



*Sector Strengthening - Towards
Sustainability in Aboriginal Community
Housing in NSW*

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National Housing Conference
February 2008



Aboriginal People in NSW

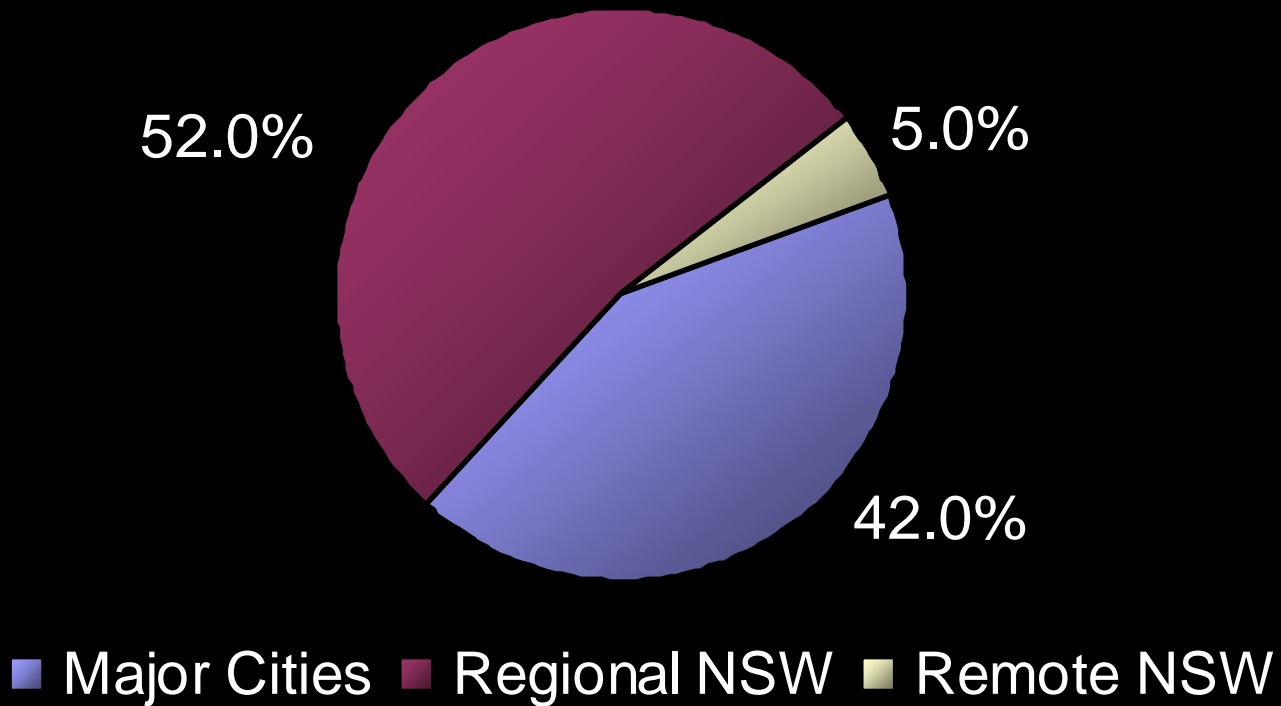
NSW HAS :

- The largest Aboriginal population in Australia
- 30.4% of Australia's Aboriginal people
- 138,506 Aboriginal people

- 31.4% of NSW Aboriginal people live in Sydney
- 84% of Aboriginal people live in urban areas

