



CREATING INCLUSIVE CITIES: THE NEED FOR SOCIAL HOUSING

'From the very young to the very old, from singles to families, people are moving to cities in droves, drawn by the excitement, cultural diversity, eclecticism and array of employment opportunities that urban living offers.'

'Jason Twill, The Conversation May 15, 2017

PURPOSE

- What is social housing and why it is important in creating Great [inclusive] Cities.
- Context for housing affordability + social housing.
- Current situation on the Sunshine Coast.
- Opportunities for delivering social (& affordable) housing:
 - New and existing communities; and
 - Doing it right.
- How will we know when we get there?

WHAT DOES A INCLUSIVE CITY LOOK (AND FEEL) LIKE

INNOVATION



EMPLOYMENT

ACCESSIBLE

SENIORS

SUSTAINABLE

MULTICULTURAL



TECHNOLOGY

AFFORDABLE



HISTORY

YOUTH

PLAY



FAMILY

EDUCATION

AFFORDABLE HOUSING IS CRITICAL FOR FUTURE CITIES

Principle – addresses equity and social justice, sustainability.

Demographic change – ageing population, local disadvantage, shifts in household formation.

Talent attraction and retention – from ‘white flight to bright flight’ for growing knowledge and creative sectors.

Regional and global competition – attract investment and capital through global rankings.

Safety – segregation and exclusion from economic opportunity.

Health and wellbeing – security of tenure is a social-determinant for health (morbidity).

Inclusion and diversity – create vibrant and diverse communities.



WHAT IS SOCIAL HOUSING, AND WHO LIVES IN IT?

