

Investing in social housing

Jobs for Australia breakout session

Abigail Lewis & Myfan Jordan

29 May 2020

percapita
FIGHTING INEQUALITY IN AUSTRALIA

Session agenda

12:25: Presentation – A national public housebuilding program (Abigail Lewis)

12:35: Presentation – More than just supply (Myfan Jordan)

12:45: Interactive – policy/campaign pitches

12:50: Wrap up



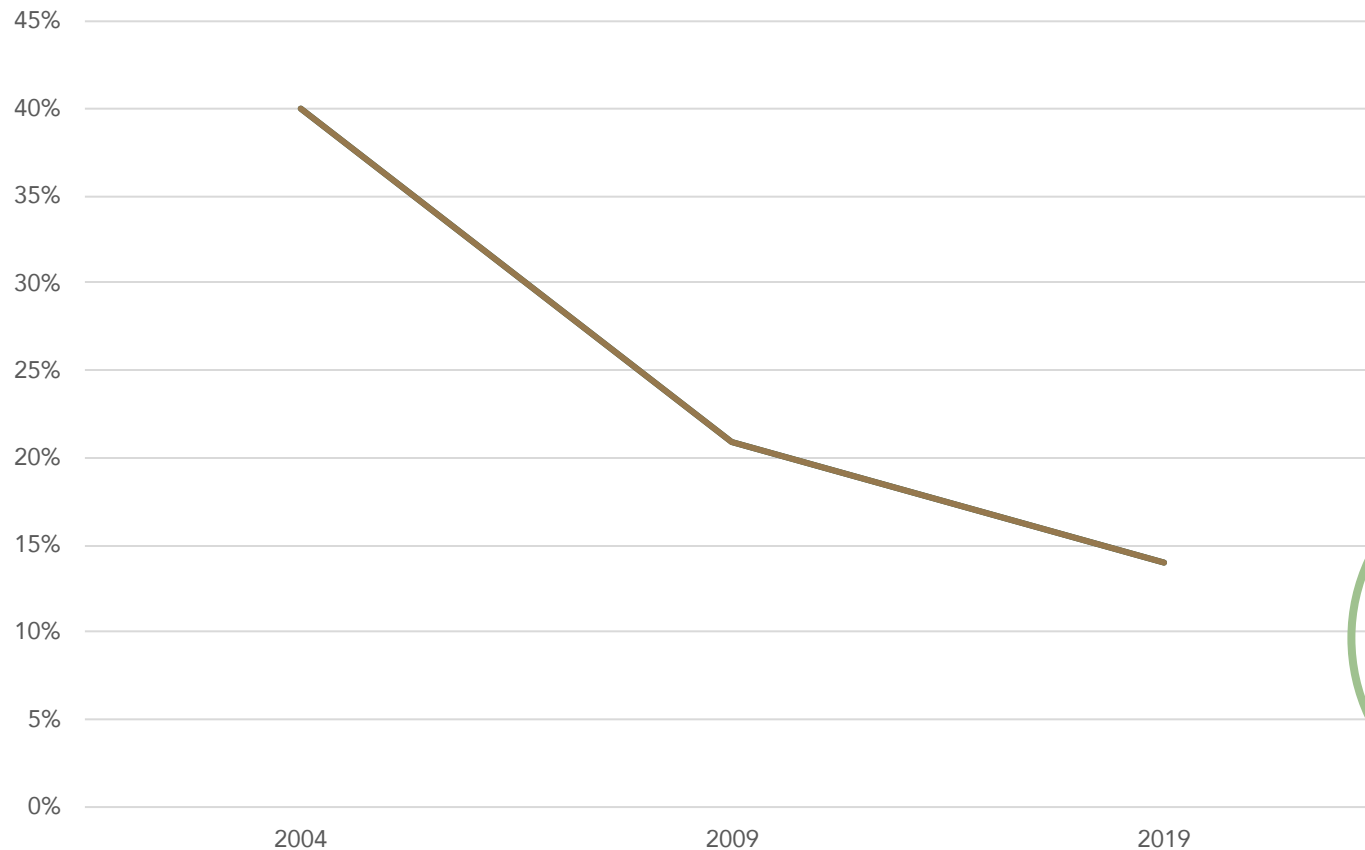
Housing & homelessness: Per Capita advocacy

- Significant investment in building, repairing, and renewing public housing
- BUT: more than just supply
- De-commodifying the housing market
- Tenants' rights and protection against eviction
- Housing all rough sleepers
- Supporting older Australians



Why do we need to build houses?

