

Ending Homelessness Together





About Us

Homelessness NSW is a not-for-profit Peak Body working to end homelessness in NSW. Our 180 members include specialist homelessness services, allied organisations and services. We work with our members, people with lived experience and a broad network of partners to understand drivers of homelessness, advocate for solutions, build skills and knowledge, and scale innovation.

Mission

We exist to build the capability of people and the capacity of systems to end homelessness.

Vision

We have a vision for a future where there is enough quality and safe housing and support services to ensure no one is homeless in NSW.



We acknowledge the traditional custodians of the land now called Australia and pay our respects to elders past present and emerging.

A note on consultation

This paper was prepared by Homelessness NSW in consultation with a broad network of academics, business, housing and homelessness services, property experts, peak bodies and people with lived experience.

Thanks to all who helped shape the priorities, provided comments and reviews and for contributing to the development of this paper.

All photography sourced from Microsoft, Pexels or Unsplash

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Introduction

Every night in NSW, tens of thousands of people go to sleep without the security of a place to call home.

Last year, more than 70,000 people were assisted for homelessness, but the true extent of the problem is much worse. As the cost of living continues to spiral, rents rise and wages stagnate, the pressure on those vulnerable to homelessness – ordinary Australians – grows. Homelessness is considered by some to be an intractable problem, assuming it is an issue too big to fix or a personal choice. This is not the case. Homelessness should not be accepted by political leaders or citizens in a state as prosperous and as caring as NSW.

Ending Homelessness Together is a shared aspiration for a NSW where homelessness should never be more than rare, brief and non-recurring. This paper proposes three practical solutions that the NSW Government and its agencies, supported by business and 8 million people across the state, can implement to ensure everyone has a place to call home.

In simplest terms, we cannot solve homelessness without more housing that is affordable for those on low income.

The current waiting list for social housing in NSW is almost 50,000 – with waiting time currently at more than 10 years for people not deemed a priority case. NSW currently builds an average of 34,000 residential dwellings per year, of which approximately 700 - or 2% are social housing dwellings. At the current rate of social housing investment it could take 70 years to house everyone on the waiting list.

To end homelessness together, Homelessness NSW is asking the NSW Government to work with all levels of government to increase social housing stock to 10% of residential dwellings by 2050. Overall, 4.7% of the total residential dwelling stock is currently social housing, a figure which has been falling steadily for more than 25 years.¹ This falls far short of the OECD average of 7.1%.

An initial investment of \$2 billion a year over ten years shared between State and Commonwealth Governments would build 5,000 net new social housing dwellings each year. This would provide much needed urgent homes and lay the groundwork for planning reform and innovative models for ongoing investment.²

An additional \$152 million per year is needed to support the delivery of specialist homelessness services, as well as greater investment in the expansion of Aboriginal Community Controlled Organisations that ensure culturally competent service delivery and choice.

Finally, the creation of a 'Homelessness Commissioner' would ensure a coordinated approach across government, with the establishment of key performance indicators to ensure improvements are delivered.

As Ending Homelessness Together shows, investment will not only improve the quality of life of thousands of people, it will inject billions into the NSW economy and significantly reduce the strain on health, justice and corrective services.

Together, we can end homelessness.

Recommendations

Homelessness NSW is calling on the NSW Government to *End Homelessness Together* by investing an additional \$1.179 billion per year and working with partners to co-fund and implement sustainable solutions:

1

Invest in increased and sustained supply of social housing

- Commit to a target of increasing the net stock of social housing from the current rate of 4.7% of total residential dwellings in NSW to 10% of total residential dwellings by 2050. This includes investing in the development of supported housing models, e.g. Youth foyers and 'common ground' to meet diverse needs of people.
- Provide an initial investment of \$2 billion per year over ten years (shared 50/50 with the Commonwealth Government) to build 5,000 net new social housing dwellings per year.

2

Fund support services to meet current and future demand

- Invest an additional \$152 million per annum in specialist homelessness service delivery, bringing total investment to \$410 million per annum.
- Invest in the scale up and expansion of Aboriginal Community Controlled Organisations to ensure culturally competent service delivery and choice.
- Commission 5-year contracts to enable certainty and innovative service delivery within the specialist homelessness services sector.

3

Coordinate across all levels of government and community for collective impact to end homelessness

- Commit to a 'Housing First' Policy across NSW and embed the Together Home program through sustained investment of \$25 million per year.
- Make renting fair in NSW.
- Appoint a 'Homelessness Commissioner' to ensure a coordinated approach across government.
- Establish transparent key performance indicators across government departments to ensure effective coordination and service delivery.



