

GOVERNMENT LED INNOVATIONS IN AFFORDABLE HOUSING DELIVERY

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RESEARCH TEAM

- Steven Rowley and Amity James – Curtin
- Peter Phibbs - Sydney
- Ryan van den Nouwelant and Laurence Troy - UNSW

RESEARCH APPROACH

- Context – mechanism – outcome analysis framework
- Document reviews + 20 interviews
- Four case studies
 - The WA Affordable Housing Strategy 2010-2020: Opening Doors
 - The ACT Affordable Housing Action Plan
 - The East Kimberley Transitional Housing Program (WA)
 - The Community Housing Asset Vesting Program in NSW

WA AFFORDABLE HOUSING STRATEGY

- “Opening doors to affordable housing” launched in 2010
- Led by WA Housing Authority (*Central agency*)
- Target of 20,000 dwellings across the housing continuum by 2020
(*achievable and measurable target, broad approach*)
- Largely utilised existing programs but responded quickly to new funding sources (*utilising existing resources, leveraging, flexible*)
- Shifted industry perceptions of affordable housing (*Consultation*)
- Strength of political leadership from the Housing Minister/Treasurer and the drive and vision of the leadership team within the WA Housing Authority
(*leadership*)

CASE STUDY OUTCOMES

- WA Affordable Housing Strategy (to early 2017)
 - 5,400 social rental dwellings
 - 2,700 affordable rental dwellings
 - 1,900 shared equity home loans
 - 10,000 low deposit home loans
 - 12,000 lots in partnership with private sector
- 20,000 dwellings
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ACT AFFORDABLE HOUSING ACTION PLAN

- Numerous actions, across all tenures (*broad, flexible*)
- Increase in land supply with a focus on more affordable land lots including the Land Rent Scheme (*utilising existing resources*)
- Increase capacity of CHC (*leveraging*)
- Coordination of multiple agencies (*leadership, consultation*)
- Strong political and bureaucratic leadership (*leadership*)

CASE STUDY OUTCOMES

- ACT Action Plan (to early 2017)
 - Increased in land supply by 100%
 - Funding boost for CHC – 500 additional tenancies
 - 20%+ affordable lot release
 - House and land packages sub \$300k – 300pa
 - Land rent scheme – around 500pa

EAST KIMBERLEY TRANSITIONAL HOUSING PROGRAM

- Delivered 40 newly constructed transitional houses in a range of dwelling types in Kununurra
- Social and economic outcomes tied to stable housing (*measurable targets, innovation*)
- Responded quickly to federal funding opportunity (*leveraging, flexible*)
- Exceptional leadership (Wunan foundation) searching for opportunities (*leadership*)

NSW ASSET VESTING PROGRAM

- Mechanism to increase the asset base of key community housing providers
- Program was expected to increase the number of social and affordable dwellings managed by CHPs from 13,000 to 30,000 including around 1,300 dwellings realised through their own development program and borrowings (*leveraging*)
- Halted by changing political priorities (*lack of resilience*)

KEY FOR SUCCESS

- *Central* agency which is *innovative, flexible* and *responsive*
- Strong and sustained political and bureaucratic *leadership. Resilient*
- Require *consultation* with a range of internal and external stakeholders
- Correctly diagnose and *leverage* housing market conditions

KEY FOR SUCCESS

- Utilise *existing* and new resources from multiple levels of government and *leverage* resources from the private sector
- Include a *broad* range of programs delivering supply across the housing continuum
- *Achievable and measurable outcomes* clearly reported back to government, industry and the community
- More likely to be *resilient* if successes are widely reported and celebrated

The logo for AHURI features the acronym 'AHURI' in a bold, white, sans-serif font. A red curved line arches over the letters 'A' through 'R'. The lowercase letter 'i' is positioned to the right of 'R' and is colored red, with a red dot above it.

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