

Making the Government's Housing Commission Effective

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DEW Webinar, Thursday 14th January 2021

20th century achievements on the availability, affordability and comfort of housing

1. Achievement of a high level of home ownership
2. Large-scale provision of good quality social housing in several decades

Qualified in significant ways

1. The regimes for home ownership & social housing have been increasingly cyclical, fragile, unsustainable and insufficient-making the overall *system* dysfunctional

*This is partly accepted,
and reflected in some policy advances*

Qualified in significant ways

1. The systems for home ownership & social housing have been increasingly cyclical, fragile & unsustainable –i.e dysfunctional system

This is partly accepted...

but less recognised is

2. **The *conditions* underlying our past approach to home ownership, social housing and rental have changed fundamentally**

Relevant, related, changes in context

1. From inflation to a low-inflation environment
2. Change in financial and credit systems
3. Fiscal policy & rules
4. Housing & policy change: lost tenure clarity
5. Demographic change
6. Labour market: 'intermediate households'
7. Environment: end of sprawl safety valve
8. Construction sector: tech & organisation
9. Covid 19

The Logic of a Commission

- Conditions of our housing *system* have gone!
- From a support to economic & social development to a constraint, or threat, to it
- Need to rethink how we achieve high-quality, affordable & sustainable housing in 21st century
- Other policy areas moved from divergent understandings & damaging volatility to significant consensus
- Housing needs a settled & effective long-term direction across electoral & economic cycles

Commission on the Future of Housing

- Shared coherent vision & enabling recommendations
- Affordability, inclusion, sustainability and stability
- Appointed by Taoiseach for 18 months, based on expertise, Irish & relevant international
- Supported by a strong secretariat
- Draw on existing Irish & international analysis
- Combine analysis, deliberation & consultation
- Propose a feasible long-term tenure pattern
- Role of land & land management
- Fiscal, institutional & constitutional implications

Thank you