Outcomes

Homelessness NSW proposes a package of pragmatic delivery models to deliver on this strategy. This includes a combination of direct government investment, targeted land and housing reform and collaborative and innovative finance vehicles. The additional NSW Government investment of \$1.179 billion per year will bring the total NSW investment in Homelessness to \$2.38 billion or just 2% of the total State government expenditure per year. For just 2% of the State budget per year, the Government can ensure a stronger NSW where everyone has a safe place to call home.

The capital investment from the NSW and Commonwealth Governments, delivering 5000 social housing dwellings per year over 10 years, will inject up to **\$23 billion into the economy over the forward estimates**.³

Research by Housing for all Australians also highlights the economic value of investing in social housing, noting that the rate of return is comparable or better than those achieved in many other Australian infrastructure investments.⁴

The investment in homelessness services, Together Home and improved coordination of \$178.7 million per year, could save the NSW Government up to \$1.5 billion per year through a reduction in demand for health, mental health and corrective services from clients that were experiencing homelessness.⁵

Invest in increased and sustained supply of social housing

Research from 2018 has shown that nationally, Australia needs to build 15,000 social housing dwellings each year to prevent the current homelessness crisis from getting worse. Adjusting for lower than anticipated population growth brings this figure down to 8,000 per year. Factoring in the population forecast and the current backlog, an estimated 25,000 social housing dwellings nationally per year would be required. This aligns with the national *Everybody's Home* campaign.⁶

As of June 2021, there were 49,928 people on the social housing waiting list in NSW including 5,801 on the priority list.⁷ Wait times for social housing is now up to ten years or up to two years for those deemed priority. With the current rate of growth of social housing in NSW (averaging 700 new social housing dwellings per year⁸), it would take 70 years to provide housing to everyone on the waiting list.

At a time where rates of homelessness are increasing, it's never been harder to find or sustain a rental property. Access to housing that people can afford to live in has significantly reduced across the state with regional areas reporting extreme shortages and research showing less than 1% of rentals available for people on low income.⁹ Private renters experience tenure that is perpetually precarious and uncertain.

NSW currently has approximately 154,000 social housing properties, representing 4.7% of all occupied residential dwellings. Setting a social housing target of 10% of occupied residential dwellings by 2050 is needed to provide a significant increase in social housing levels in NSW to both prevent further crisis and eliminate the current backlog on the social housing waiting list.



Recommendations

- Commit to a target of increasing the stock of social housing from the current rate of 4.7%¹⁰ of occupied dwellings in NSW to 10% by 2050. Including, investing in the development of supported housing models like Youth Foyers and 'Common Ground' to meet diverse needs of people.
- Provide an initial investment of \$2 billion per year (shared 50/50 with the Commonwealth Government) for 10 years to build 5000 net new social housing dwellings per year over the next 10 years.



Photo Credit: Ben Guthrie

Successful supported housing models

Supported housing models for people experiencing homelessness provide an opportunity to break cycles of disadvantage as well as provide intensive support based on individual need.

Youth Foyers are integrated learning and accommodation settings for young people, typically aged 16 – 24 years, who are at risk of or experiencing homelessness. The Foyer model was developed in the United Kingdom more than 20 years ago and upholds that the only long-term avenue out of homelessness for young people is through education and training, with a focus on nurturing an 'aspirational community' and securing sustainable employment and independent housing. Through this approach, Foyers are able to drive long term positive outcomes and impacts. The Foyer concept is considered international best practice in helping disadvantaged young people, aged 16-25 years who are homeless or in housing need, to achieve the transition to adult

independence. Foyers have proven so successful that there are now more than 1,000 projects worldwide; including Australia, Ireland, the United States, Romania, Netherlands and Germany.¹¹

Common Ground is a supportive housing model that accommodates people experiencing chronic homelessness. Common Ground models draw on Housing First principles, combining housing with wraparound support services. The target cohort of Common Ground projects are people with experience of chronic homelessness and with complex needs, including people with mental ill-health, experience of complex trauma, alcohol and drug use, chronic disease, and brain injury. The congregate setting of the building is designed to provide core support services on-site, create socially mixed communities, and strengthen neighbourhoods.¹²

Getting to 10% by 2050

A target of 10% of all dwellings being social housing by 2050 represents approximately 200,000 additional dwellings.¹³ This aligns with the latest research on social housing need which calculated that 200,000 net new social housing dwellings would be needed over the next 30 years on current population growth estimates.¹⁴

Proposed Strategies

Ending Homelessness Together requires input from multiple sectors and levels of government. Our proposed approach to achieve the 10% target requires the collective action of all levels of government, industry, and the community.

