

Beyond COVID – securing enduring outcomes for the community housing sector



What is the starting point?

- Problem is well known - ongoing deterioration in housing outcomes for most in need.
- Not just the CHP sector highlighting the issue - PC points to growing private rental pressures driven in part by underinvestment in social housing. Grattan has also pointed to the need for more investment in social housing stock.
- However, there has been an inability to address the problem. Why - is it fiscal, data quality, ideological, cultural, communication/stakeholder engagement? Important to understand in moving forward.



COVID presents many challenges but also provides an opportunity for a reset

- Community housing support can address cyclical and structural issues. Opportunity for growth in construction during what may be a subdued period for private sector plus can make some inroads into the entrenched undersupply of subsidised housing at a time of heightened need.

We have the means

- We already have many of the conditions in place to make community housing a cost-effective option: historically low interest rates, investors willing to deploy funds, mixed-tenure, potentially discounted sites and NHFIC.
- This can be further strengthened through state support, such as land and/or further stimulus. Provides substantial potential savings to State and ability to grow CHP sector.
- Model is replicable and scalable.
- Need to better capture the data

