



Morning Session D

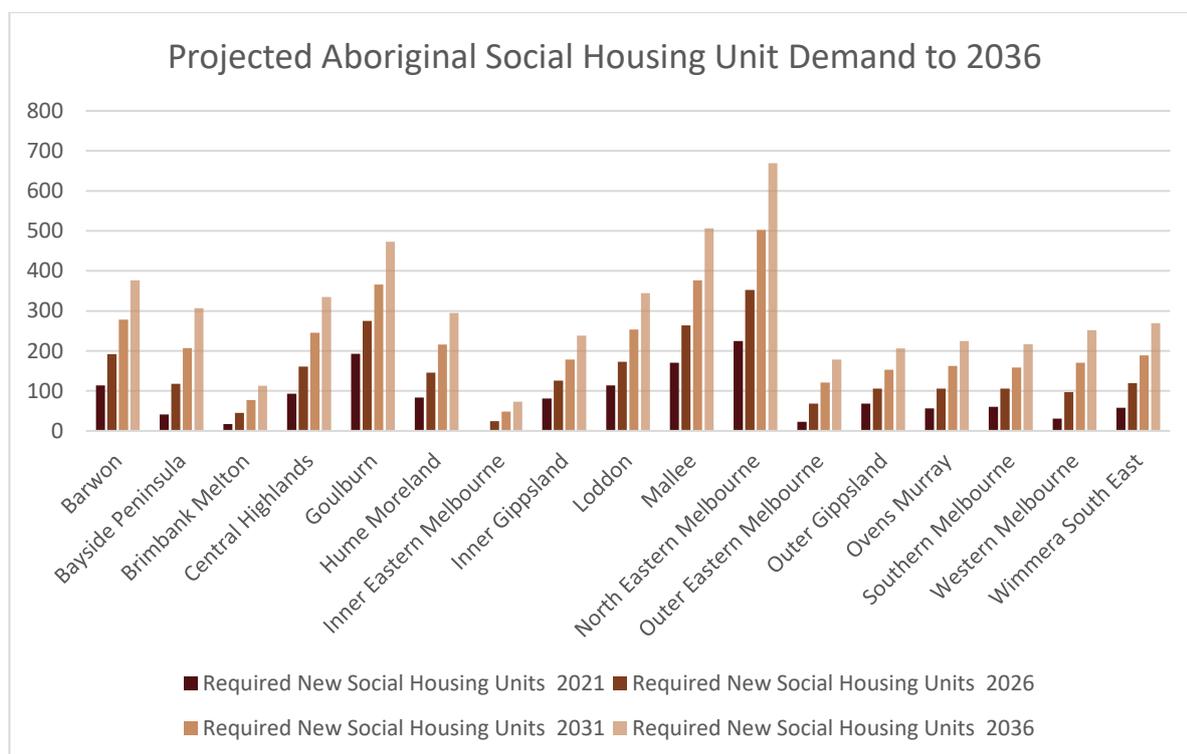
Discussion Paper 4

Building Supply - How can we build the supply of social and Aboriginal community owned housing?

CHALLENGE OUTLINE:

1. One in four Aboriginal Victorians live in social (or public) housing.
2. This rate of social housing rental is around 10 times that of other Victorians.
3. This high level of social housing tenure is a consequence of low rates of home ownership, lower average incomes, unique barriers to private rental and high levels of homelessness.
4. Based on projected population growth, to maintain existing levels of Aboriginal social housing tenure, an additional 1438 social housing units are required in Victoria by 2021 and an additional 5085 by 2036. (Aboriginal Housing Victoria (AHV) based on Khalidi)
5. These are large numbers and there is currently no supply strategy to deliver them within the Aboriginal controlled sector.
6. Social housing applicants to the Victorian Housing Register (the social housing waiting list) number almost 40,000 in December 2018 (39,844). Around 4,000 applications from Aboriginal households are currently included on the Victorian Housing Register.
7. Consistent with this, we are seeing very significant growth in the Aboriginal share of Victoria's public housing. The share of Aboriginal households as a proportion of all households in public housing in Victoria has grown from 3.0% in 2014 (1890 of 62,853) to 4.3% in 2018 (2673 of 62,247). (Report on Government Services (RoGS), 2019)
8. From 2014 to 2018, the net average increase in Aboriginal households in public housing has been close to 200 (196) each year. (ROGS, 2019)
9. The share of mainstream community housing in Victoria available to Aboriginal households has not shown the same kind of growth as we have seen in public housing. In 2018 it had fallen to its lowest level in five years – 354 Aboriginal households in social housing down from 492 in 2014. (RoGS, 2019)
10. This decline occurred in the context of growing numbers of Aboriginal clients in contact with homeless services and a 33.6% increase since 2014 in Aboriginal homeless clients assessed as requiring support by homeless services.
11. This suggests that the mainstream community housing sector, is not accountable to Aboriginal households despite the evidence of their priority needs.
12. This indicates that there is a vital need to invest to a greater extent in Aboriginal controlled community housing and to build the sector's capacity to deliver it.
13. Most Aboriginal organisations do not yet have the scale to become housing developers.

14. The data suggests that there is a challenge to strengthen responsiveness and community safety in mainstream social housing to meet demand from Aboriginal families.
15. These challenges are complicated by some specific shortages in transitional housing and housing for singles. A significant transitional housing shortage has been exacerbated by closure of Aboriginal hostels.
16. The design of existing housing (particularly larger units) has compounded a critical shortage of social housing stock for:
 - a. Single and young parents including young fathers
 - b. Those exiting care and correctional facilities.



POSSIBLE RESPONSES:

1. Facilities for emergency and transitional housing are needed. What should these facilities look like and what opportunities already exist?
2. Cultural safety training for all social housing providers is needed, possibly delivered by co-ops or AHV.
3. The Government could support Aboriginal providers to develop housing stock characterised by greater diversity that reflects needs and intrinsic requirements of an Aboriginal household – this would deliver significant social and economic benefits.
4. Other strategies to increase supply could be pursued through:
 - a. Joint housing development ventures with mainstream social and private providers
 - b. Joint housing developments between Aboriginal community-controlled organisations to create scale and expertise.

- c. Inclusionary zoning – the Government could require up front agreements with developers for a proportion of stock for affordable Aboriginal housing.
 - d. The Government could agree to designate a proportion of Aboriginal housing when selling vacant land to developers.
 - e. The Government could commit to increase independent living stock, which requires access to and/or purchase of vacant land, access to capital or individual financing.
5. While every effort must be made to increase supply of social housing there is also an imperative to take pressure off social housing markets and to create wider economic opportunities by:
- a. Increasing access to home ownership (in particular)
 - b. Increasing access to private rental markets. (SEE SESSION C)
6. A new tax on foreign investment in residential housing (such as occurs in Hong Kong and Singapore) is one potential stream for the Government to consider for hypothecating funding into social housing.