

# Australia's Welfare 2009

Whose needs? How well met?

Housing and Housing Assistance

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# Community housing: pivotal role in social housing

- ❖ Significant growth
- ❖ New housing models
  - Partnerships and joint ventures
  - Designated growth providers
- ❖ New players
  - Consortia
  - National providers
  - Multi-jurisdictional
  - Amalgamations
  - 'Aspirational' providers

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# Commonwealth support for community housing

- ❖ Key role in NRAS
- ❖ Emphasis in COAG reforms
- ❖ Stimulus funded properties in the community housing sector
- ❖ Community Housing Industry Development unit in FaHCSIA

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# Getting the right policy settings

1. Recognise continuum of need
2. Support broad range of players
3. Appropriate stock transfer
  - Quality of stock and location
  - Tenant choice
  - Tenant mix
  - Funding mechanism

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## 4. Funding

- Deep and shallow subsidies
- 'Bands' of housing; tiered system
- Package of funding to include:
  - ✧ Indirect public investment through stock transfer
  - ✧ Direct public investment through NAHA, NBJP
  - ✧ Government land release
  - ✧ Joint investment through NRAS
  - ✧ Private investment through debt financing and equity investment
  - ✧ Planning concessions and provisions

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## 5. Regulation

- Nationally consistent regulatory system
- Tiered; based on managing risk
- Outcome focused rather than process driven

## 6. Federal public policy

- Key variables
  - ✧ Tenancy profile
  - ✧ Social outcomes
  - ✧ State and Territory housing policies

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