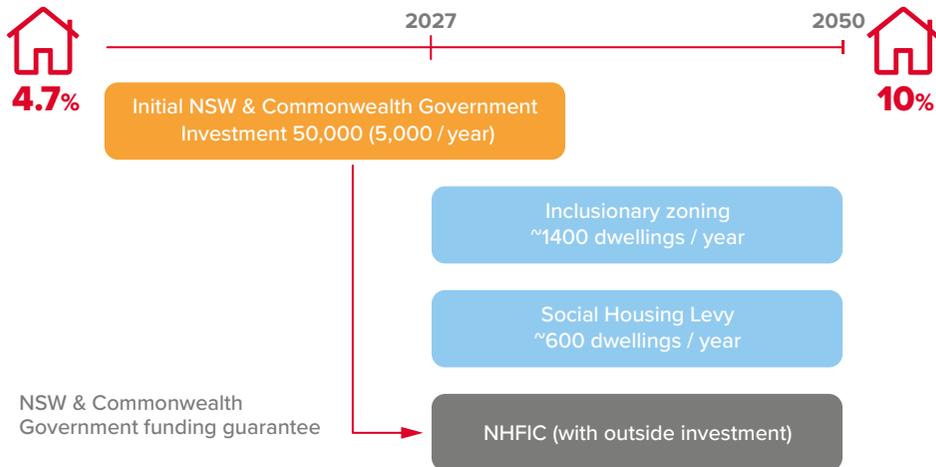


Figure 1 above represents how these diverse stakeholders can come together to achieve this. It is important that the NSW Government lead this process with an upfront investment, as well as commence consultation on regulatory reforms, and negotiations with the Commonwealth Government, to enable foundations for outside investment to support the growth of social housing at the back end of the 30-year period.



Step 1

Initial Investment from Government to kick-start the program

All levels of government can work together to deliver housing for those on low incomes. The NSW and Commonwealth Government's should invest \$2 billion per year over 10 years to build 5,000 net new social housing dwellings per year. Homelessness NSW proposes two investment strategies to achieve this:



NSW Government to provide \$720 million per year to match investment from the Housing Australia Future Fund (HAFF) to supply 9,000 extra social housing dwellings in NSW (1,800 per year).

The HAFF is a \$10 billion Commonwealth fund which will provide 30,000 social and affordable housing dwellings nationally over the next 5 years. NSW could expect to get a per capita share of this investment, equating to approximately 9,000 additional dwellings over 5 years – or 1,800 per year.¹⁵

- Homelessness NSW calls on the Government to match this Commonwealth investment to provide an additional 9,000 social housing dwellings over the same five-year period.
- This would require an investment from the NSW Government of \$720 million per year over 5 years.¹⁶
- This investment can either be in the form of construction financing or in-kind gifting of land for the development of social housing.
- Local government could support this by identifying and contributing land for development of social housing.

NSW and Commonwealth Governments to re-fund the Social and Affordable Housing Fund (SAHF) to supply 41,000 dwellings over 10 years (4,100 per year)

- The SAHF was a successful model used by the NSW Government to deliver 3,400 social and affordable housing dwellings on the back of annual returns generated by a \$1.1 billion equity investment fund.
- Homelessness NSW calls on the NSW and Commonwealth Governments to re-fund the SAHF with an additional \$1.64 billion per year (50/50 funding split) for 10 years to deliver an additional 41,000 social housing dwellings over a 10-year period – or 4,100 per year.

Step 2

Regulatory Reform to develop sustainable funding streams

Introduce inclusionary zoning alongside an ‘up-zoning’ process, from 2027 to ensure at least 10% of all new developments are social housing with 30% affordable and social housing on all government owned land.

What is Inclusionary Zoning?

Inclusionary zoning is a land use planning intervention by government that either mandates or creates incentives so that a proportion of a residential development includes a set target of affordable or social housing – or the developer makes an equivalent “in lieu” financial contribution to an affordable housing investment fund.¹⁷ Inclusionary zoning is already used in Australia and internationally. In 2005, South Australia mandated that 15% of new dwellings in significant development projects be affordable housing.¹⁸ Internationally, London has had a 50% social and affordable target for developments with 15 or more units in place since 2004. Both of these examples have implementation issues that should be studied, with any learnings applied to a NSW model to ensure success.

