



nsw Federation of  
Housing Associations inc

# DELIVERING NEW HOUSING SUPPLY

## NSW COMMUNITY HOUSING INDUSTRY SNAPSHOT

---

2017

NSW FEDERATION OF HOUSING  
ASSOCIATIONS INC.

[www.communityhousing.org.au](http://www.communityhousing.org.au)



**By 2020, the  
community  
housing  
industry  
will deliver  
2700 homes  
across NSW**

This snapshot is produced by the NSW Federation of Housing Associations under the NSW Community Housing Industry Development Strategy. The Strategy was developed through a partnership between the Federation and the NSW Department of Family and Community Services (FACS) and is funded by FACS.

**NSW FEDERATION OF HOUSING ASSOCIATIONS INC.**  
SUITE 301, 64-76 KIPPAX STREET, SURRY HILLS, NSW 2010

# ABOUT THE REPORT



## ABOUT SOCIAL AND AFFORDABLE HOUSING

Social housing provides secure, affordable rental housing for people with a housing need on very low and low incomes. Homes are rented at a proportion of household income so that it is affordable.

Affordable housing is open to a broader range of household incomes than social housing, so households can earn higher levels of income and still be eligible. Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties.

The community housing industry in NSW has the development expertise to deliver new housing in our communities. This report quantifies the industry's contribution to social and affordable housing supply over the past five years - from 2012 to 2017 - and how it will continue to be a significant player into the future.

Registered community housing providers are delivering new supply and adding to the 38,000 properties they currently own or manage. New housing is being delivered in 34 of the 115 local government areas that registered community housing providers currently operate in.

18 of the largest community housing providers operating in NSW (providers registered as Tier 1 or Tier 2 under the National Regulatory System for Community Housing) have provided information to the NSW Federation of Housing Associations about their development and acquisition programs.

The results show the investment the community housing industry has made in local communities and the significant contribution that the industry is making to new housing supply for people in need. The results also demonstrate how the industry is able to use its equity in combination with state and federal government funding initiatives and subsidies to make a major contribution to the delivery of affordable housing in NSW.

Our estimate of projected supply over the next three years is based on development approvals. It does not include additional social and affordable housing to be delivered by the industry through the NSW Government's Social and Affordable Housing Fund, on Communities Plus sites.

### THE COMMUNITY HOUSING INDUSTRY IS UNIQUELY PLACED TO DEVELOP SOCIAL AND AFFORDABLE HOUSING

Registered community housing providers:

- are charitable not-for-profit organisations that do not require developer margins
- reinvest their surpluses in expanding their housing services
- design & build housing to meet local needs for people in need
- are fully responsible for the ongoing management and maintenance of the housing they develop
- preserve social and affordable housing for the long term through community ownership

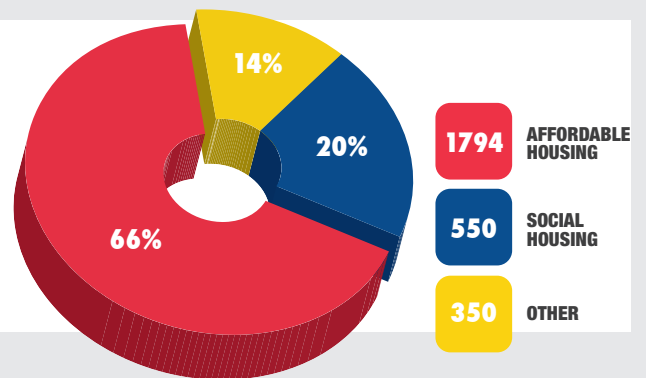
# HEADLINE RESULTS



SGCH, Lawrence Street, Peakhurst

2012 - 2020 TOTAL PROPERTIES  
(COMPLETED AND PLANNED)

By 2020, the community housing industry will deliver 2700 new homes across NSW, including 550 social housing properties and 1794 affordable housing properties. This adds to the 38,000 properties currently owned and managed across NSW.



Between 2012 and 2017, the community housing industry provided **1296 new social and affordable homes** to NSW communities.

