



NSW Social Housing Accelerator Implementation Plan

Jointly prepared by NSW Housing agencies: the NSW Land and Housing Corporation, Department of Communities and Justice and Aboriginal Housing Office, on behalf of the NSW Government.

September 2023

Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Submitted by NSW Department of Planning and Environment on behalf of the NSW Government

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Introduction

Ongoing affordability pressures, rising cost of living and growing complexity of need are driving increased demand and unmet demand for social housing across all states and territories.

The NSW Government has made it a priority to take action to improve the availability of social and affordable housing so more people have a safe and secure home.

This requires collective efforts across NSW Government agencies and councils, mainstream and Aboriginal community housing providers and the private sector to make sure more public, community and Aboriginal homes are delivered in NSW in the coming years.

The NSW Government has paused the sale of government owned assets in NSW, while undertaking a comprehensive audit to identify all surplus government owned land suitable for residential purposes. This land will contribute to the increase in supply of social and affordable housing. An initial minimum target of 30% social and affordable housing for developments on surplus government land has been set to help to realise these ambitions.

A range of significant new planning reforms to support the supply of more social and affordable housing are being explored. This includes providing NSW housing agencies with greater powers to fast-track approvals, and reforms to enable faster delivery of more social and affordable homes in partnership with community housing providers and the private sector.

These reforms complement the Commonwealth's housing commitments. The NSW Government acknowledges collaboration is needed at all levels of government to effectively respond to the housing affordability crisis, and welcomes the opportunities presented by the Social Housing Accelerator Fund to rapidly expand the social housing system and positively impact the lives of vulnerable NSW citizens.

The NSW Social Housing Accelerator Fund Final Implementation Plan balances immediate programs designed to deliver new homes at speed, with capital efficient partnership projects to maximise housing outcomes. This includes fast tracking new public housing in regional and metropolitan areas, dedicated investment in new and restored housing for Aboriginal and Torres Strait Islander people and families and partnering with community housing and Aboriginal community housing providers for new homes.

The Implementation Plan estimates the number of new social homes to be delivered based on current data about program costs and timeframes. The number of homes delivered will be affected by multiple complex delivery factors, and the procurement outcomes from community housing and Aboriginal community housing partnerships.

Through these programs NSW estimates around 1,500 new social homes will be added to existing social housing portfolios by 2028 for an average investment of around \$405,000 per home. The first new homes are expected to be available in 2024.

The homes being delivered under the Commonwealth funded Social Housing Accelerator Fund through the programs listed in the New Commitments section of this Implementation Plan, were not part of the NSW Government's planned or committed new dwellings programs at the time that the Social Housing Accelerator was announced.

A requirement of the Accelerator funding is to demonstrate the impact of this funding on the current housing crisis.

Agreement is in place for all jurisdictions to report progress on existing public measures, in this instance the Report on Government Services (ROGS) as at June 2022.

The best proxy for social housing wait times that is available across all jurisdictions is the median (50th percentile) for newly housed applicants for Public Housing (in months).

This implementation plan will result in around 1,500 new homes (dwellings), an increase of about 1% on 2022 dwelling numbers, and responds to a waitlist of 55,880 households.

The impact of 1,500 additional homes is small given the level of unmet need, and the low turnover of current stock predicted to continue.

Some locations will experience a greater impact where homes built are well matched to the housing needs of those households currently waiting for public housing in that location.

The specific location of Accelerator program developments will be informed by LGA specific demand data.

A number of factors will affect the final impact of the Accelerator builds on this wait time indicator including changes to wait list lengths, turnover or availability of current homes, other build or relocation programs in place or coming and the match of those programs to need, changes in locational demand such as the drift between metro and regional areas, and continued suitability of current stock which affects internal transfer requests that compete directly with allocation of stock with wait list applicants.

Existing commitments: Programs to increase the social housing stock over the term of the FFA schedule that were already committed, planned or announced prior to 16 June 2023. Note: net increase in social housing resulting from these commitments will be lower in programs which involve redevelopment of existing social housing.

Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
AHO Closing the Gap - Housing Solutions: encompasses an overarching program of AHO new builds (180 new homes), ACHP new builds (20 homes). Timeframe: Delivered across FY23 - FY25 Total Outcomes: 200 new homes 100 per cent First Nations residents – delivery has commenced (16 homes)					
184 new homes will be delivered across FFA timeframes.	<ul style="list-style-type: none"> \$89m AHO New Supply \$16.3m ACHP New Supply (estimate). 	<ul style="list-style-type: none"> 30 June 2025 – This is a three-year program from 1 July 2022 to 30 June 2025. 	<ul style="list-style-type: none"> AHO New builds - are delivered by the AHO Property team via procurement of approved builders via the E -tender portal. ACHP new builds - are delivered via a partnership process with Aboriginal Community Housing Providers (ACHPs) through the ACHIF Program. 	N/A	N/A
AHO Economic Recovery: encompasses an overarching program of AHO new builds (45 new homes) and ACHP new builds (47 homes). This program aims to deliver on Closing the Gap Outcome 9 - increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing to 88 per cent. Timeframe: Delivered from FY23 - FY24 Total Outcomes: 92 Social homes across NSW targeting 100 per cent First Nations residents – delivery has commenced (59 homes)					
33 new homes will be delivered across FFA timeframes.	<ul style="list-style-type: none"> \$20m AHO New Supply ACHP New Supply \$15m 	<ul style="list-style-type: none"> 30 June 2024 – This is a two-year program from 1 Nov 2022 to 30 June 2024. 	<ul style="list-style-type: none"> AHO New builds - are delivered by the AHO Property team via procurement of approved builders via the E -tender portal. ACHP new builds - are delivered via a partnership process with ACHPs. 	N/A	N/A
AHO Flood Recovery: AHO's Recovery program from the 2022 Floods across the Northern Rivers LGAs delivering AHO new builds (21 new homes) and ACHP new builds (28 homes). Timeframe: Delivered from FY23 - FY25 Total Outcomes: 49 Social homes across the Northern Rivers LGAs targeting 100 per cent First Nations residents – delivery has commenced (2 homes)					
47 new homes will be delivered across FFA timeframes.	<ul style="list-style-type: none"> \$9m AHO New Supply \$19m Recurrent for ACHP New Supply. 	<ul style="list-style-type: none"> 30 June 2025 – This is a three-year program from 1 July 2022 to 30 June 2025. 	<ul style="list-style-type: none"> AHO New builds - are delivered by the AHO Property team via procurement of approved builders via the E -tender portal. ACHP new builds - are delivered via a partnership process with ACHPs. 	N/A	N/A
AHO Capital Works: AHO's annual new supply funding is used for a range of purposes to include new supply of homes, pre-construction costs and demolition costs. Timeframe: Annual program of New Supply Total Outcomes: 87 Social homes across NSW targeting 100 per cent First Nations residents – delivery has commenced (25 homes)					
62 new homes will be delivered across FFA timeframes.	Total Program Budget - \$95m – This is the total Annual new supply budget across the FFA period to 30 June 2028. Annual budget is on average \$18m per annum.	N/A – Annual Capital Program of new supply of homes	AHO New builds - are delivered by the AHO Property team via procurement of approved builders via the E -tender portal.	N/A	N/A

Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
AHO Stimulus 22: AHO Stimulus 22 was a program of new supply and upgrades of homes delivering up to \$212m of works to Stimulate the economy following Covid-19. The majority of this program concluded by June 22. There are 13 homes due to be handed over in FY24 to close out the program. Timeframe: Delivered from FY21 - FY23 Total Outcomes: 150 homes in total. Targeting 100 per cent First Nations residents – delivery has commenced (137 homes)					
13 new homes will be delivered across FFA timeframes.	Nil – Close of these new homes has been funded under AHO's Annual BAU Capital Program.	30 June 2024 (Program start date 1 December 2020)	AHO New builds - are delivered by the AHO Property team via procurement of approved builders via the E -tender portal.	N/A	AHO Stimulus 22 financially complete as at 30 June 2022. 13 units are remaining to be delivered.
AHO Asset Recycling Timeframe: Annual program of Asset Recycling. Total Outcomes: 50 Social homes by June 2028 by FFA period across NSW targeting 100 per cent First Nations residents – delivery has commenced (10 homes)					
40 new homes will be delivered across FFA timeframes.	Total Program Budget - \$35m	N/A – Annual Capital Program of new supply of homes	Property Acquisitions	N/A	N/A
Community Housing Innovation Fund: The Community Housing Innovation Fund (CHIF) aims to increase the supply of social housing and support for general social housing clients by working in partnership with the community housing sector. The CHIF uses a co-contribution model where DCJ puts in upfront funding and CHPs contribute equity, debt, land, tax concessions, philanthropy, etc. to deliver new housing supply projects.					
513 dwellings (including 380 social housing and 133 affordable housing dwellings)	\$102m	Progressive completion of various individual projects with all projects to be delivered by December 2026.	Delivery method includes purchase of built properties from the market or construction of new properties. All additional to existing social and affordable housing stock.	N/A	N/A
Community Housing Innovation Fund – Domestic and Family Violence: The Community Housing Innovation Fund- (CHIF) - DFV partnership with the community housing sector provide housing to eligible women and children escaping domestic and family violence.					
185 dwellings (including 150 social housing and 35 affordable housing dwellings)	\$52m	Progressive completion of various individual projects with all projects to be delivered by December 2026.	Delivery method includes purchase of built properties from the market or construction of new properties. All additional to existing social and affordable housing stock.	N/A	N/A
Together Home Transition Program: The Together Home Transition Program (THTP) is a part of The Together Home Program (THP) - a \$122.1m investment by the NSW Government that will support over 1,050 people who were sleeping on streets into private market tenancies linked with wraparound supports. Using the co-contribution funding model, the THTP aims to increase social housing supply to facilitate the transition of tenants into fit-for-purpose longer-term social housing.					
279 new dwellings (including 256 social housing and 23 affordable housing)	\$73m	Progressive completion of various individual projects with all projects to be delivered by December 2026.	Delivery method includes purchase of built properties from the market or construction of new properties. All additional to existing stock All additional to existing social and affordable housing stock.	N/A	N/A
Social and Affordable Housing Fund:					
214 new dwellings (including 156 social housing and 58 affordable housing)	The SAHF is supported by an investment of over \$1 billion by the NSW government. Returns from the fund support monthly payments over a 25 year period to registered community housing providers.	Progressive completion of projects, with all dwellings expected to be delivered by the end of 2024.	179 new builds and 35 refurbished dwellings. All dwellings are additional social and affordable housing (new stock).	N/A	The social and affordable split is an estimate, as the Assistance Type is determined upon tenanting. However, at least 70% of all dwellings for each provider must be for tenants drawn from the NSW Housing Register (social housing waiting list), and the remainder must be for eligible affordable housing applicants.

Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
LAHC Stimulus Programs: Brings forward planned property renewals, deliver new social homes and capital upgrades, fast track renewal projects in Claymore and Airs Bradbury, and deliver housing and construction apprenticeships and social housing industry cadetships including \$40 million for 300 new housing sector apprenticeships, traineeships and cadetships and \$40 million to deliver new social homes being built by pre-apprentices in partnership with TAFE and other builders.					
<ul style="list-style-type: none"> • Stimulus 1 - \$250m new supply: 24 homes remaining • Stimulus 2 - \$150m Airs and Claymore acceleration 119 homes remaining • Stimulus 7 - \$40m TAFE Pre-apprenticeship 94 homes 	<ul style="list-style-type: none"> • \$11.6m • \$66.1m • \$48.4m 	<ul style="list-style-type: none"> • 2023/2024 • 2024/2025 • 2024/2025 	New builds, acquisitions	N/A	N/A – Stimulus 1 program announced June 2020 is on track to deliver 646 new social homes, more than the original 550 announced. Stimulus 2 program on track to deliver around 380 new homes. Stimulus 3 program a partnership with TAFE NSW.
LAHC Economic Recovery Programs: Funding for new small scale social housing primarily in Western Sydney and regional NSW, and to accelerate future delivery of about 2,800 homes through Communities Plus projects, in partnership with the private sector and CHPs					
<ul style="list-style-type: none"> • 17 new homes in Western Sydney and regional NSW • 32 new homes in Western Sydney 	<ul style="list-style-type: none"> • \$9.2m • \$13.8m 	2023/2024	New builds	N/A	N/A
LAHC Asset Sales: New social housing funded through asset recycling program					
<ul style="list-style-type: none"> • Asset sales 315 homes • Millers Point 10 homes 	<ul style="list-style-type: none"> • \$172.3m • \$4.8m 	2024/2025 2023/2024	New builds, acquisitions	N/A	N/A
LAHC Major Projects: New social housing delivered in partnership with private sector and CHP partners Total Outcomes: 2,103 homes in total. Delivery will continue beyond FFA timeframes.					
1,064 new homes will be delivered across FFA timeframes.	\$77.2m	To 2038/2039	New builds, acquisitions	N/A	N/A
Housing Reserve Fund: Expenditures from the Housing Reserve Fund, established under the Housing Act 2001 to assist financially distressed homeowners.					
132	\$93.3m	2024/2025	New builds	N/A	N/A
LAHC Mixed Tenure:					
128	\$50.2m	2026/2027	New builds, acquisitions	N/A	N/A
LAHC New Communities:					
167	\$38.7m	2027/2028	New builds	N/A	N/A
LAHC social housing new builds:					
55	\$32.3m	2024/2025	New builds	N/A	N/A

New commitments: Programs to permanently increase the social housing stock over the term of the FFA schedule using the funds provided via the Social Housing Accelerator payment.

Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
Restorations						
Total: 290 dwellings 2023/2024: 290 dwellings	Total: \$25m 2023/2024: \$25m Based on LAHC-held property data.	2023/2024: 290 completions	2023/2024: 290 households	The impact of 1,500 new dwellings would be a dampening of wait list numbers by around 3%. Median wait time for newly allocated households in public housing would reduce by an estimated 2 days against a baseline of 2 months, all other factors remaining equal.	Method: restorations Mechanism: delivery by LAHC Maintenance Service Providers.	Restoration of uninhabitable and currently warehoused 'voids' for early delivery of quality housing for immediate re-tenanting.
Regional homes						
Total: 100 dwellings 2024/2025: 60 dwellings 2025/2026: 40 dwellings	Total: \$55m 2023/2024: \$5m 2024/2025: \$30m 2025/2026: \$20m Based on average cost of construction.	2024/2025: 60 completions 2025/2026: 40 completions	2024/2025: 60 households 2025/2026: 40 households	As above	Method: new builds Mechanism: delivery by LAHC working closely with established team of project home builders.	Delivering new dual occupancies and manor homes across regional NSW under this delivery method is the most time and cost-efficient way of delivering new fit for purpose social homes quickly for people on the priority waitlist. Will unlock other LAHC redevelopment sites through strategic relocations.
Social homes						
Total: 400 dwellings 2024/2025: 250 dwellings 2025/2026: 150 dwellings	Total: \$200m 2023/2024: \$75m 2024/2025: \$75m 2025/2026: \$50m Based on average cost of construction.	2024/2025: 250 completions 2025/2026: 150 completions	2024/2025: 250 households 2025/2026: 150 households	As above	Method: new builds Mechanism: delivery by LAHC working closely through its network of pre-qualified builders.	Fast tracking the assured delivery of fit for purpose new social homes across Greater Sydney as well as some regional NSW localities for people on the priority waitlist. Will unlock other LAHC redevelopment sites through strategic relocations.

Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
Community Housing Provider partnerships						
<p>Total: 350 dwellings</p> <p>2024/2025: 50 dwellings 2025/2026:100 dwellings 2026/2027: 90 dwellings 2027/2028: 110 dwellings</p>	<p>Total: \$140m</p> <p>2023/2024:</p> <ul style="list-style-type: none"> • Accelerator \$18m • Total project cost \$101.4m <p>2024/2025:</p> <ul style="list-style-type: none"> • Accelerator \$47m • Total project cost \$315.3m <p>2025/2026:</p> <ul style="list-style-type: none"> • Accelerator \$42m • Total project cost \$241.2m <p>2026/2027:</p> <ul style="list-style-type: none"> • Accelerator \$33m • Total project cost \$421.8m <p>Based on average construction investment value, at commitment.</p>	<p>2024/2025: 50 completions 2025/2026:100 completions 2026/2027: 90 completions 2027/2028: 110 completions</p>	<p>2024/2025: 50 households 2025/2026:100 households 2026/2027: 90 households 2027/2028: 110 households</p>	As above	<p>Method: new builds.</p> <p>Mechanism: development partnerships with CHP sector.</p>	<p>Uses land and capital to maximise social housing outcomes through mixed tenure projects.</p> <p>Leverages Accelerator funding to fast-track social housing, creating the opportunity to layer in concessional finance, HAFF and Accord funding.</p>
Community Housing Innovation Fund						
<p>Total: 140 dwellings</p> <p>2023/2024: 40 dwellings 2024/2025: 65 dwellings 2025/2026: 15 dwellings 2026/2027: 20 dwellings</p>	<p>Total: \$60m</p> <p>2023/2024:</p> <ul style="list-style-type: none"> • Accelerator: \$40m • Total project cost: \$50m <p>2024/2025:</p> <ul style="list-style-type: none"> • Accelerator: \$20m • Total project cost: \$40 <p>Costings are based on a pipeline of projects tendered by CHPs that have been reviewed by a tender assessment committee.</p>	<p>2023/2024: 40 completions 2024/2025: 65 completions 2025/2026: 15 completions 2026/2027: 20 completions</p>	<p>2023/2024: 40 households 2024/2025: 65 households 2025/2026: 15 households 2026/2027: 20 households</p>	As above	<p>Method: new build or acquisition</p> <p>Mechanism: upfront grant funding to support CHP-led projects.</p>	<p>Expand CHIF using existing project pipeline with option to conduct EOI for year 2 funding.</p>

Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
Aboriginal housing						
<p>Total: 220 dwellings</p> <p>2023/2024: 3 dwellings 2024/2025: 45 dwellings 2025/2026: 82 dwellings 2026/2027: 90 dwellings</p>	<p>Total: \$130.1m</p> <p>2023/2024: • Accelerator \$14m • AHO \$1.2m</p> <p>2024/2025: • Accelerator \$39m • AHO \$2m</p> <p>2025/2026: • Accelerator \$40m</p> <p>2026/2027: • Accelerator \$37.1m</p> <p>Based on construction cost data, including remote and regional loading.</p>	<p>2023/2024: 3 completions 2024/2025: 45 completions 2025/2026: 82 completions 2026/2027: 90 completions</p>	<p>2023/2024: 3 households 2024/2025: 45 households 2025/2026: 82 households 2026/2027: 90 households</p>	As above	<p>Method: new builds and restorations</p> <p>Mechanism: Aboriginal Community Housing Provider delivery alongside internal AHO project management delivery.</p>	<p>All dwellings delivered by this program will be for Aboriginal/First Nations housing, using AHO design standards.</p> <p>AHO Industry Partnerships is a tried and tested program producing project homes based on the Land and Home package concept.</p> <p>ACHP New supply will be mainly delivered by the ACHP sector with AHO in a mentoring role.</p> <p>Focus on new builds and replacing/renovating long term vacant homes. ACHPs will apply through Expression of Interest for grants.</p>

Summary of all programs

	Estimated number of dwellings	Estimated cost	Estimated number of people/households housed	Estimated effect on social housing wait times
Total	1,500 dwellings	\$610.1m	1,500 households	The impact of 1,500 new dwellings would be a dampening of wait list numbers by around 3%. Median wait time for newly allocated households in public housing would reduce by an estimated 2 days against a baseline of 2 months, all other factors remaining equal.