The Problem: Affordable Rental Housing

With such low levels of affordability there is a segment of the population that will never be able to meet even the bottom end of the private market without assistance even when supply targets are met.

[Charts showing the proportion of rentals affordable for Very Low Income Households and Low Income Households from 2006 to 2014, with a decline in affordability over time.]
The Problem – Social Housing

Housing affordability is declining, especially for low and very low income people...

Ninety three per cent of our clients depend on welfare as their main source of income.

There are decreasing exits from social housing...

... and an increase in average tenure in social housing.

Exits as % of total tenancies

Number of exits

Average tenure in social housing (years)
Premiers & State Priorities

- Increase the number of households successfully transitioning out of social housing by 5% over 3 years
- Increase the number of young people who move from Specialist Homelessness Services to long term accommodation by 10%
- Improve customer satisfaction with key government services
- Improve Government digital services with 70% of government transactions occurring online by 2019
- Reduce Violent Crime
The Solution – Social Housing

More social housing

- Grow social housing supply and reduce under-utilisation
- Optimised planning settings and infrastructure

More opportunities, support and incentives to avoid and/or leave social housing

- Opportunity in work and education
- Access private rental market
- Grow affordable housing supply

A better experience in social housing

- Access for priority clients
- Housing stability
- Suitable, safe and quality housing
- High quality customer experience
These levers may apply at different times in the client journey

Strategy is to prioritise opportunities for cohort – not necessarily to prioritise access to social housing

76% of Sydney renters report experiencing financial stress as a result of housing costs

77% of clients supported with PRA products don’t return for further support

Offer/facilitate access to services that help enable people to avoid social housing (e.g. career counselling, life skills training)

Social Housing Register

With support to successfully avoid social housing

Successful exit

In private market, or in affordable housing as a stepping stone to private market

Support to exit into affordable housing or the private rental market

The social housing waitlist has grown 50% since 2009, to 59,500

Early intervention opportunities may be more beneficial to help waitlist tenants avoid rather than enter social housing¹

¹ Requires further cost/benefit analysis to specify key interventions that will deliver successful social outcomes at reduced cost Source: FACS

Over 70,000 people accessed NSW Private Rental Assistance in the 2014-15 financial year and over 420,000 were paid CRA in 2014.