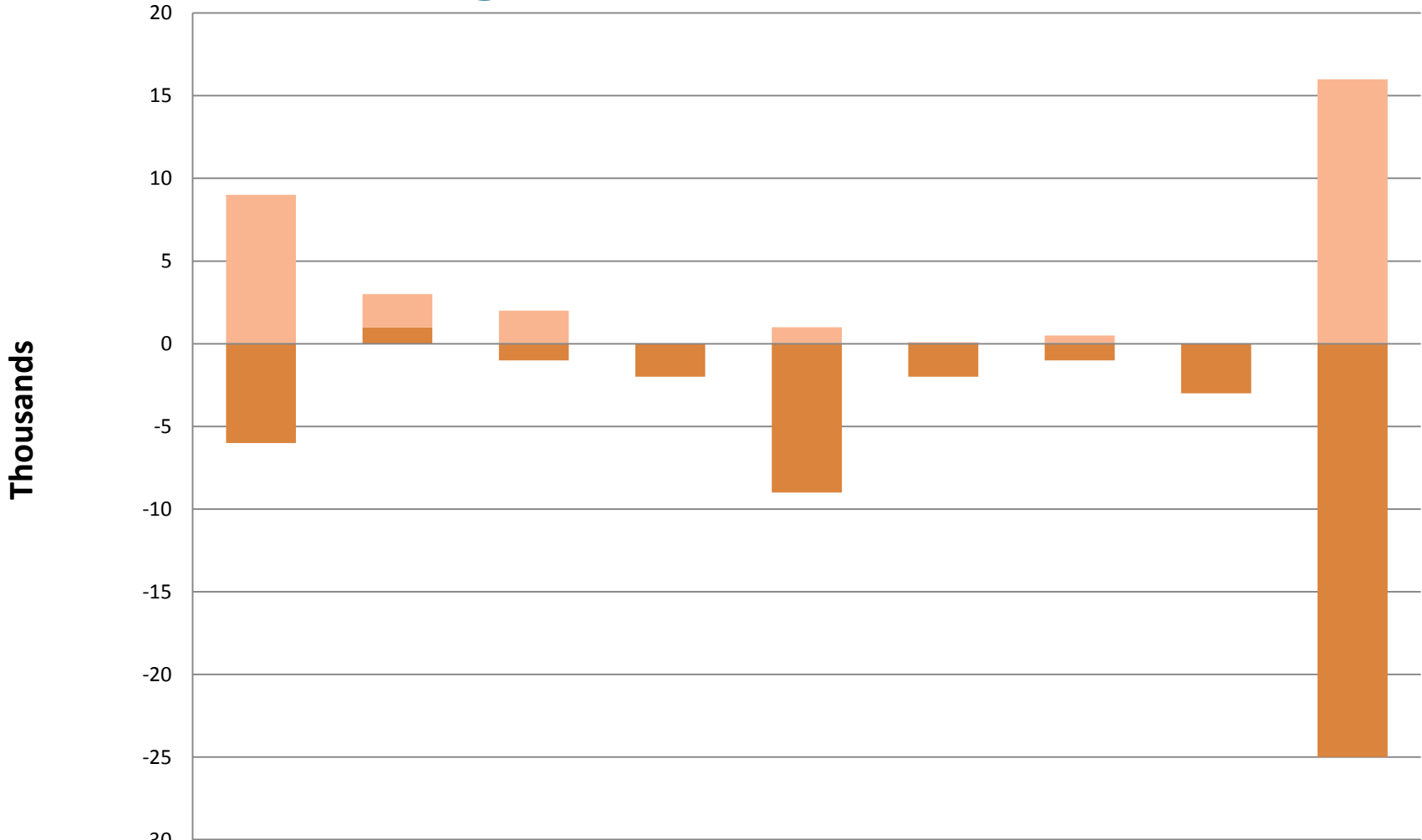


Record of the last ten years – 2009 – Share



Record of the last ten years

Changes 1999 to 2009



Change in Community Housing

Change in Public housing

	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
Change in Community Housing	9	2	2	0	1	0.1	0.5	0	16
Change in Public housing	-6	1	-1	-2	-9	-2	-1	-3	-25

- Public housing decreases by 7% over ten years
- Community housing increases by 67% over ten years
- BUT – the numbers are very small
- Snail's pace diversification
- Reliant on very limited new supply funds

International trends over the last 20 years

- Progressive move to non-government delivery
- Mixed funding models
- Nexus of non-government, community development, neighborhood revitalisation
- Affordable housing for middle income workers
- Land assembly for social housing
- Increased tenant/community responsiveness

Australia – trends in other forms of social provision

- Mixed economy in health, education – government; not for profit
- Transfer of services from government to non – government:
 - Disability services
 - Children's services
 - Pre-school
 - Aged care
 - Retirement
 - Employment services

So why not housing services?

Why so slow?

- Bureaucratic inertia
- Comfort for public housing in lack of competition
- Over-prescription by government
- Myth of lack of capacity of non-government sector
- Lack of attention within governments for social housing policy generally – why tinker with a marginal issue?
- Paternalism within governments – lack of emphasis on choice
- Lack of consistent regulation

- Is diversity in social housing delivery important?
- Is public housing's market share of 90% a problem?
- What are the benefits of diversity?
 - Choice for tenants
 - Mixed economy of provision drives up service quality
 - Access to alternative funding
 - Wider range of players addressing most thorny issues
 - Product diversity
 - Range of partnerships within and outside government
 - Community acceptance

Current drivers

- Public housing struggling for survival
- Perception that non-government sector can leverage finance
- Emphasis on mixed tenure provision
- Reduction of concentrations of public housing – provider diversification
- Development of affordable rental housing (middle income) provision, and benefits of not-profits in this area
- Better regulation
- Growing private sector investment
- Social housing reform part of State Ministers' agenda
- Commonwealth government leadership
- Stimulus package distribution
- Housing Ministers' diversification target
- NRAS

Non-government sector has
delivered when asked

Indigenous social housing sector
needs to be in the mix for reform

Policy positions for the National Housing Strategy

- Diversity targets and timescales for social housing need to be set for each jurisdiction
- Default position should be 50%:50% within 5 years
- Components of diversification – growth, redevelopment, stock transfer, local housing companies
- Plans to encompass Indigenous and non-Indigenous social housing in one process
- Commitment to growth beyond the stimulus package
- Commitment to estate redevelopment program including diversification of delivery
- Settle the national regulation issue
- Future of social housing distribution and delivery as a component in urban planning, infrastructure and social inclusion agendas
- Government support for housing bonds as a funding source

Discussion points

- Is diversification of social housing delivery a priority for reform?
- What strategies could we use to achieve 50%:50% within 5 years?
- What policy and funding changes do we need at the national and State/territory level to support diversification