

housing Australia's diverse and ageing population

*alternatives in design, tenure,
governance and impact*





supply as stimulus

The 1945 Curtain white paper focused on:

"...the highest rate of new dwelling construction and other building activity that available resources will permit... the highest priority given to the housing programme."

The Commonwealth was urged to work in close collaboration with the State, the building industry, trade unions, professional organizations and employers:

- to increase effective labour supply
- to decrease the labour required per unit of construction by improved building methods, and
- to increase training of more building workers.



counter cyclical opportunities?

- this economic downturn may present good opportunities for investment across tenures
- during the GFC, WA made deals with developers which resulted in a suite of housing options: social rentals, discounted private rentals and a shared equity scheme for homeowners
- of the new homes built, 66.4% were offered as shared equity ownership with low deposit loans made available



- counter cyclical opportunities now? Purchase existing ex-private rental/investment homes, for social housing or shared equity – what else?



the right type of supply

- through CAPPA, we advocate for better housing outcomes for Australians over 50
- smart and modular dwellings that adapt to changing needs at any age
- mandatory universal and age-friendly design
- co-designed with residents
- regional and rural housing solutions



home as a social relationship

communities which support all Australians to age in place, through innovative built form and 'social design', across all housing tenures



- hybrid housing models of shared governance – e.g. Trivallis: council, tenants, residents and workers can be members
- creates local community, local jobs, local 'buy-in'
- challenges stigma

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living independently, together

Co-housing: individual units in a community with 'common' spaces and facilities e.g. laundry, garden, community kitchen and dining, meeting rooms, etc.

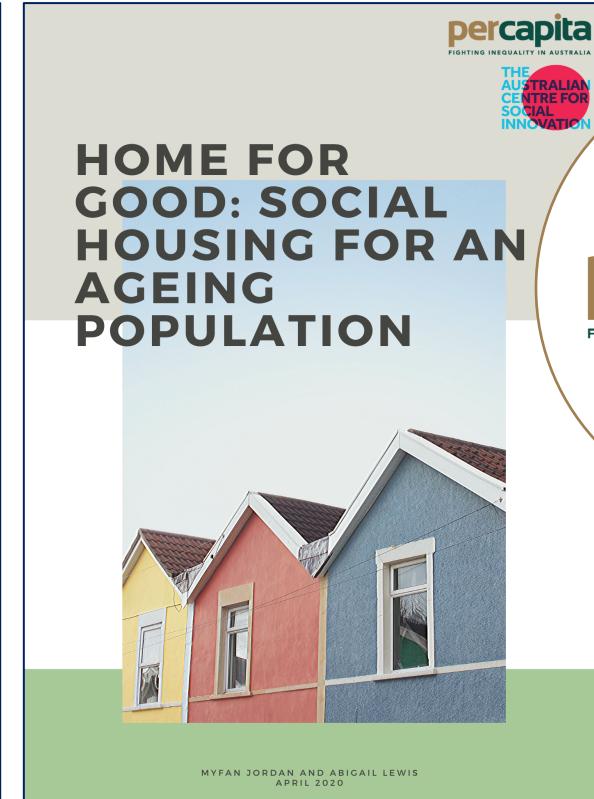
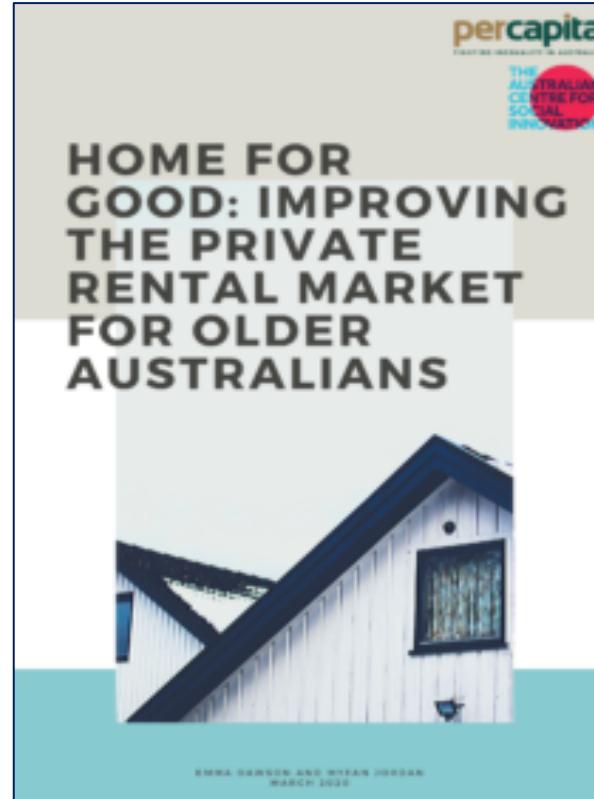