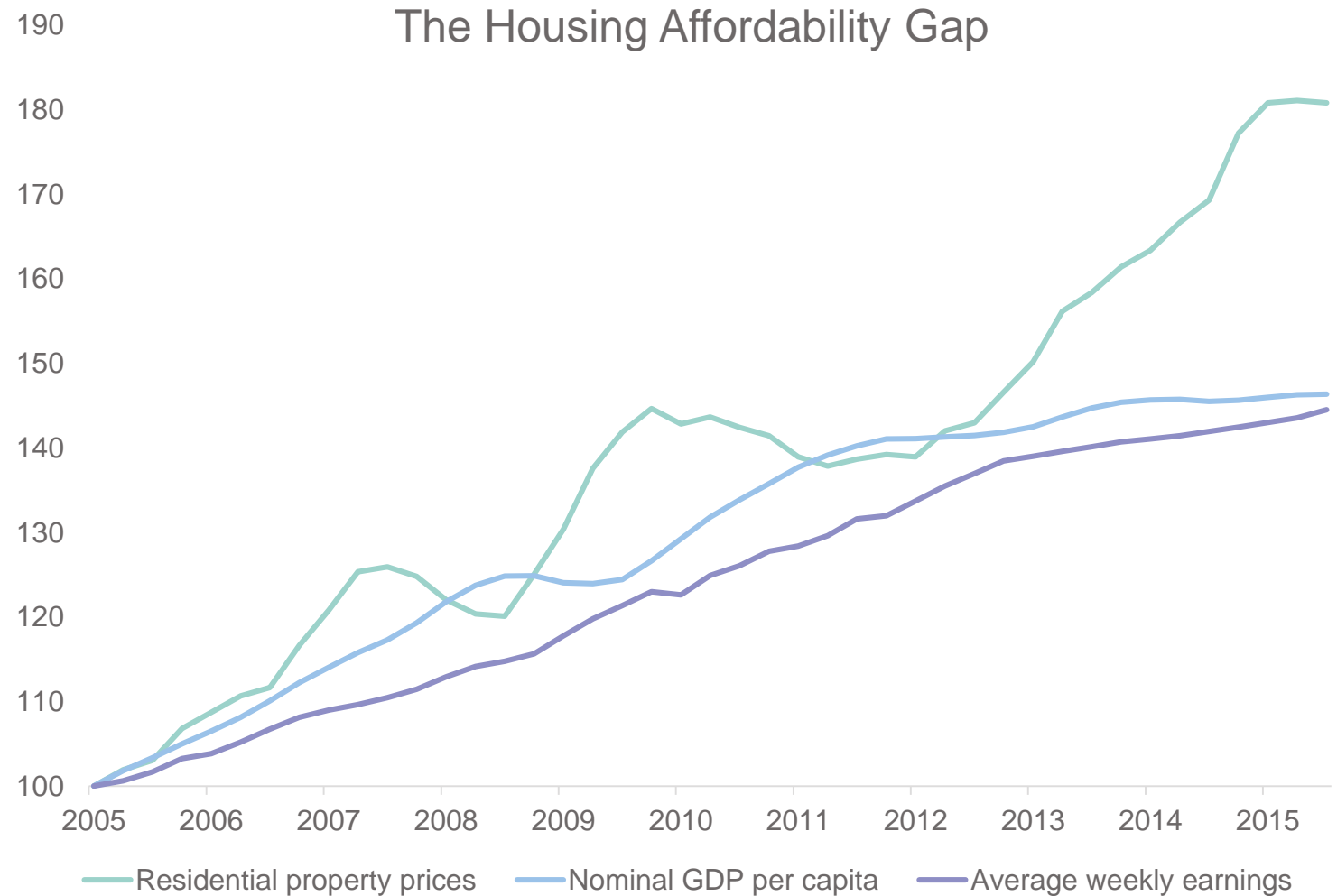


“Social housing is secure and affordable rental housing for low to moderate income families and individuals, in particular, those who have difficulties accessing accommodation in the private market.”