Action for change

- Homelessness NSW proposes the NSW Government mandate that 10% of all new developments and sub-divisions of land with 15 or more dwellings be social housing. This rate should be at least 30% (social and affordable) when the development is on government owned land.
- To support developers in this process, the NSW Government should develop a process to consider expanding the floor-space-ratio for developments that exceed the 10% target to enable developers to maintain profitability and encourage the innovative use of space (up-zoning).
- The new zoning rules should be applied from 2027, to allow for appropriate consultation and design with industry.
- This proposal could generate up to 1,400 social houses per year.¹⁹ Note this figure does not include the potential social housing development on Government owned land.



Introduce a 1% 'social housing levy' from 2027 to create a sustainable funding source for social housing

What is a social housing levy?

A social housing levy would work by charging developers a fee of 1% of total development value of any development or sub-division of land with 3 or more dwellings. While levies for social housing are rare, NSW already has a similar policy for infrastructure contributions which is currently being reformed.²⁰ This policy provides funding to local government for local developments so they can invest in associated local infrastructure. A similar process could be used to develop and introduce a social housing levy, with funds held in a State Government Fund to invest in social housing around NSW and support the up-zoning process for inclusionary zoning.

Action for change

- This proposal could generate up to \$240 million per year – the equivalent to an additional 600 social houses per year.²¹
- A portion of this funding should be set aside to ensure the success of the floor-space-ratio/up-zoning approval process outlined above as part of the inclusionary zoning reforms.
- The new levy should be applied from 2027.



Step 3

A wholesaler facility to leverage institutional and private investment

Support the National Housing Financing and Investment Corporation with outside investment

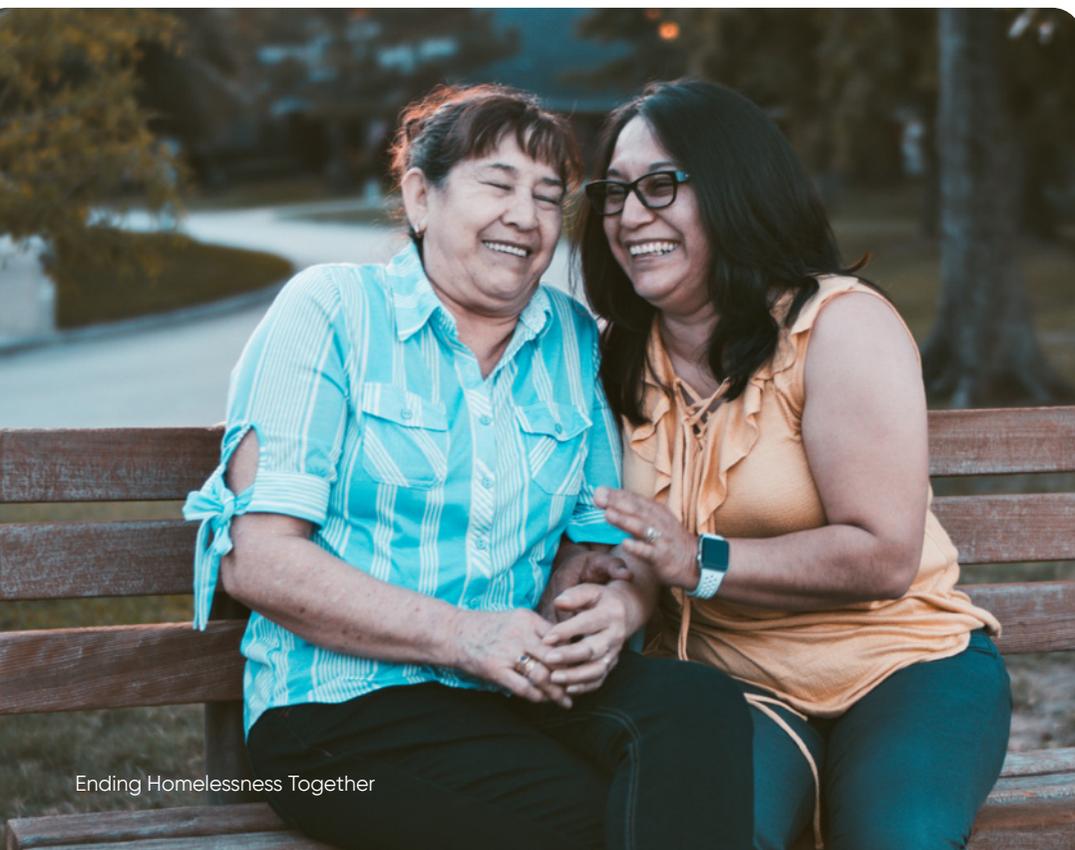
The National Housing Finance and Investment Corporation (NHFIC) is a Commonwealth Government body that provides low-cost, long-term loans to Community Housing Providers to develop social and affordable housing.²² NHFIC's mandate should be expanded to leverage investment from a broader range of sources, including superannuation funds.

