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Indigenous Housing System Capacity

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Presentation at
Towards a united voice for the Aboriginal Housing Sector
Ministerial launch
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The study

- Part of a wider *national* assessment of the capacity of the affordable housing industry
- Spotlight on role and prospects of Indigenous housing institutions, providers and supporting organisations
- Involved desktop analysis, key informant interviews and a roundtable with Indigenous housing leaders drawn from across Australia

Why Indigenous housing focus?

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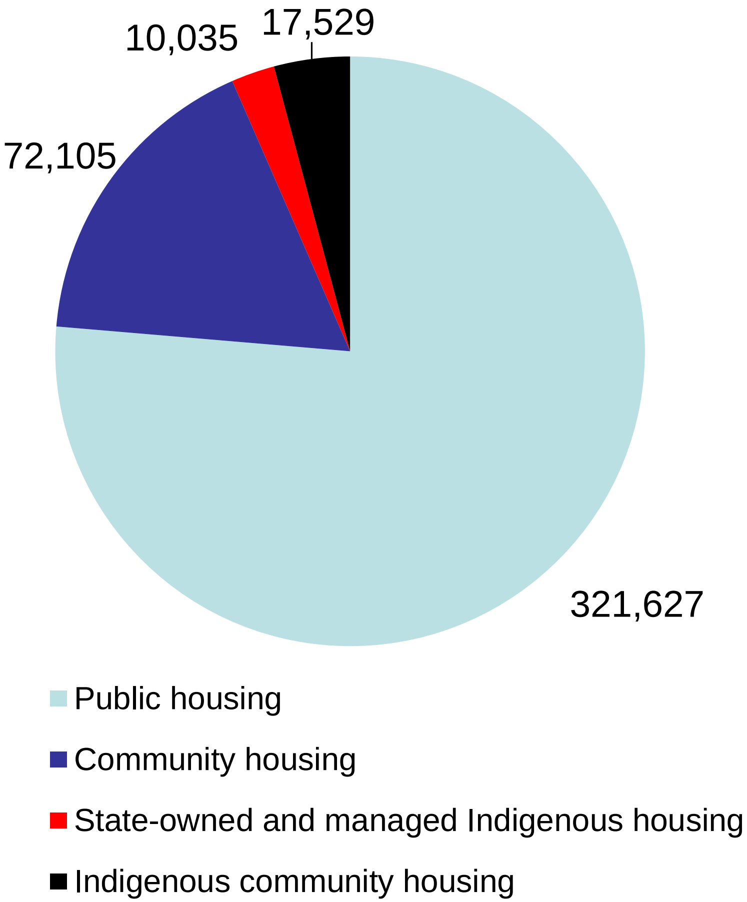
- Overcoming extreme Indigenous housing disadvantage is a central plank in achieving ‘Closing the Gap’ objectives
- A third of Indigenous households live in social housing and Indigenous tenancies are increasing
  - → Nearly one quarter of new tenancies in public housing in 2015
- The Indigenous community housing (ICH) sector is a vital resource but vulnerable in most jurisdictions due to
  - → Post ATSIC policy disruption and devolution
  - → Mainstreaming and dismantling of Indigenous housing programs/funding
  - → Lack of capacity-building

Profile of ICH sector

- Estimated 200 ICHOs in 2016
  - → Compares with 616 in 2001
  - → Decline in both urban and remote areas
- 12 ICHOs registered NRSCH or equivalent
  - → Three equivalent Tier 1 or 2
- 45 NSW-based ICHOs registered under NSW PARS
- Several ICHOs have a diversified business model & operate other social services & enterprises as well as housing
- New ‘hybrid’ management & partnership models emerging
  - → e.g. Indigenous real estate franchises, CHP alliances, mixed governance models

Profile cont.

- Average property holding of all funded ICHOs in 2014 was 71 properties
  - Several in NSW manage 400-700 dwellings and Aboriginal Housing Victoria manages over 1,500 properties
- Official identified Indigenous dwellings fell from 33,866 in 2001 to 27,564 in 2015



Source: Report on Government Service Provision 2016

Key capacity issues

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- ICHOs and identified assets are key resources for strengthening and growing Indigenous community housing
- But no strategic framework for sector to develop other than NSW
- ICHO scales and organisational capacity less developed than for other parts of the industry
- Mainstream policies and regulation generally do not recognise/promote culturally-adapted service models
- Almost no collective voice for Indigenous stakeholders in most jurisdictions, or nationally

Capacity-building priorities

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- Developing ICHO organisational capacities
  - → Tailored governance, workforce, financial viability strategies
  - → Orient to sector strengths
  - → Tenant support crucial
- Capital investment and property transfers to ICHOs
- Deepening engagement between ICHOs and the wider industry
  - → E.g. mentoring, alliances, strategic services, tenancy support
- Improving the capacity of mainstream providers to provide culturally appropriate services

NSW institutional framework today

Reports

Milligan, V., Martin, C., Phillips, R., Liu, E., Pawson, H. & Spinney, A. (2016) *Profiling Australia's affordable housing industry*, Final Report no 268, Melbourne: AHURI, http://www.ahuri.edu.au/research/final-reports/268

Milligan, V., Pawson, H., Phillips, R. & Martin, C. with Elton Consulting (forthcoming) *Developing the scale and capacity of Australia's affordable housing industry*, Final Report series, Melbourne: AHURI

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