Department of Housing and Public Works



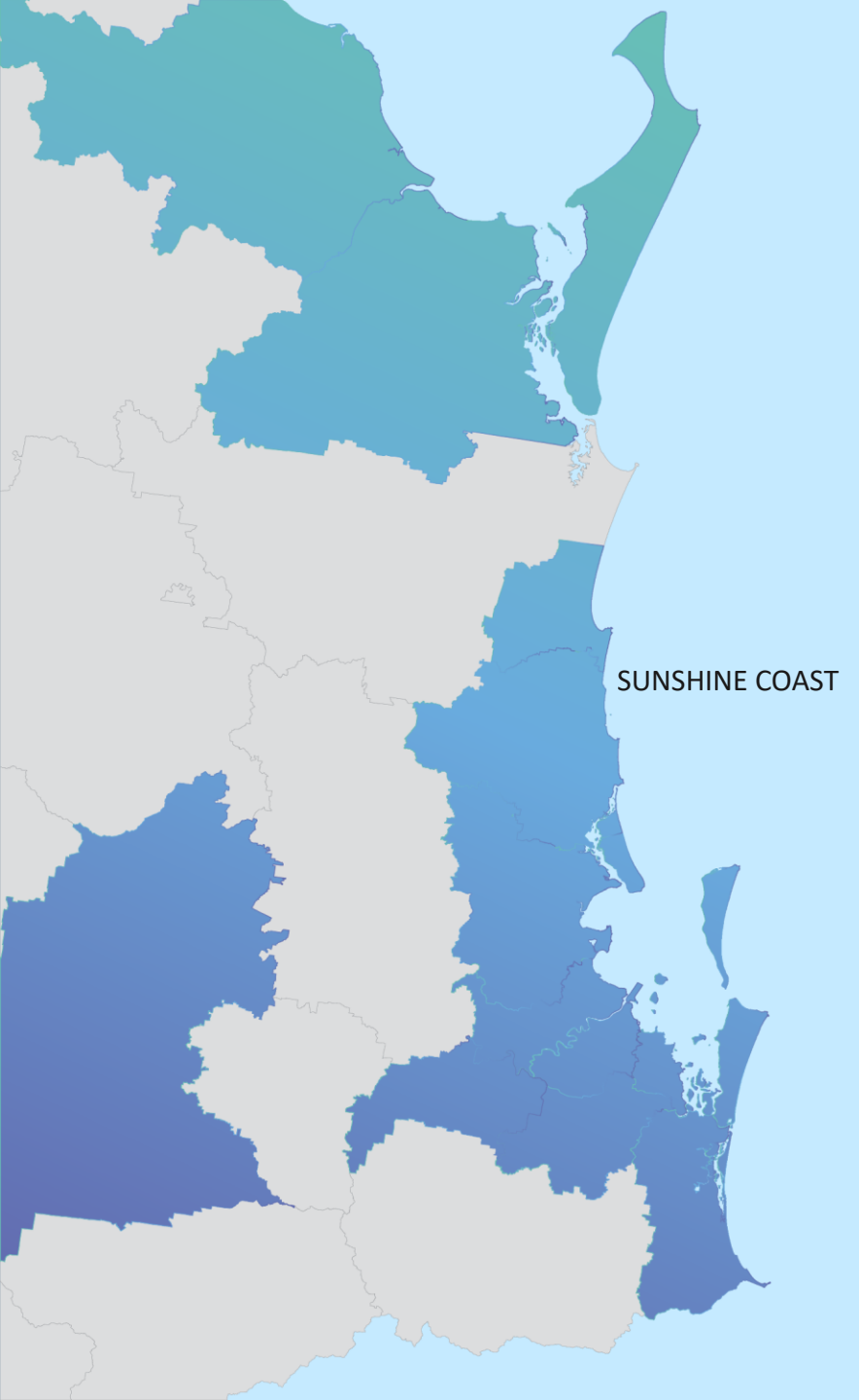
NATIONAL CHALLENGE, AND MORE THAN ... #SMASHED AVOCADO



Source: ABS, Urbis Presentation to National Social Housing Conference, December 2016

SUNSHINE COAST EXPERIENCE

Home Purchase 2016



1%

of sold dwellings were affordable



6%

of sold dwellings were affordable



Low Income Households

\$41,600pa - \$167,900



Moderate Income Households

\$65,000pa - \$262,200

SUNSHINE COAST EXPERIENCE

Private Rental 2016



\$240/week

affordable rent



\$375/week

affordable rent



Low Income Households

\$41,600pa

(\$12,480 available for rent)



Moderate Income Households

\$65,000pa

(\$19,500 available for rent)

SUNSHINE COAST

SUNSHINE COAST EXPERIENCE

Social Housing 2016



CURRENT SUPPLY:

1,500

Social Housing dwellings (November 2014)



CURRENT WAITLIST:

1,145

registrations on the Social Housing waitlist for Sunshine Coast Regional Council and Noosa Council (June 2016)

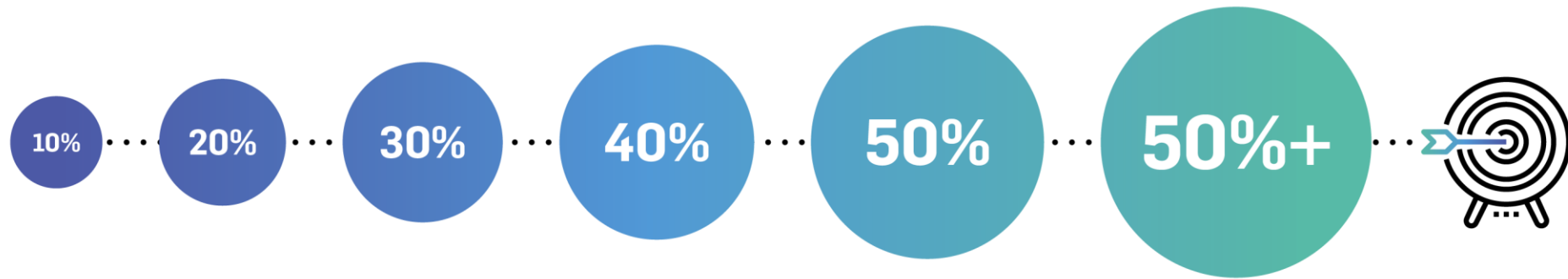
SUNSHINE COAST

NO SILVER BULLET: FIVE OPPORTUNITIE S TO IMPROVE HOUSING FOR PEOPLE

1. Increase (accelerate) supply = affordable and social housing.
2. Deliver new financing options for low and moderate income households.
3. Use government land and assets to demonstrate 'good practice' in delivering new social and affordable housing WITH private housing.
4. Support innovation in design, delivery and management.
5. Re-imagine 'public housing' and create new communities.

