



# Housing Australia Future Fund

## Members' Briefing

# The Context for CHIA

Boosting additional social and affordable housing supported by NHFIC

Tackling the shortage of social and affordable rental housing

Protecting the interests of tenants, raising standards and supporting a first class community housing industry

Mitigating the loss of current affordable rental homes



# The Australian Housing Future Fund – Background to Paper

- Produced through an iterative process and informed by meetings with the opposition, senior government officials as well as members. This session another step along the way
- Principles based, not attempting to do the detailed design
- Set in a context incl:
  - The competition from states and the private sector to deliver
  - 30,000 is great but.... That there is an opportunity in the way it is designed to attract institutional investment and over the medium term get the ongoing program needed
  - The other institutional, governance and policy reforms – NHHA, agency, strategy, regulation, liability cap etc

# The Australian Housing Future Fund - Current Context

- Uncertainty – new Minister, new ideas, all a bit in the dark?
  - Need to have runs on the board and certainty will deliver
  - Why community housing?
  - Tenants
- Machinery of Government - who is in charge of what
- Order of business
  - Help to Buy and HAFF legislation
  - Housing Australia
  - Council and then Strategy
- First tenders for HAFF – this time next year???
- Emergency accommodation for women – before?

# The Australian Housing Future Fund

- NHFIC or a replacement housing agency should be responsible for all procurement. The process should be designed to minimise procurement costs.
- Tenders should be in the name of i.e. led, and coordinated by, not for profit registered CHOs.
- Maximising CHO ownership of the homes should be a key objective
- The changing economic outlook requires careful re-consideration of the assumptions underlying the AHFF 'modelling.
- States and territories contributions should be negotiated as part of the new National Housing and Homeless Agreement (NHHA).
- CHOs may partner with others incl government, to deliver the new housing. Partnerships should have an equitable risk / reward balance.

# The Australian Housing Future Fund

- The first tender round should be focused on projects that could start relatively quickly
- It is recommended that CHOs are actively involved in the HAFF program design.
- Compliance costs should be minimised for government and CHOs.
- Local Government via the peaks should be actively involved
- The proposed National Housing and Homelessness Plan (Strategy) and assessments from the proposed National Housing Supply and Affordability Council (NHSAC) should inform the future expansion of the Fund or alternative new social and affordable housing program.

# The Australian Housing Future Fund - Action

- The design of the fund, CHO role and the longer term
- Consistency of message
- Leveraging Partnerships
- Back and cross benchers
- Promoting the sector
  - Amplifying
  - Showcasing
  - Data and information
  - State peaks
- The bigger picture