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Large scale investment in housing infrastructure will address single biggest cost of living for NSW households

A landmark housing study released today shows NSW needs 212,000 new social housing properties over the next 20 years to meet the current shortfall and meet the needs of people in housing stress as the economy the state's economy and population grows.

The AHURI study by RMIT and UNSW researchers shows that NSW accounts for 30% of social housing need in Australia, with **141,000 new properties needed in Sydney, and 72,000 in regional NSW** by 2036 to address the current shortage and meet the future needs of people who are homeless and, renters on very low incomes who are paying more than 30% of their earnings on housing costs.

According to the needs analysis Sydney has a shortage of 80,000 social housing properties, with a 10,000 shortfall in the Parramatta area alone. In the rest of NSW there is a shortage of 56,000 social housing properties.

CHIA NSW CEO, Wendy Hayhurst, said the AHURI report showed the investment needed in housing infrastructure to alleviate the single biggest cost of living expense for many people in NSW.

"The state has a thriving economy and we need to make sure that the growth that flows from this includes everyone in NSW," Ms Hayhurst said.

"We need to invest in good growth and that means recognising that housing, like schools, hospitals, roads or rail is a part of the critical infrastructure that is vital to creating liveable and sustainable towns, cities and communities.

"The AHURI report shows us what we need to do to ensure our lower income earners, whether they are childcare workers, looking after older people, hospital cleaners or households earning a minimum wage, have a safe, secure and affordable roof over their head.

"Yes it comes with what seems a hefty price tag, as any infrastructure does - but we will reap the social and economic dividends downstream, and let's face it, NSW isn't without the resources to put into this.

"AHURI has said the most cost effective way forward is through capital grants to community housing providers, either through access to land and/or capital funding, alongside the availability of cheaper finance through the National Housing Finance Investment Corporation (NHFIC) the Federal government has already established.

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“Of course it isn’t just the state government’s responsibility, every level of government must step up. Continuing to do nothing isn’t an option if we want to see NSW continue to thrive.

The full study is at <https://www.ahuri.edu.au/research/final-reports/306>

Social housing need in Sydney (rounded to nearest 000)

Sydney suburbs	Shortfall 2017	Additional to 2036	Number of social housing homes needed by 2036
Central Coast	7,200	4,400	11,500
Baulkham Hills and Hawkesbury	1,300	600	1,900
Blacktown	5,300	5,200	10,500
City and Inner South	6,100	6,600	12,700
Eastern Suburbs	3,100	2,800	5,900
Inner South West	13,000	9,200	22,100
Inner West	4,800	3,100	7,900
North Sydney and Hornsby	3,800	2,300	6,100
Northern Beaches	1,800	1,300	3,100
Outer South West	3,700	3,700	7,400
Outer West and Blue Mountains	5,000	3,600	8,600
Parramatta	10,600	8,000	18,700
Ryde	2,300	1,700	4,000
South West ¹²	10,000	7,200	17,200
Sutherland	1,600	1,400	3,000
Total	80,000	61,000	141,000

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Social Housing need – regional NSW follows

Suburbs	Shortfall 2017	Additional to 2036	Number of social housing homes needed by 2036
Capital Region	4,000	1,100	5,100
Central West	4,100	1,200	5,300
Coffs Harbour Grafton	3,800	900	4,700
Far West and Orana	2,200	800	3,000
Hunter Valley	5,800	1,500	7,300
Illawarra	5,000	2,000	6,900
Mid North Coast	5,900	1,400	7,300
Murray	2,500	600	3,100
New England and North West	4,300	1,200	5,500
Newcastle and Lake Macquarie	6,300	2,200	8,500
Richmond Tweed	6,500	1,500	7,900
Riverina	2,900	800	3,700
Southern Highlands and Shoalhaven	2,900	800	3,700
Total	56,000	16,000	72,000

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