Proportion of affordable housing in Victoria



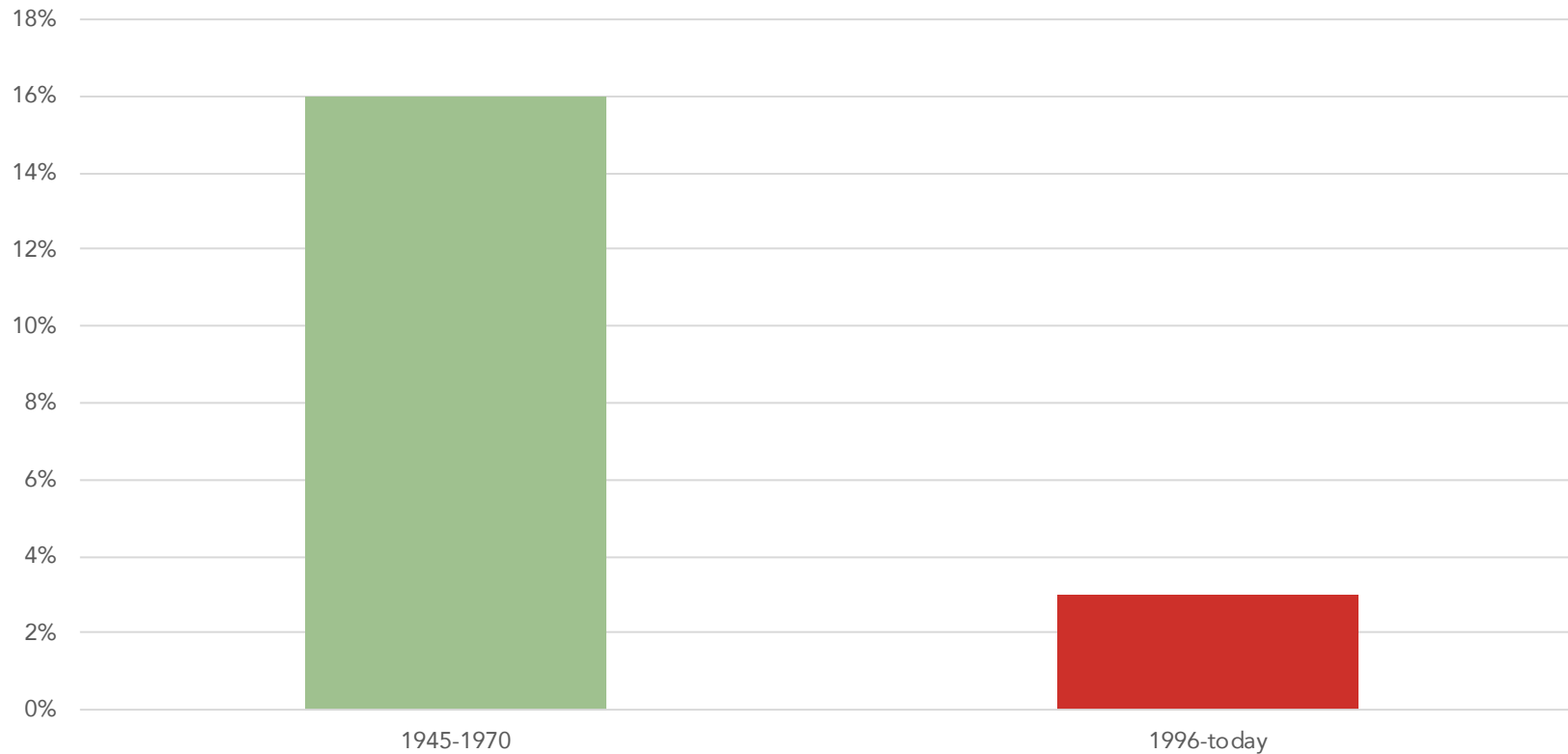
People waiting for social housing in Australia: 104,600

