

# ***Social Housing***

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## **SOCIAL HOUSING Australia**

**Housing Industry Association**

***Presentation to the International Housing Association (IHA)***

***IHA Interim Meeting, Durban, South Africa***

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# Social Housing

*The IHA defines social housing as housing subsidized by governments that is made available to those who would otherwise be unable to afford to obtain suitable and adequate housing in the private market.*

## HOW IS SOCIAL HOUSING ADDRESSED IN YOUR COUNTRY?

- Social housing is defined as rental housing that state and territory governments provide and manage. Included are households residing in public rental dwellings where the dwelling is either:
  - ▣ owned by the housing authority
  - ▣ leased from the private sector or other housing program areas and used to provide public rental housing
  - ▣ leased to public housing tenants

### 1. What is the status of social housing?

*(i.e.; what is the social housing share of total housing units in your country, and how rapidly is the social housing stock growing each year? are new innovations being considered?, etc.)*

- As at 30 June 2014, there were 427,600 social housing dwellings—an increase from 412,400 dwellings in 2007–08. However, the distribution of dwellings across social housing programs has changed over time.
- As at 30 June 2014, the overall occupancy rate for public housing dwellings was 98%
- As at 30 June 2014, public rental housing dwellings were more likely to be in the form of a separate house (39%), followed by a flat, unit or apartment (33%).

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## 2. How is social housing being delivered (public/private/combination)?

*(i.e., what are the current incentives for private developers to produce social housing; what is the role of non-profit government organizations and non-profits in producing and maintaining social housing? are the funding requirements met by the government?, etc.)*

- There are four social housing programs in Australia:
  - ▣ public rental housing,
  - ▣ mainstream community housing,
  - ▣ state owned and managed Indigenous housing (SOMIH), and
  - ▣ Indigenous community housing.
- There has been a gradual but steady policy focus towards growing the community housing sector and transferring ownership or management of public rental housing stock to community housing organisations. This is a result of the rising cost of social housing programs that are managed and run by state housing authorities.
- Between 2007–08 and 2013–14, public rental housing stock reduced by approximately 5% (337,900 to 323,800), and mainstream community housing increased by 46%, from 38,500 to 71,000 dwellings (Figure 1).

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*(i.e., what are the current incentives for private developers to produce social housing; what is the role of non-profit government organizations and non-profits in producing and maintaining social housing? are the funding requirements met by the government?, etc.)*

- Funding for residents - Governments offer financial assistance through:
  - ▣ Commonwealth Rent Assistance Program (CRA) and through jurisdictional (state) Private Rent Assistance (PRA) programs
  - ▣ First Home Owners Grants (FHOG) and Home Purchase Assistance (HPA) programs.
- Funding for construction
  - ▣ public rental housing – public
  - ▣ mainstream community housing – public/private/combination
  - ▣ state owned and managed Indigenous housing (SOMIH) - public
  - ▣ Indigenous community housing – public/private/combination
- Several states also have affordable housing quotas (planning rules) that mandate, rather than incentivise, building low-cost, low-income homes. However there is no effective management system for these homes once built and ‘sold’. Therefore homes become private housing, not social or long term subsidised housing.



*THANK YOU.*