From 2017 to 2020, the industry is already committed to **delivering 1404 more homes.**



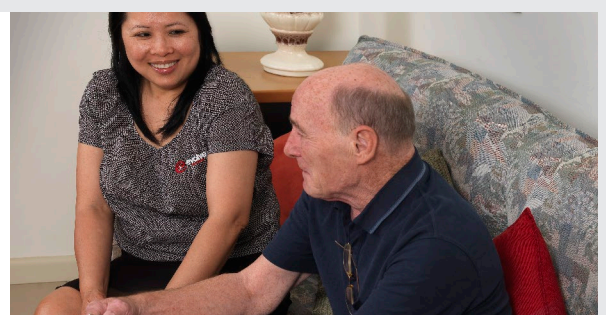
By 2020, the community housing industry will have provided almost **\$1 billion of new housing for local communities.**

The industry is providing new social and affordable housing in **34 of the 115 local government areas it operates in.**

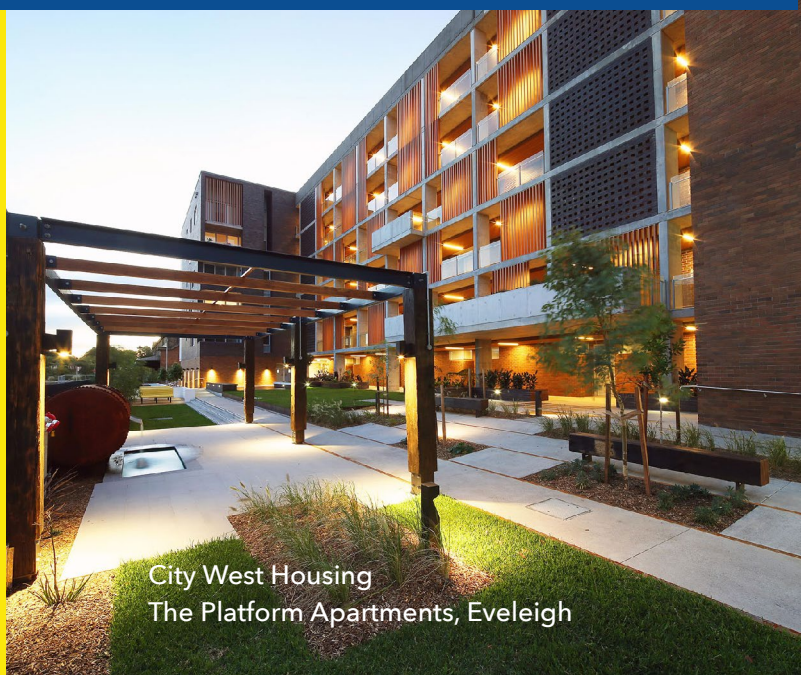


**85% of homes will be provided through new development projects** & 15% of new homes will be purchased by community housing providers for use as social or affordable housing.

By 2020, almost 8 out of 10 homes in new development projects (**1791 of 2298 properties**) will have been developed solely by community housing providers without partnerships with for-profit organisations.



