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MEDIA RELEASE

A welcome boost to social and affordable housing in NSW through SAHF

The NSW Federation of Housing Associations today welcomed the State Government's announcement it will provide an extra 1200 homes through Phase 2 of the Social and Affordable Housing Fund (SAHF) and prioritise housing for older women.

NSW Federation of Housing Associations Wendy Hayhurst said the 1200 additional homes should bring to 3400 the number of new social and affordable homes provided through the SAHF.

"What is very welcome is that the recognition that older single women are one of the groups most vulnerable to homelessness and housing stress. Housing unaffordability is not just an issue that is biting Millennials and first homebuyers, it is affecting every generation.

"If they don't own their own home, older women, with very little if any superannuation to fall back on are the most vulnerable to rent increases and rental instability, particularly if they are single.

"We're also pleased that the NSW Government is continuing to build on the SAHF.

"Community housing providers will continue to work with all parts of the NSW government to provide the 100,000 new social and affordable homes we need in NSW by 2036."

The Federation, which represents more than 60 not-for-profit housing providers, is calling on the NSW Government to:

- Invest record stamp duty windfalls into phase 3 of SAHF;
- Extend the Greater Sydney Commission's proposed 5-10% affordable housing target to cover all new developments;
- Require all tenders on government owned land to include 30% affordable housing;
- Support local government incentive packages for affordable housing projects, including a dedicated affordable housing officer, fast tracked applications, land contributions, reduced development fees and more flexible standards; and
- Reframe planning laws to ensure properties remain affordable in the long term.

"The SAHF is a useful measure for encouraging investment in social and affordable housing, but it isn't a silver bullet," Ms Hayhurst said.

"It needs to form part of a clear housing strategy that sets out exactly how many houses NSW needs, where they will be built and how that will be achieved."

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