Urban/rural mix

NSW Aboriginal Population Data

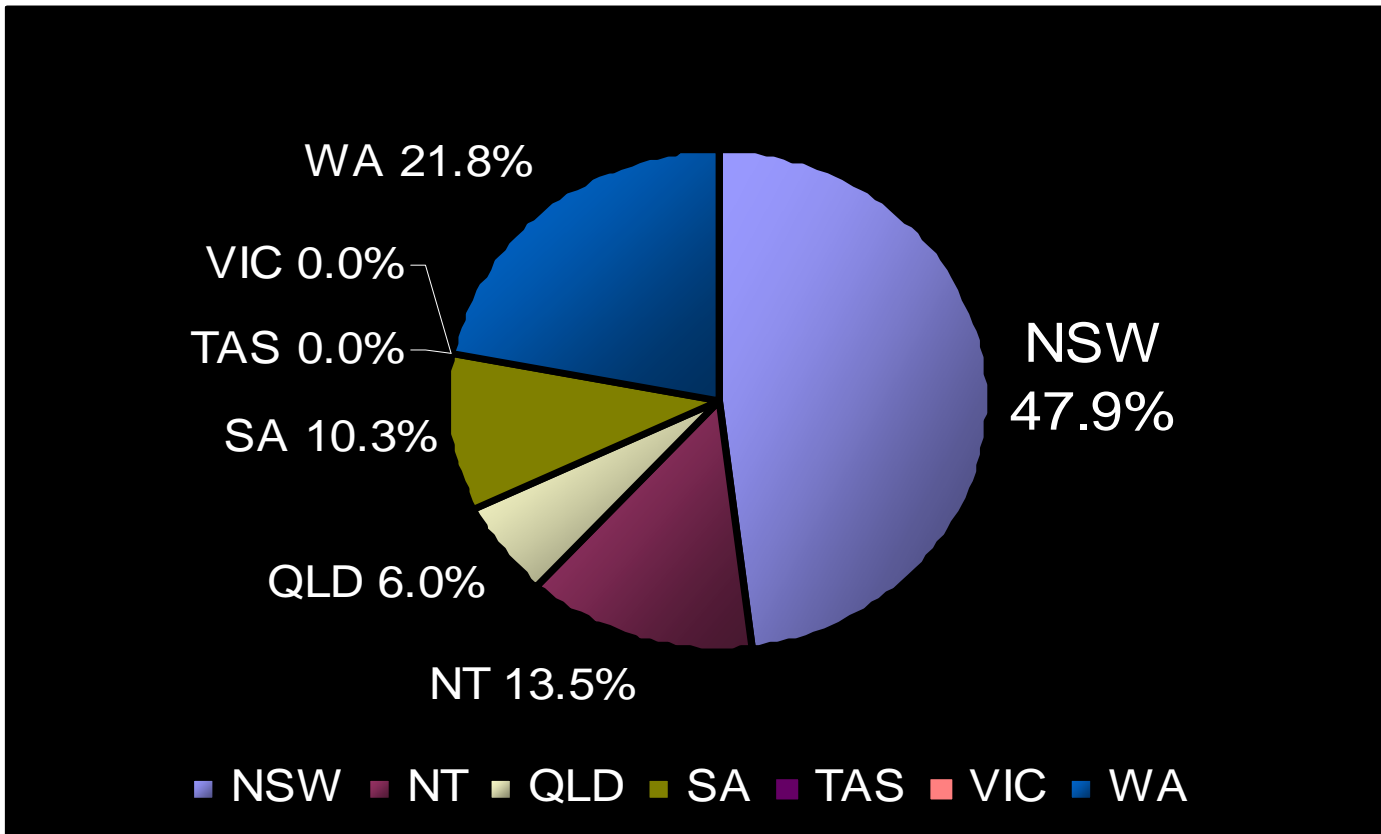




The Need for Housing

- 83% of overcrowded households in NSW are located in major or other urban areas
- One third of Aboriginal households in NSW live in social housing, compared to 6% for the non-Aboriginal population
- The percentage of Aboriginal people who own their own homes is 38% compared to 63% for non-Aboriginal people

Size and Scope of Aboriginal Housing in NSW



Size and Scope of Aboriginal Housing in NSW

- NSW has a significant Aboriginal social housing sector in Australia - 45% of Australia's Aboriginal community housing providers are in NSW
- 8.1% of mainstream public housing tenanted by Aboriginal people (approximately 9800)
- The AHO owns approximately 4360 properties
- 230 ICHOs own and manage a further 4650 homes



A Complex Sector

- More complex despite being smaller
- Title owned by Indigenous community housing organisations
- Funding from multiple sources
- National focus on remote Indigenous communities and housing



The role of the AHO

- Coordinated planning, development and delivery of Aboriginal housing programs
- National and State-wide policy development
- Capital works – growing and maintaining assets
- Capacity building
- Design and deliver training
- Promoting and incorporating Aboriginal Employment Strategies into our business

Engagement and Participation by Aboriginal People

- Critical to success
- Multiple engagement and participation strategies deployed
- But....contributes to complexity



The Case for Reform

- Too many organisations managing too few properties
- Unacceptable variations in asset management, tenancy management, rent setting and collection policies and practice
- Lack of benchmarks for governance, management, building design, workmanship
- Poor needs based planning and inconsistent allocative decisions
- Confused and inconsistent policy and program messages from governments

Keys to Sustainability and Future Reforms



- Increase the financial viability of Aboriginal community housing organisations
- Build the capacity of organisations with a focus on governance
- Build housing and asset management skills in organisations
- Enable a response to the diverse housing needs of Aboriginal people
- Develop strategies which provide for collaborative implementation
- Establish monitoring and evaluation processes



Key Planks of Reform

- Establish Regional Aboriginal Housing Management Services (RAHMSs)– one in each Region (critical mass, greater efficiencies)
- Roll-out the recently developed Service Improvement and Accreditation Scheme (continuous improvement and confidence)
- Institute strategies to increase rental revenue (financial viability)



Regional Aboriginal Housing Management Services

- Skills-based Boards and with strategic regional focus
- Activities driven by Business Plan approved by AHO
- Focus on quality property/tenancy management services
- Role and relationship underpinned by Service and Funding Agreements with AHO and ICHO member organisations
- Performance monitored
- Operational funding of RAHMS based on equitable model
- Between 6 – 9 RAHMS will be needed to cover NSW



Achievements to Date

- Needs based planning and a performance based funding regime developed
- Developed quality standards in housing governance, management and construction
- Accreditation framework, service improvement processes and appropriate assessment and monitoring tools completed
- Consultation with sector commenced
- Capability auditing of organisations commenced
- Comprehensive state wide survey of community maintenance needs completed
- RAHMS established in 4 locations

Challenges to Reform



Funding uncertainty and level of support from Australian Government

- Skills shortages
- NSW Aboriginal Land Rights Reforms
- Community Housing Reforms
- Demographic changes
- Complex needs
- Most important - Community/Sector Support