# Community housing providers have established a strong track record of delivering new housing supply

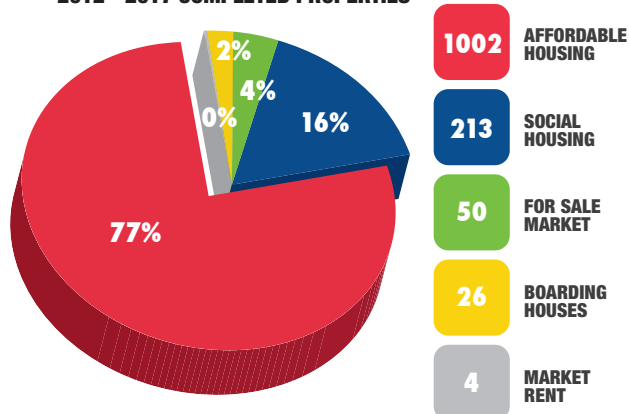


City West Housing  
The Platform Apartments, Eveleigh

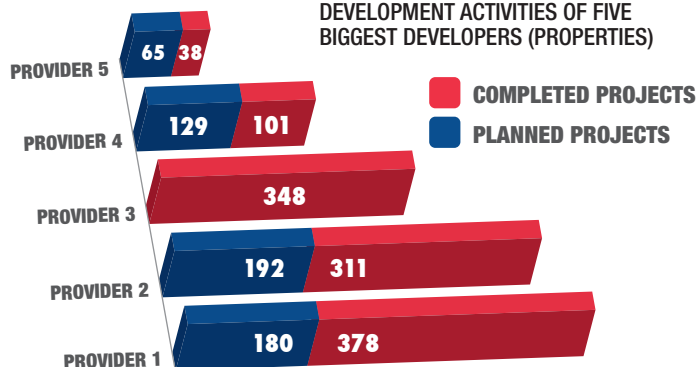
## 2012 - 2017

- Between 2012 and 2017, community housing providers **delivered 1296 new homes:**
  - Across 67 new development projects, providers delivered 924 new properties
  - Community housing providers purchased 372 new and established properties to be used as social and affordable housing
- Providers worked in partnership with for-profit organisations across 10 projects to **develop 129 new properties**
- **795 of properties in new development projects** were developed solely by community housing providers
- Five community housing providers are responsible for almost two thirds (**566 properties across 24 projects**) of new developments between 2012 and 2017
- The largest single development by a community housing provider:
  - **Delivered 104 new affordable housing rental properties**
  - **Cost \$40 million**

2012 - 2017 COMPLETED PROPERTIES



DEVELOPMENT ACTIVITIES OF FIVE BIGGEST DEVELOPERS (PROPERTIES)



# Community housing providers will continue to play a significant role in developing new social and affordable housing

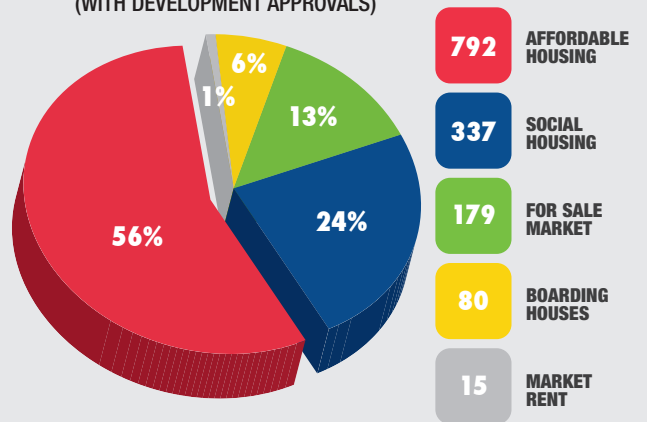


SGCH, Wannyl Street, Sutherland

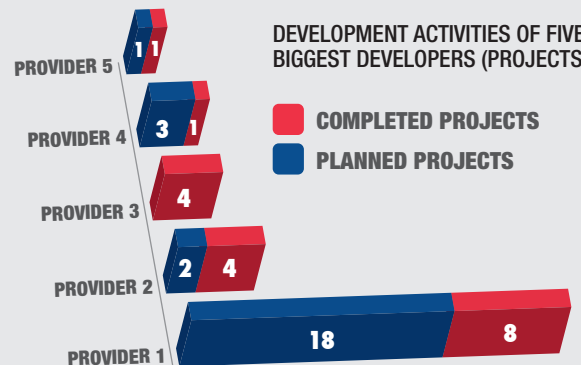
## 2017 - 2020

- Between 2017 and 2020, community housing providers report that they will deliver **1404 new social and affordable homes:**
  - Across 27 new development projects, providers will deliver 1372 more properties
  - Community housing providers will purchase 32 newly developed properties to be used as affordable housing
- Providers report they will work with for-profit organisations in 5 projects that will deliver 378 new properties
- Over 80% of planned development projects (22 projects delivering 996 properties) will be delivered solely by community housing providers
- Five providers will be responsible for delivering over 85% (1176 properties across 18 projects) of new homes planned for development by 2020
- The largest single development by a community housing provider will:
  - **deliver 268 new 1 & 2 bedroom apartments,** half of which will be sold to private buyers with the other half a mix of social and affordable housing
  - **Cost \$54 million**

2017 - 2020 PLANNED PROPERTIES (WITH DEVELOPMENT APPROVALS)



DEVELOPMENT ACTIVITIES OF FIVE BIGGEST DEVELOPERS (PROJECTS)



