



**Nightingale Housing**

nightingalehousing.org

1/6 Florence St, Brunswick VIC

Director - Housing Australia Future Fund Unit

Housing Division

Treasury

Email: [housing@treasury.gov.au](mailto:housing@treasury.gov.au)

3 November 2023

Dear Director,

**Re. Amendments to the Housing Australia Investment Mandate Direction**

Nightingale Housing welcomes the opportunity to make this submission to Treasury regarding *Amendments to the Housing Australia Investment Mandate Direction*. We are energised by the Government's commitment to support more social and affordable homes across Australia and believe we can play a key role in delivering quality housing outcomes to support the delivery of 40,000 new social and affordable homes over the next five years with some key recommendations in place.

**Who are we:**

[Nightingale Housing](https://www.nightingalehousing.org) is an independent not-for-profit organisation creating homes that are socially, financially and environmentally sustainable. We believe that homes should be built for people, not profit.

Our model is, quite simply put, revolutionary for the housing sector. All Nightingale homes are sold to owner-occupiers 'at cost', and to Community Housing Providers at a cost that meets their funding models who give affordable, long-term leases to vulnerable members of our community.

We believe that the residential property industry can and must do more to address housing inequality and insecurity. As such, we pre-allocate up to 20% of our homes to Community Housing Providers. A further 20% of homes are allocated to priority purchasers including key workers, Indigenous Australians, single women 55 and over, and those caring for or living with a disability.

These self mandated targets were made because we believe a true mixed tenure approach to housing is vital to create diverse and resilient communities that address insecurity, availability and affordability issues facing Australians.

**Recommendation:**

We strongly recommend broadening access to HAFF and Accord funding to include not-for-profit organisations and registered charities that possess a specific mandate for social and affordable housing. This crucial policy shift would enhance our nation's ability to address housing challenges effectively and inclusively.

Historically, representatives from various levels of government have visited Nightingale projects to witness the tangible outcomes of our efforts first hand. Regrettably, this has yet to translate into substantial financial support for increasing the quality housing stock for Australians. By expanding access to funding, Nightingale Housing would be poised to rapidly scale up its activities and deliver an even greater number of projects, all of which are underpinned by principles of affordability, sustainability, and community.

It is our firm belief that restricting funding exclusively to Community Housing Providers (CHPs) constrains the government's capacity to endorse innovative housing models that have demonstrably yielded positive results. To bolster this necessary change, we endorse the creation of an Affordable Housing Register, a digital tool that would track developers' commitments and maintain



a governance record. This would ensure that not-for-profit organisations and charities are held to the same level of accountability as CHPs, thereby guaranteeing that their promises are fulfilled.

**Track record:**

Since 2017, we have delivered 411 homes in Victoria, South Australia and Western Australia. A further 254 homes are in construction in Victoria and NSW with hundreds more in the planning stages in various States.

Importantly, 62 of these homes have been delivered to our CHP partners, Women's Property Initiatives and Housing Choices Australia who do brilliant work housing those most in need. A further 83 homes for CHPs are currently in construction with many more in planning.

In October, [Nightingale Village](#), a mixed tenure precinct in Brunswick (VIC) won the prestigious *David Oppenheim Award for Sustainable Architecture* at the National Architecture Awards. While the project ticks all the boxes for a sustainable built outcome, the project was recognised for its social sustainability credentials with 20% of the precinct allocated to social and affordable homes 'salt and peppered' throughout.

**Conclusion:**

Widening the scope of HAFF and Accord funding to not-for-profits and charities would promote innovation, inclusivity, and efficiency in addressing the critical issue of social and affordable housing in this country.

We strongly advocate for this progressive change along with the establishment of the Affordable Housing Register as essential tools to enhance the impact and accountability of organisations like Nightingale, committed to revolutionising the way we live together.

Please don't hesitate to be in touch to discuss further via [dan@nightingalehousing.org](mailto:dan@nightingalehousing.org) or on 0405 540 657.

Yours sincerely,

**Dan McKenna, CEO**

[dan@nightingalehousing.org](mailto:dan@nightingalehousing.org)

0405 540 657



**From Nightingale's CHP residents:**

*"I'm just so blessed, I feel like I've been given a second chance in life. It's really hard out there if things go wrong. And if you're aged, I think it's even harder."* - [Val, Nightingale Village](#)

*"I know that if I didn't get this apartment, I'd be quite stressed at the moment with the housing crisis. I'd lived in 13 different sharehouses in the decade since I moved out of home. With all that moving, it's difficult to settle down. This is the first time in my adult life that I've had a place that really feels like home. In so many ways, I'm ridiculously blessed to be living here."* - [Jacob, Nightingale Village](#).

*"I just feel so much more confident in myself, and safe, and grateful - really grateful. For WPI, and for Nightingale, because I know if it wasn't for Nightingale, we wouldn't have this sort of housing here."* - [Tiffany, Nightingale Village](#)

*"The connections I've formed have been really great. I love the fact that I can maintain my own privacy, but still be part of a community. I think that balance is really beautiful."* - [Lara, Nightingale Bowden](#)