- cohousing or cooperative, common equity housing
- pocket neighbourhoods: 6-10 homes with soft borders and concierge service
- assisted social housing: with onsite, or 'keyring' support
- Informal peer circles of care

"private simplicity, collective luxury"



https://percapita.org.au/our_work/home-for-good/



a partnership between Per Capita and The Australian Centre for Social Innovation

recommendations for a common-wealth

The Commonwealth of Australia

Government



- a national housing and homelessness strategy, that frames housing as a human right,
- social housing as essential infrastructure
- a large-scale build of public housing
- common land: rights of first refusal for CHPs, councils and community-led housing partnerships
- legislation to encourage community land trusts
- planning protocols around inclusionary zoning

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state/territory/local govt

people generally want:

- the right information
- the right home
- the right services
- small-scale developments across multiple regions
- community buy-outs of declining (housing) assets
- rapid response (homes) to homelessness
- diversity in local housing choice
- social tenancies in vacant homes
- retrofits versus 'renewal'?



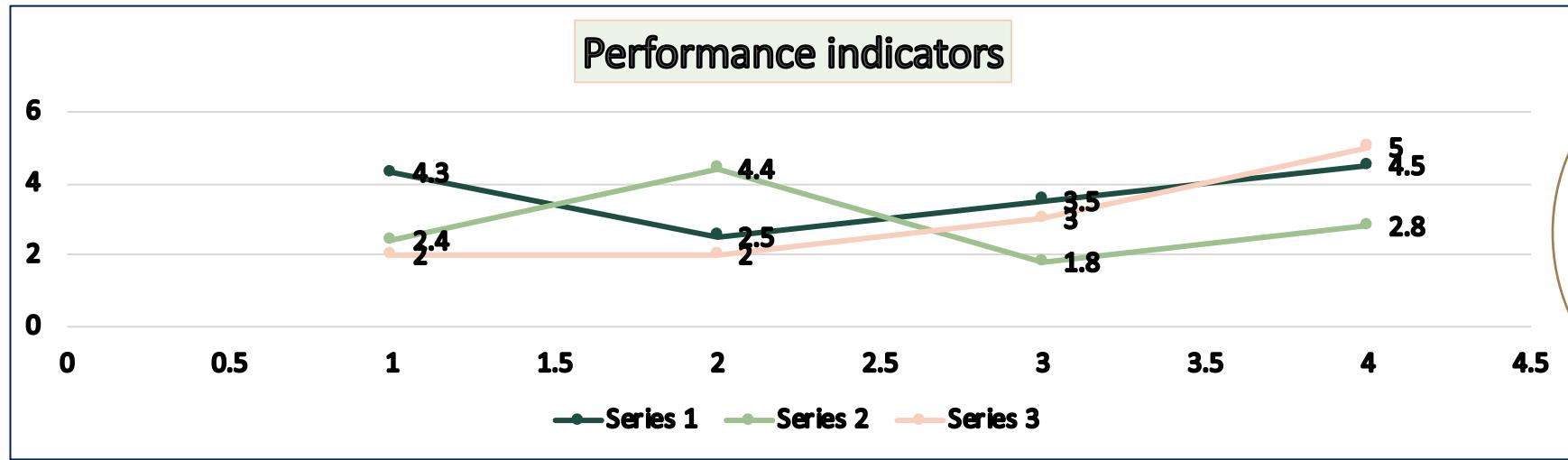
fundamentally a local problem?



- community housing providers = community partnerships, locally-focused solutions, local information, local choice
- municipal audits of housing need and co-created housing strategies, through participatory planning
- devolution– what might that look like?

- a 'duty to assist'
- licensing of private landlords
- a brokerage role for council

the right outcomes from the right measures



- lifetime tenure?
- accessibility and smart design
- community integration = placemkaing
- tenant and resident empowerment/involvement



*communities for
wellbeing*

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