percapita
FIGHTING INEQUALITY IN AUSTRALIA

People homeless on Census night 2016: 116,427

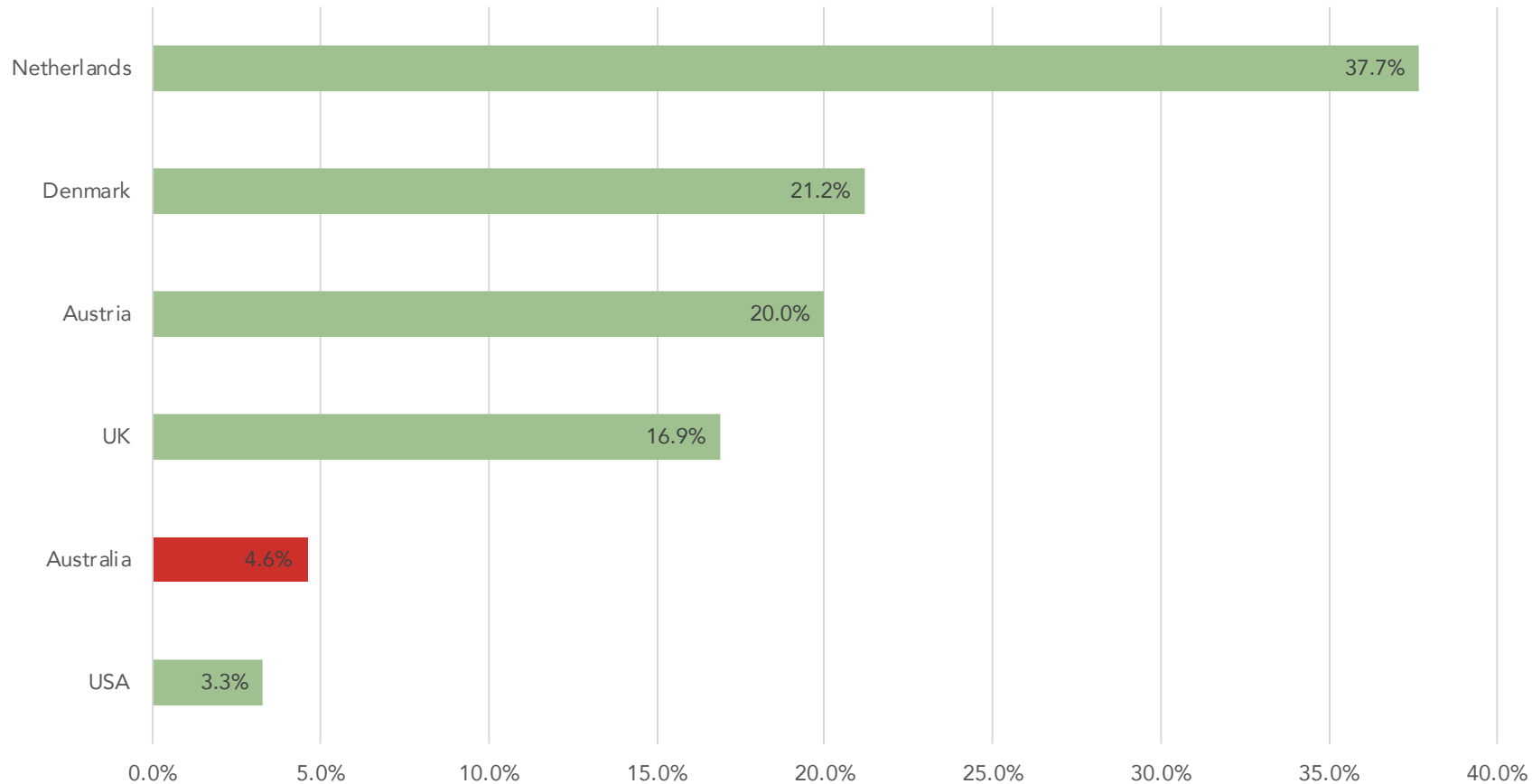
Why do we need to build houses?

Social housing as a proportion of new builds



Why do we need to build houses?

Proportion of social housing



How many houses do we need to build?

- 6.6% - 8% of all housing stock (Swinburne Institute for Social Research)
- 727,300 new properties by 2036 (AHURI)
 - That's 36,000 new dwellings per year
 - 15,000 new dwellings per year just to maintain status quo
 - Current rate: 3,000 per year
- 728,600 new properties by 2036 (UNSW City Futures Research Centre)



Why is building houses a good stimulus measure?

- On average, 100 new units of public housing create ~ 80 construction jobs and 30 ongoing support jobs (Center for Housing Policy)
- So investing in 15,000 new units = 12,000 construction jobs & 4,500 ongoing support jobs
- Plus demand up and down the supply chain
- Plus stimulus for local economies



What types of houses should we build?

Affordable housing

Social housing



Community housing

Public housing



'More than just supply'

percapita
FIGHTING INEQUALITY IN AUSTRALIA