## Community housing providers have made a significant investment in local communities



BlueCHP, Ropes Crossing, Blacktown

- Between 2012 and 2017, community housing providers were involved in new housing supply projects valued at **\$438.3 million**
- By 2020, community housing providers will have developed projects valued at almost **\$1 billion (\$963 million)**
- By 2020, community housing providers will have invested over **\$698 million in developing units for local communities** - \$266 million of their own equity and \$432 million in debt finance
- Community housing providers use a mix of public and private financing and their own funds to pay for affordable housing:
  - Providers report that over **1000 National Rental Affordability Scheme incentives** have been allocated to new affordable housing they have developed
  - By 2020, 27 projects will be financed in part by developer contributions for affordable housing (14 completed projects and 13 planned projects)
- Sources of finance for community housing provider new supply projects include community housing provider equity, debt finance, proceeds of sales, development contributions as well as government grants, subsidies and in-kind contributions



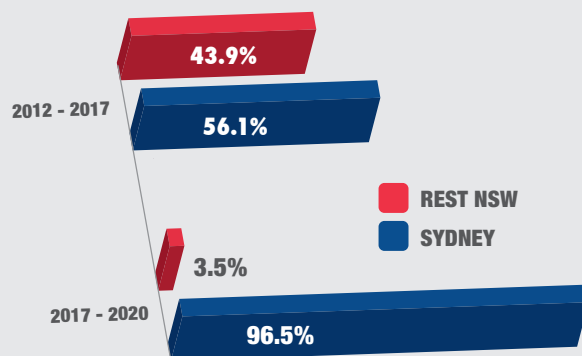
# Community housing providers develop housing for local communities

City West Housing  
The Exordium Apartments, Zetland

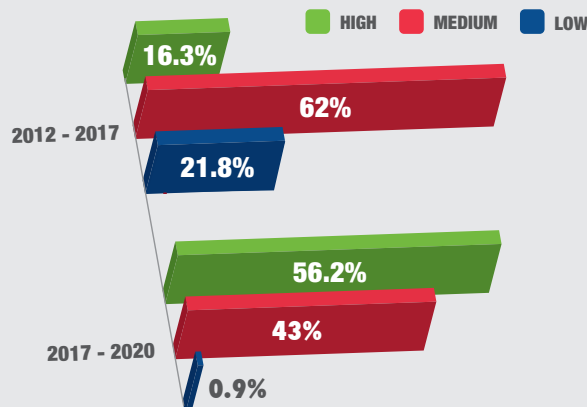


- Community housing providers delivered housing in **34 different local government areas**, across metropolitan, regional and rural communities in NSW
- Over time, providers are delivering a greater proportion of their new properties in Greater Sydney:
  - Between 2012 and 2017, **56% of properties were delivered in Greater Sydney**
  - From 2017 to 2020, this will shift dramatically with **96% of properties delivered in Greater Sydney**
- **Over 90%** of all of the units developed or acquired are studio, 1 or 2 bedroom units
- **80%** of all of the new properties are described as a 'flat, unit or apartment'
- Almost half of new properties have 2 bedrooms, **48%**
- Over time, community housing providers are becoming involved in higher density projects:
  - Between 2012 and 2017, 16% of properties were in high density developments. 56% of properties in projects planned between 2017 and 2020 will be in high density developments
  - Between 2012 and 2017, 62% of properties were in medium density developments. 43% of properties in projects planned between 2017 and 2020 will be in medium density developments
  - Between 2012 and 2017, 22% of properties were in low density developments. Only 1% of properties in projects planned between 2017 and 2020 will be in low density developments

NEW PROPERTIES - SYDNEY AND REST OF NSW SPLIT



DENSITY OF DEVELOPMENT



## Community housing providers developed a range of different types of housing

Community Housing Limited  
Bega Eco Neighbourhood Development, Bega



- From 2012-17 providers developed **192 social housing properties**
- By 2020, providers will complete a further **358 social housing properties**
- In total, community housing providers will deliver **550 new social housing properties**
- From 2012-2017 providers developed **1002 affordable housing properties**
- By 2020, providers will complete a further **792 affordable housing properties**
- In total, community housing providers will deliver **1794 new affordable housing properties**
- By 2020, 234 properties will be sold to private buyers with the proceeds re-invested to deliver additional social and affordable housing - **180 are under development and 54 have been completed**
- By 2020, **106 units will have been developed** in new generation boarding houses - 80 units are under development and 26 have been completed
- By 2020, **15 properties will be rented at market rent** which will be reinvested to support the delivery of additional social and affordable housing



**By 2020, the community housing industry in NSW will have provided almost \$1 billion of new housing to assist low income families, people experiencing homelessness, older people, people with disabilities and key workers' in their local communities.**

← Units 17 - 71  
← Visitor Parking

  
Central Garden