Housing policy-settings

• Housing under supply, a widespread issue

• Housing affordability
  – price/income ratios
  – lower income households

• Government Intervention:
  – limited
  – demand side preference

• Fiscal austerity in government
  – housing as a priority?
  – preference for private solutions, including funding
Terms:

• Public Housing
  – owned by government
  – rented
  – mostly targeted

• Social Housing
  – mostly nfp
  – subsidy-based
  – non-market
  – regulated
  – increasingly targeted

• Affordable Housing
  – various
  – multi-tenured
  – subsidies (cash, planning)
  – regulated/non-regulated
  – less targeted
Public Housing: Trends

- Government owned and funded
- Progressively targeted towards vulnerable households
- Some moves to social housing (e.g. Housing Associations)
- Some not (e.g. France)
- Some moves to private ownership (Eastern Europe)
- Reductions, mostly, in supply-side subsidies
- Higher rents
- Asset dilemmas
  - maintenance
  - replacement
- Population dilemmas
  - ageing
  - small households
Australia – Social housing stock numbers declining

Social Housing Stock (excluding Indigenous specific housing)

Source: ROGS 2014, Table 17A.3; ABS 3101
Graph on Victorian Stock Reduction

Figure 2: Public housing dwelling stock (number), Victoria and Australia

Data source: SCRGP 2013.
Graph on Victorian Stock Reduction

Figure 1: Social housing, Victoria and Australia

Note: Incomplete data is available to describe the (relatively small ~1000 dwellings) Indigenous community housing stock, and therefore it is not included in the figure. State Owned and Managed Indigenous Housing (SOMIH) are defined as owned by the housing authority; or leased from the private sector or other housing program areas and used for provision of public rental housing. Data for SOMIH are not available for 2020 onwards. SOMIH represents State Owned and Managed Indigenous Housing; CH represents Community Housing; PH represents Public Housing.
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