Action for change

- Homelessness NSW calls on the NSW Government to advocate for additional investment into NHFIC.
- The NSW Government should provide matched funding with the Commonwealth to provide a guarantee for NSW social housing development.

Fund Specialist Homelessness Services to meet demand

Specialist Homelessness Services are operating over capacity and cannot fully meet the current demand and complexity of need due to limited resources. The Australian Institute of Health & Welfare's (AIHW) Annual Report on Homelessness services found that 36 per cent of service providers reported rarely or never being able to meet demand.²³ In 2020/21, Specialist Homelessness Services supported over 70,000 people experiencing homelessness.²⁴ On average, services are providing support to 27% more clients than they are funded to.²⁵



Demand for homelessness services by Aboriginal and Torres Strait Islander people exceeds the capacity of existing Aboriginal Specialist Homelessness Services and is increasing. Of the 70,000 people supported in 2021 over 21,000 were Aboriginal and Torres Strait Islander clients.²⁶ There is an insufficient number of Aboriginal led services available, with only four lead Aboriginal Community Controlled Specialist Homelessness Services in NSW out of 353 funded Specialist Homelessness Services. Aboriginal people need to have a choice in the service support they receive.

The Productivity Commission has calculated the current NSW investment in specialist homelessness services equates to \$36 per day of support per homeless client. This is the lowest per day spend of any Australian jurisdiction.²⁷ A recent NSW Ombudsman Report found that “SHS providers are grappling with the difficulties associated with meeting the needs of their clients, managing associated risks, fulfilling contractual and duty of care obligations, and dealing with waiting lists and service system shortages.”²⁸ A significantly low investment for service delivery, compounded by a lack of social housing is resulting in over 48.2% of people experiencing homelessness not having their needs met.²⁹

Our Recommendations

- Invest an additional **\$152 million per annum** in specialist homelessness service delivery. Bringing total investment to **\$410 million per annum**.
- Invest in the scale up and expansion of **Aboriginal Community Controlled Organisations** to ensure culturally competent service delivery and choice for **Aboriginal and Torres Strait Islander Clients**.
- Commission **5-year contracts** to enable certainty and innovative service delivery within the specialist homelessness services sector.

Our Proposed Strategies

Immediate Investment

The NSW Government currently invests \$1.2 billion per year into Social Housing and Homelessness. Of this, approximately \$258 million is provided to Specialist Homelessness Services.³⁰ As noted above, Specialist Homelessness Services are seeing unprecedented demand for support and are operating at approximately 27% above capacity while also needing to turn away over 40% of clients leading to a combined underfunded position of up to 70%.

Specialist support services provide the critical safety net to ensure homelessness is rare, brief and non-recurring for people at risk or experiencing homelessness. They find innovative solutions to support people without access to social housing or affordable rentals and build relationships to ensure clients are respected, empowered and supported at a time of crisis and trauma. The 2021/22 client satisfaction survey commissioned by Homelessness NSW shows 9 out of 10 clients are satisfied with the support they received.³¹

Invest in Aboriginal led solutions and service delivery

Homelessness NSW strongly supports the targets set out in Closing the Gap to ensure Aboriginal and Torres Islander people secure appropriate, affordable housing that is aligned with their priorities and need (Outcome 9) and the work to build the community-controlled sector. Ensuring there is a strong and sustainable Aboriginal and Torres Strait Islander community-controlled sector delivering high quality services to meet the needs of Aboriginal and Torres Strait Islander people across the country.³²

A transparent and shared understanding and analysis of localised needs will help to inform the types of services and support required. This could look like a demographic and geographic needs analysis of service users and available service providers across NSW to help identify opportunities for the investment and scale up of Aboriginal Community Controlled Organisations. This investment is critical to provide culturally competent service delivery

and choice. For this to be a success, localised service responses must be led by Aboriginal Community Controlled Organisations and codesigned with Aboriginal and Torres Strait Islander service users and workforce.

