



Australasian **Housing** Institute

Linking social housing workers in Australia and New Zealand

Implications of Targeting Social Housing

**National Housing Conference
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Sydney

Presenter: Rhonda Phillips

Nature of targeting (rationing)

- **Formal eligibility and prioritisation policies**
- **Practices of front-line workers**
- **Decisions and actions of Clients**
- **Nature of the housing portfolio: type, location and condition of housing**

Implications

- **Applicants**
- **Existing tenants**
- **Workers**
- **Community impacts**
- **Portfolio impacts**
- **System impacts**
- **Financial impacts**
- **Political impacts**

Applicants

- **Fast tracking for high needs applicants**
- **Need to understand the system or have an advocate**
- **Affects of 'labelling'**
- **Disincentive to improve circumstances**
- **Perceptions of fairness**
- **Limited choices**

Existing tenants

- **Disincentive to engage in labour market**
- **Uncertainty**
- **Instability**
- **Community connections**
- **Safety and security**
- **Stigmatisation**

Workers

- **Complexity of decision making**
- **Exercise of discretion**
- **Identity: ambiguity of roles**
- **Skills**
- **Occupational health and safety**

Community impacts

- **Social mix**
- **Social cohesion**
- **Stigmatisation**
- **Crime and public safety**
- **Undermines community renewal efforts?**

Portfolio impacts

Changing tenant profiles have significant portfolio implications:

- **Increasing demand for singles housing**
- **Accessible and adaptable designs**
- **Design: safety, privacy, common areas**
- **Density / relationship to neighbourhood**
- **Location**

System impacts

- **Social housing as the new 'institution'**
- **Cost shifting: housing for clients of other government agencies**
- **Need for new housing-support models**
 - Service delivery
 - Governance

Financial impacts

- **Loss of rent revenue**
- **Higher tenancy management costs**
- **Higher property and maintenance costs**
- **Selling assets to provide recurrent subsidies**

Ref: Hall and Berry

Political impacts

- **Addresses political pressure to ‘house most needy’**
- **Undermines public support for social housing**
- **Highlights need for better links with human services, education and employment opportunities**