



Community housing in NSW

A snapshot of the community housing sector in NSW

2022

www.communityhousing.org.au

Housing communities across NSW

Community housing providers invest in local communities across NSW, building new housing that supports resilient communities. In NSW, 169 community housing providers deliver safe, secure, and affordable rental housing for lower income families and individuals.

Community housing providers manage more than 54,000 properties for NSW families and individuals.

Through a not-for-profit business model, community housing providers deliver secure housing that enables individuals and families to engage in work, training, education, and get the supports they need.

Profits generated by community housing providers go back into building and sustaining new housing developments. This creates new jobs in housing construction and management and more homes for people to live in.

Community housing is a key pillar in NSW's housing sector. In the past decade the industry has invested over \$1.82 billion to deliver 5,300 new homes, creating long-term positive social and economic impact across the state.

“Community housing providers manage more than 54,000 properties for NSW families and individuals.”

Community housing in NSW

by numbers



169 community housing providers



54,000+ properties



83% overall tenant satisfaction



116 out of 128 LGAs with community housing



2,600+ new homes in the pipeline by 2026

Over the last decade...



5,300 new homes delivered



\$1.82 billion in investment by CHPs



49 LGAs where new community housing has been built

How we provide homes for vulnerable families

Community housing is one way that social housing is provided in NSW. Social housing is an umbrella term to describe rental housing for people on very low to moderate incomes.

There are two main types of housing provided by community housing providers: social housing and affordable housing. Social housing provides homes for people on low incomes who cannot afford to own or rent in the private market. Affordable housing provides homes for people with a broader range of incomes which are not high enough to pay for rent in the area where they live or work. Affordable housing is leased at a discount to market rent which accounts for household income and capacity to pay rent.

Community housing providers...



... provide homes to people who cannot afford private market rental properties where they live or work, and people who are homeless or at risk.



... build and manage their own properties and also manage properties owned by state or local government or rented from private landlords.



... are not-for-profit, making them well equipped to deliver social and affordable housing because every dollar earned is reinvested towards creating and sustaining housing supply, and improving the lives of tenants.



... may also deliver a range of additional housing and support services, including Specialist Homelessness Services, disability housing, aged care, employment programs and education assistance.

What are the different levels of income?

Very low income...



People described as being on a **very low income** are those earning less than 50% of the NSW or Sydney median income. They include workers in a range of lower paid occupations, such as retail or manufacturing, as well as people earning the minimum wage or who are on an aged or disability pension or other government benefit.

Low income...



People earning more than 50% but less than 80% of the NSW or Sydney median income are described as earning a **low income**. They include many people working in jobs such as a child care worker, secretary or cleaner.

Moderate income...



People described as being on a **moderate income** are those earning between 80-120% of the NSW or Sydney median income. They may include people working in occupations such as teaching, policing, or nursing, particularly if they are in earlier stages of their careers.

A growing sector: building new homes

The community housing sector in NSW has increased its capacity to deliver new social and affordable housing.

From 2012 to 2021 the number of new homes delivered by the sector in NSW has grown rapidly. By the end of 2021, community housing providers had delivered 5,300 new homes in a mix of development types and locations.

Community housing providers have expanded the scope of their investment, delivering new homes in 49 local government areas across NSW.

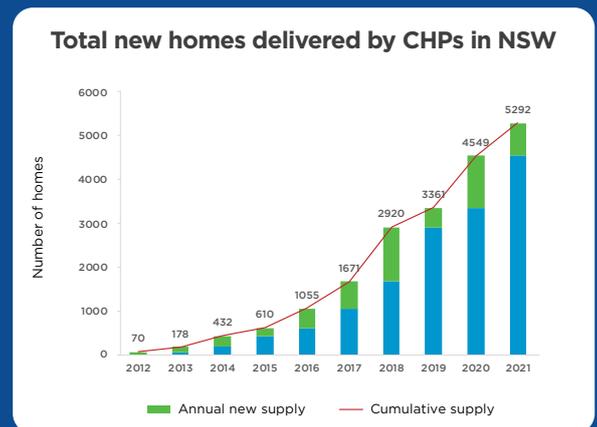
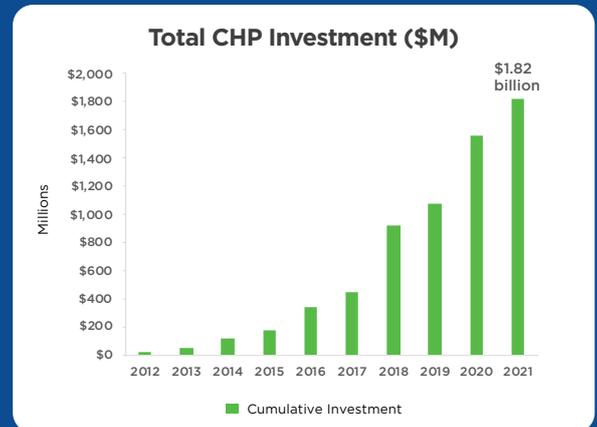
Providers deliver new homes that match local character and needs, including low density developments, townhouses, and higher density projects in major centres.