Action for change

- Immediately fund Specialist Homelessness Services an additional \$152m³³ per year.
- Invest in the scale up and expansion of Aboriginal Community Controlled Organisations and Aboriginal and Torres Strait Islander workforce within specialist homelessness services.

Commissioning 5-year contracts

Specialist Homelessness Services have not been re-contracted since the Going Home Staying Home reforms in 2014³⁴. This has led to a series of limited contract extensions, making it difficult for providers to plan and resource appropriately.

Action for Change

- Homelessness NSW calls on the Government to establish a mixed model procurement process, with strategic input from services, to enable the gradual and sensitively managed transition to 5-year contracts.

Coordinate across all levels of government and community for collective impact to end homelessness

The drivers of homelessness are complex and varied. Impacts of poverty, ill health, domestic and family violence, exiting out of home care, prison and hospital all place a person at higher risk of experiencing homelessness. Each of these entry points represent aspects of a broader system that lacks coordination and oversight.

The current structures of Government compound this complexity and create silos causing further systemic barriers. The Minister with policy responsibility for Homelessness Services is separate from the Minister responsible for Housing, who is separate from the Minister responsible for Planning, separate again from the Minister with responsibility of Domestic and Family Violence. While the gravity of these portfolios warrants dedicated representatives, the lack of coordination and structured information sharing leads to fractured policy and competing priorities contributing to entrenched disadvantage and homelessness.

While there is a best intentions approach across Ministers and members of the public service, the lack of single point accountability for the Homelessness System means coordinating efforts and implementing solutions is extremely difficult. For example, in 2020/21, there were 2052 clients in NSW seen by Specialist Homelessness Services providers who had exited a correctional facility. This was the second highest rate behind Victoria.³⁵ It should be acknowledged that the NSW Government is taking this seriously, with a new “No Exits from Government Services Framework” launched in 2020.³⁶ However more needs to be done to ensure better coordination and shared accountability.

Another example of where coordination and single point accountability has failed is in the lack of an explicit policy position around “Housing

First”. A recent evaluation of Housing First programs found that they are highly effective at providing housing stability, enabling access to services which improve non-housing outcomes such as health and mental health support, and are a cost-effective way to support people experiencing chronic homelessness.³⁷

What is Housing First?

While Housing first can be understood narrowly as a particular ‘program intervention’, it can also be viewed more broadly as a philosophy. In this view, Housing First is seen as a service system response to homelessness, in which access to secure housing and choice over one’s housing and use of support services are a human right.³⁸ It is this broader view that Homelessness NSW calls on Government to adopt.

The principles of a housing first approach are:³⁹

- People have a right to a home
- Housing and support are separated in service delivery but provided together to ensure sustainable outcomes
- Flexible support for as long as it is needed
- Choice and self-determination
- Active engagement without coercion
- Social and community inclusion
- Recovery oriented practice
- Harm reduction approach