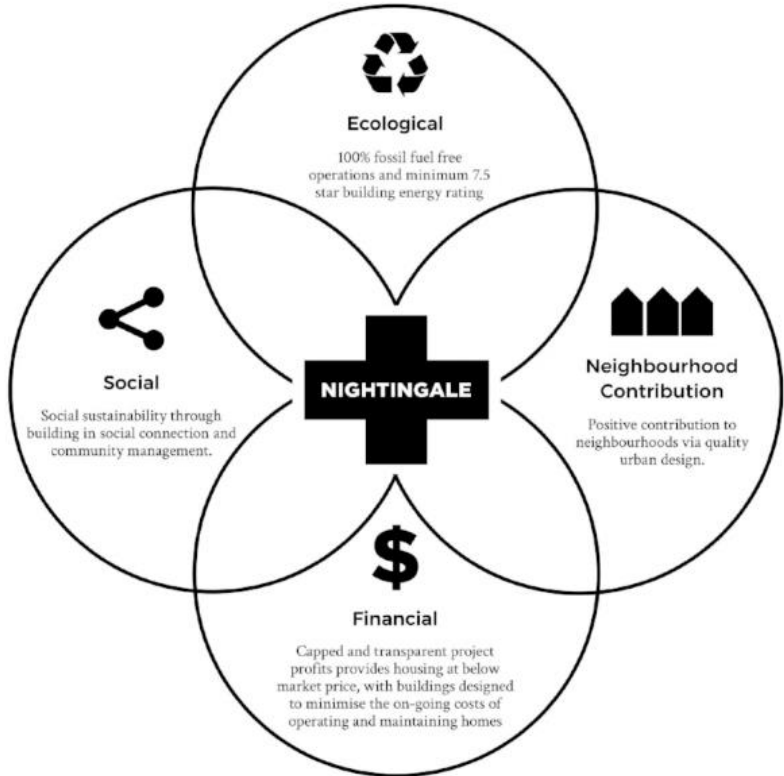
RECYCLING GOVERNMENT ASSETS

Setting housing targets with sale of government land
and assets



NIGHTINGALE HOUSING

Nightingale Housing is a not-for-profit social enterprise that exists to support, promote and advocate for high-quality housing that is ecologically, socially, financially sustainable.



COMMUNITY CAMPUS MODEL



SHARED EQUITY MODELS

Government Programs

- Pathways (Qld)
- Homestart (SA)
- Key Start (WA)

Emerging Providers

- BuyAssist

The image displays two digital assets related to shared equity models. The top screenshot is the Keystart Home Loans website, featuring a navigation menu with 'HOME', 'PRODUCTS', 'EXISTING CLIENTS', 'USEFUL INFO', 'ABOUT US', and 'CONTACT'. The main content area is titled 'Shared Home Loans' and includes a sidebar with links to 'About Our Home Loans', 'Perth Metro Home Loans', 'Country Home Loans', and 'Shared Home Loans'. A large image shows a child being held by an adult. Below this is a 'Shared Home Loan' section with a 'Do I Qualify?' button and a paragraph explaining the scheme's purpose for low to moderate income earners. The bottom screenshot is a Facebook post from BuyAssist Australia, dated April 27, with the text: 'Are you struggling to save a deposit for a new home? Introducing BuyAssist Australia. Buy a new home with NO DEPOSIT required... See More'. The post includes an illustration of a woman and a house with callouts for 'Lower and medium income earners', 'New Property', and 'Quality Builders'. The post also features a 'Sign Up' button and the website 'BUYASSISTAUSTRALIA.COM.AU'.

CREATING CULTURE OF INNOVATION



DENSITY
AND
DIVERSITY
DONE WELL

Open Ideas Competition



TINY HOUSES

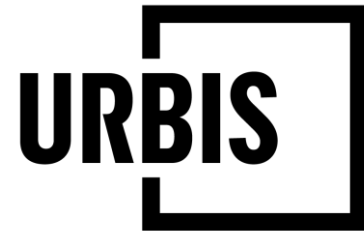


SUPPORTIVE PLANNING TOOLS



SUNSHINE COAST AS AN INCLUSIVE CITY

- Over the **next ten years housing affordability is expected to decline rapidly** across Queensland.
- This will **impact not only for disadvantaged** individuals and households, but households on moderate incomes – the **key workers** in our hospitals, service and retail sectors.
- **Sunshine Coast has the opportunity to step-up to this housing challenge**, and increase supply of social and affordable housing, by working in partnership across government, business, and community.



THANK YOU

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