5,300 new homes in a mix of development types and locations



Delivering new homes in 49 local government areas across NSW



McKenzie Street, Lismore
North Coast Community Housing

This development is testament to the ability of CHPS to cater specifically to their local community. In the heart of Lismore, North Coast Community Housing will deliver flood resilient housing close to services. The project, expected to be completed by December 2023, will deliver 11 social housing units, 5 affordable housing units, and 4 Specialist Disability Accommodation Units. It will also deliver 10 units for sale for affordable home ownership.

Civic Way, Rouse Hill
Link Wentworth Housing

Right in the centre of Rouse Hill, this development provides 28 apartments of varying sizes which are rented at a discount to private market rental prices. The design of each home considers environmental sustainability and energy efficiency, and provides opportunities for residents to connect with their neighbours and create a community.

Increasing economic and social benefits

Community housing providers invest in communities for the long-term.

This commitment to community means that homes and developments support not only the families and individuals who live in community housing, but also the local neighbours, businesses, and wider community.

More and more investors, private developers, local councils, and government agencies have partnered with community housing providers to leverage the social and economic capital that not-for-profit community housing providers are uniquely positioned to deliver.

Since 2018, the National Housing Finance and Investment Corporation (NHFIC) has provided community housing providers with lower cost finance that

enables them to increase their impact by combining finance with other funding and partnership opportunities, including NSW Government funding and development initiatives.

Community housing providers' development activities have supported increased productivity in the economy, new jobs in construction and development, and delivered savings to government.

Productivity, jobs and savings to government since 2012



\$77 Billion in productivity benefits



15,300 jobs



More than **\$172 Million** in savings to government



480 homes more than government could deliver alone



New community housing developments

in NSW

Elger Street Glebe

Bridge Housing

This complex in Glebe showcases a successful redevelopment of social housing which provides specialised housing solutions for older people. Bridge Housing own and manage 158 social housing units at the complex, properties which were custom designed with a focus on accessibility. Bridge Housing provide more than just a home at Elger Street, they offer a community for tenants to connect to as well as mental health and various other support services for tenants.



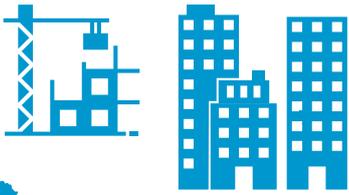
The Brickworks Ballie Street, Bathurst

Housing Plus

The Brickworks is a 20-villa development providing affordable homes to local people in Central Western NSW. The development is close to the centre of Bathurst and delivers a mix of one- and two-bedroom properties. The units feature modern kitchens, bathrooms/laundry, open plan living areas, enclosed yards and single carporths.

These homes are energy efficient built to a 7-star rating under the Nationwide House Energy Rating Scheme to help keep energy costs to a minimum for tenants.





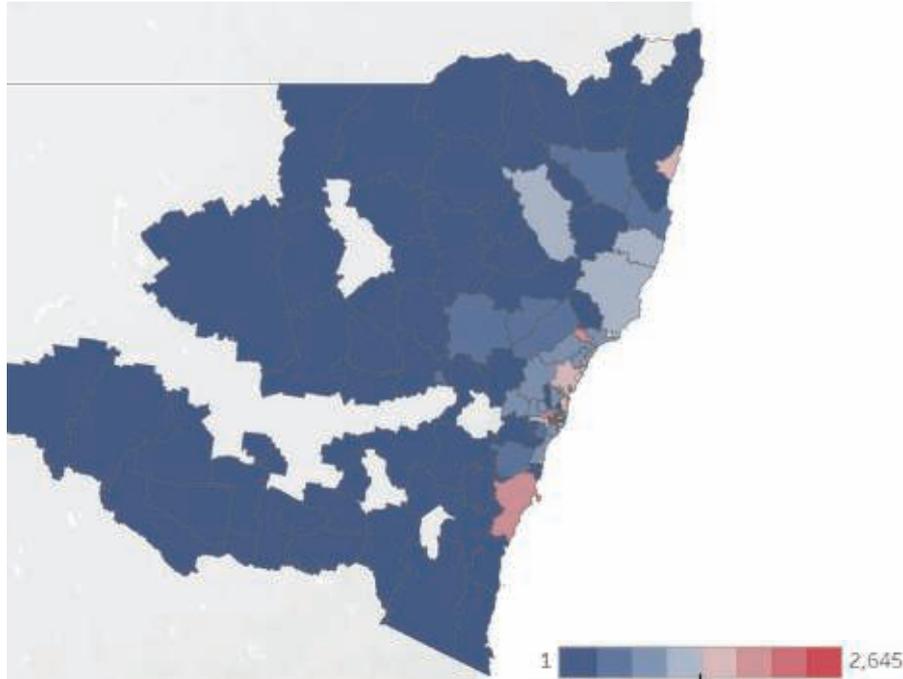
Community housing development footprint

Number of properties developed by CHPs by LGA



Community housing across our state

Community housing coverage across NSW



Community housing coverage across Greater Sydney