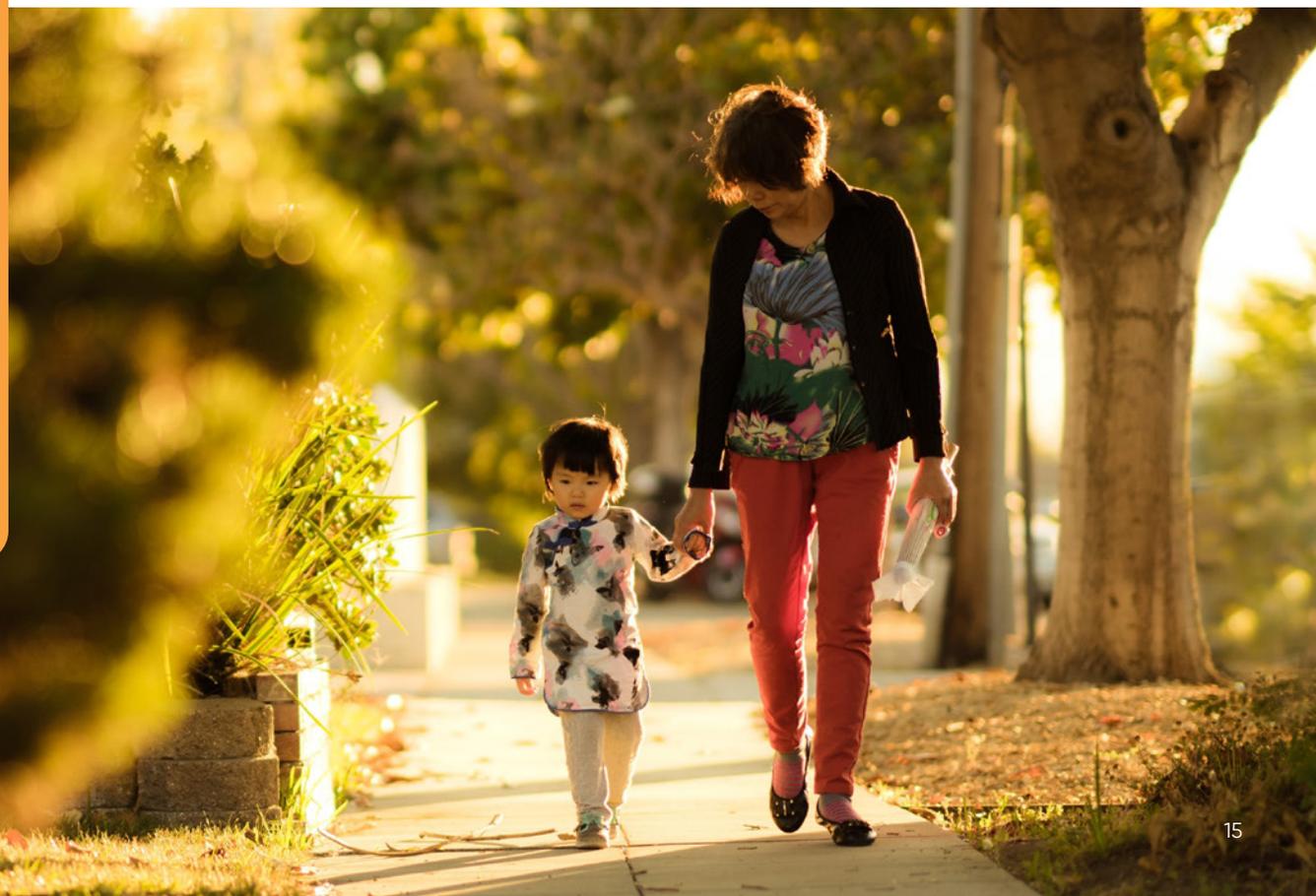
NSW has invested in programs that follow many of the Housing First principles, such as the successful *Together Home* program. However, in the absence of a Housing First policy commitment, investment is short term and approached as ‘pilot’ programs so the full benefits are difficult to sustain long-term.

What is Together Home?

The Together Home Program is a \$177.5 million investment by the NSW Government. It aims to support over 1,072 people sleeping in the street across NSW into stable accommodation, linked to wraparound support.⁴⁰ The program provides funding to Community Housing Providers to house clients and commission support services. Clients that require higher needs are able to access additional supports. The program commenced at the height of the COVID-19 pandemic and alongside the Government’s increase in the provision of temporary accommodation during the lockdowns, was responsible for essentially eradicating people sleeping in the street for a period of time. The program demonstrates how Government and the Homelessness sector can come together to solve problems rapidly and effectively.

Our Recommendations

- **Commit to a ‘Housing First’ Policy across NSW, and embed the Together Home program through sustained investment of \$25 million per year.**
- **Appoint a ‘Homelessness Commissioner’ to ensure a coordinated approach across Government.**
- **Make renting fair in NSW**
- **Establish transparent key performance indicators across government departments to ensure effective coordination and service delivery.**



Our Proposed Strategies

Commit to a housing first policy across NSW and embed Together Home

The NSW Government should integrate the Homelessness and Housing strategy within which should be an explicit policy position to adopt and appropriately fund “Housing First”. As part of this policy commitment, the Government should invest \$25 million per year to continue and sustain the Together Home program.⁴¹ The absence of housing first as an embedded model of intervention also results in the separation of homelessness and housing policy and operations at the state level. A wider systematic view and policy response is required to address homelessness.

Make renting fair in NSW

Everyone deserves a home that is safe, stable, and affordable. The NSW Government should explore ways to ensure that housing is more affordable to rent (for example looking at ways to avoid rents being set at unaffordable rates), stable and secure (for example by removing ‘no grounds’ evictions’) and safe (for example by ensuring homes meet accessibility and energy standards).⁴²

Appoint a “Homelessness Commissioner”

The NSW Government should appoint a Homelessness Commissioner within the first 100 days of the new term. The Commissioner should be serviced by a small Secretariat and have the function of (1) overseeing the delivery of the 10% social housing target (2) ensuring the immediate funding increase of Specialist Homelessness Services and commencing the engagement process for 5 year contracts (3) Ensuring that a Housing First policy approach is adopted across Government, including a goal to make renting fair in NSW.

The Commissioner should be an eminent person with a deep understanding of the issues in the homelessness space and a track record of pragmatic delivery. The position should sit within the Department of Premier and Cabinet, reporting to the Premier, and work closely with Department of Communities and Justice, NSW Health and NSW Treasury, Department of



Planning, Service NSW, local government and federal government. The position should regularly engage with and be informed by people with lived experience of homelessness.

Homelessness NSW has modelled the investment to be \$1.7 million per year⁴³ to fund the Commissioner and the secretariat.

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- 2 Yates, J 2016, *Addressing the housing affordability crisis: Basis for an estimated need of 100,000 dwellings in NSW over the next two decades*, NSW Federation of Housing Associations, Sydney, http://www.communityhousing.org.au/index_attachments/NSWFHA%20Need%20for%20100,000%20dwellings.pdf
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Note: The National Housing Finance and Investment Corporation analysis shows that \$1 million of residential building construction output supports around \$2.9 million of industry output and consumption across the broader economy.
- 4 Housing All Australians 2022, *Give Me Shelter*, <https://housingallaustralians.org.au/wp-content/uploads/2022/06/Give-Me-Shelter-HAA-Synopsis.pdf>
- 5 Taylor Fry 2021, *Pathways to Homelessness*, New South Wales Department of Communities and Justice, Sydney, <https://www.facs.nsw.gov.au/download?file=823631>
Note: Recent analysis by accounting firm Taylor Fry modelled the cost to Government broadly of people accessing homelessness services compared to the broader NSW population. This means the amount of other government provided services utilised by both groups such as the Health, Courts, legal aid systems. The analysis calculated that the average cost to government over a six-year period for people accessing homelessness services is \$186,000 – nearly 4 times higher than the NSW population. Only 9% of these costs relate to the homelessness and housing sector. Assuming approximately 70,000 people access homelessness services in NSW each year, the cost saving to Government of a successful intervention would save the NSW Government \$8.9 billion over 6 years or \$1.5 billion per year.
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- 13 *Note:* Assumes 10% of the following calculation: a growth in residential dwellings of 35,000 per year on a base of 3.2 million, less the current yearly growth in social housing of 700 per year, less assumed reductions over the period (redevelopments altering total supply)
- 14 Lawson, J, Pawson, H, Troy, L, van den Nouwelant, R & Hamilton, C 2018, *Social housing as infrastructure: an investment pathway*, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/306>
- 15 *Note:* Negotiations are ongoing and there has been no commitment to the number of social houses that NSW would receive from the HAFF. The figure of 9000 is derived based on a NSW per capita share.
- 16 Troy, L, van den Nouwelant, R & Randolph, B 2019, *Estimating need and costs of social and affordable housing delivery*, UNSW City Futures Research Centre, Community Housing Industry Association NSW and Homelessness NSW, Sydney, https://cityfutures.ada.unsw.edu.au/documents/522/Modelling_costs_of_housing_provision_FINAL.pdf
Note: All calculations in this paper assume a cost per dwelling of \$400,000. Our model references the capital grant model utilised in this 2019 paper which derived a \$262,000 per dwelling cost and adjusts this for 2022 dollars and conditions (land and constructions costs). This \$400,000 per dwelling is the funding cost to government utilising community housing providers and private developers.
- 17 Australian Housing and Urban Research Institute 2017, *Understanding Inclusionary Zoning*, <https://www.ahuri.edu.au/research/brief/understanding-inclusionary-zoning>
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- 19 New South Wales Department of Planning, *Metropolitan Housing Monitor*, Sydney <https://www.planning.nsw.gov.au/Research-and-Demography/Metropolitan-Housing-Monitors/Metropolitan-Housing-Monitor>
Note: NSW Planning data shows for the previous 12 months there were 10,300 medium density approvals and 16,500 high-density high-rise approvals. Assuming a 75% completion rate and one quarter of medium density dwellings fitting the 15+ dwelling criteria generates 14,300 applicable developments to apply inclusionary zoning.
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