



*Building Equity and Inclusion into a Growing Sydney –
harnessing the opportunities*

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NSW Context - Housing Stress and Homelessness



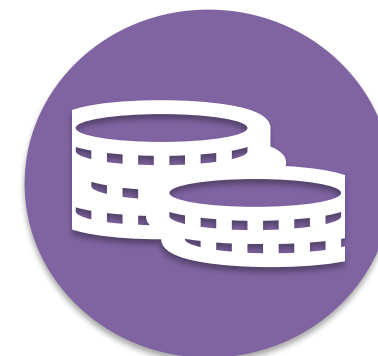
THERE WERE AN ESTIMATED 37,715 HOMELESS PEOPLE IN NSW ON THE NIGHT OF THE 2016 CENSUS.



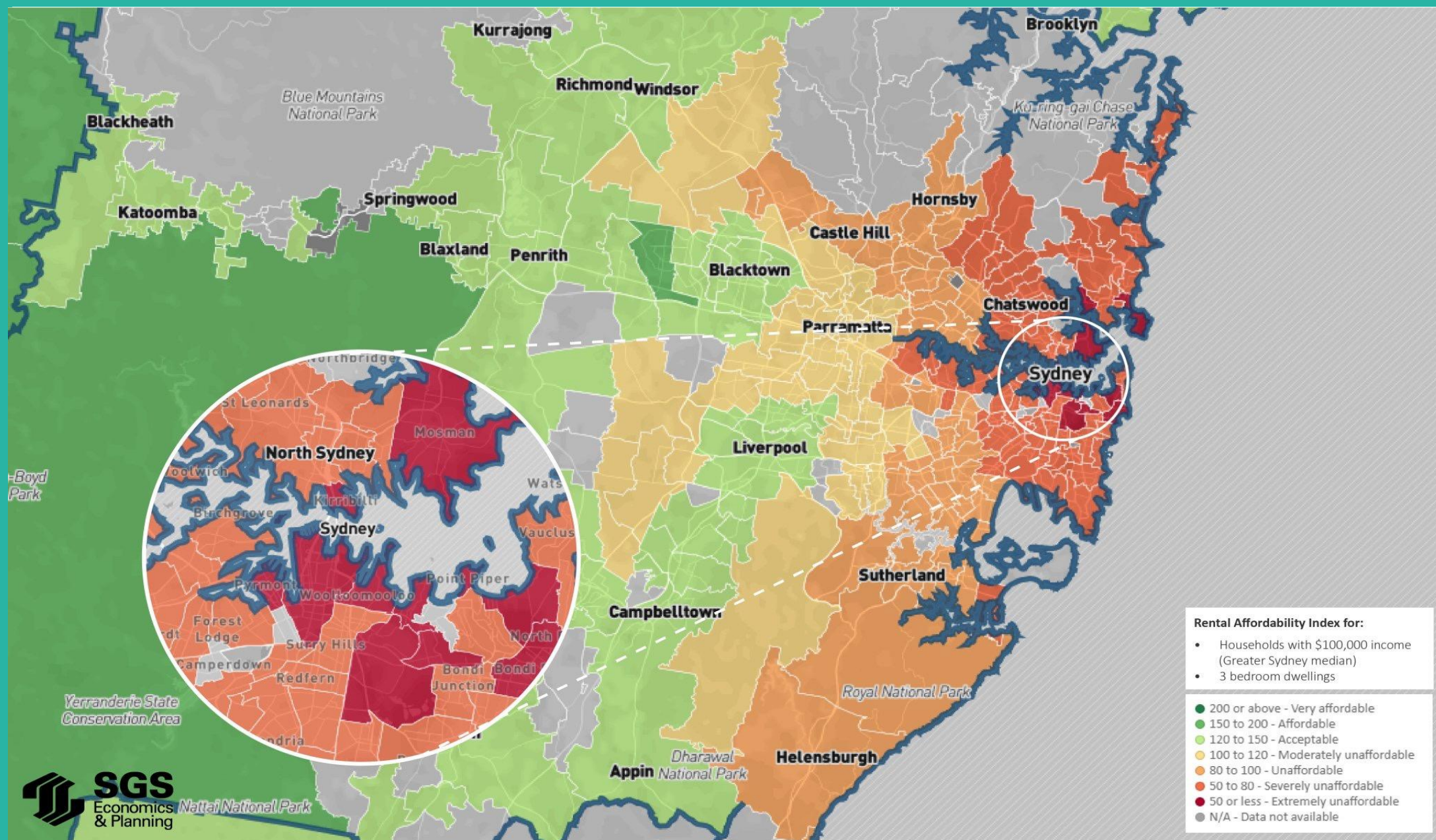
THIS WAS A 33.7% INCREASE FROM THE 28,109 ESTIMATED TO BE HOMELESS IN NSW IN 2011.



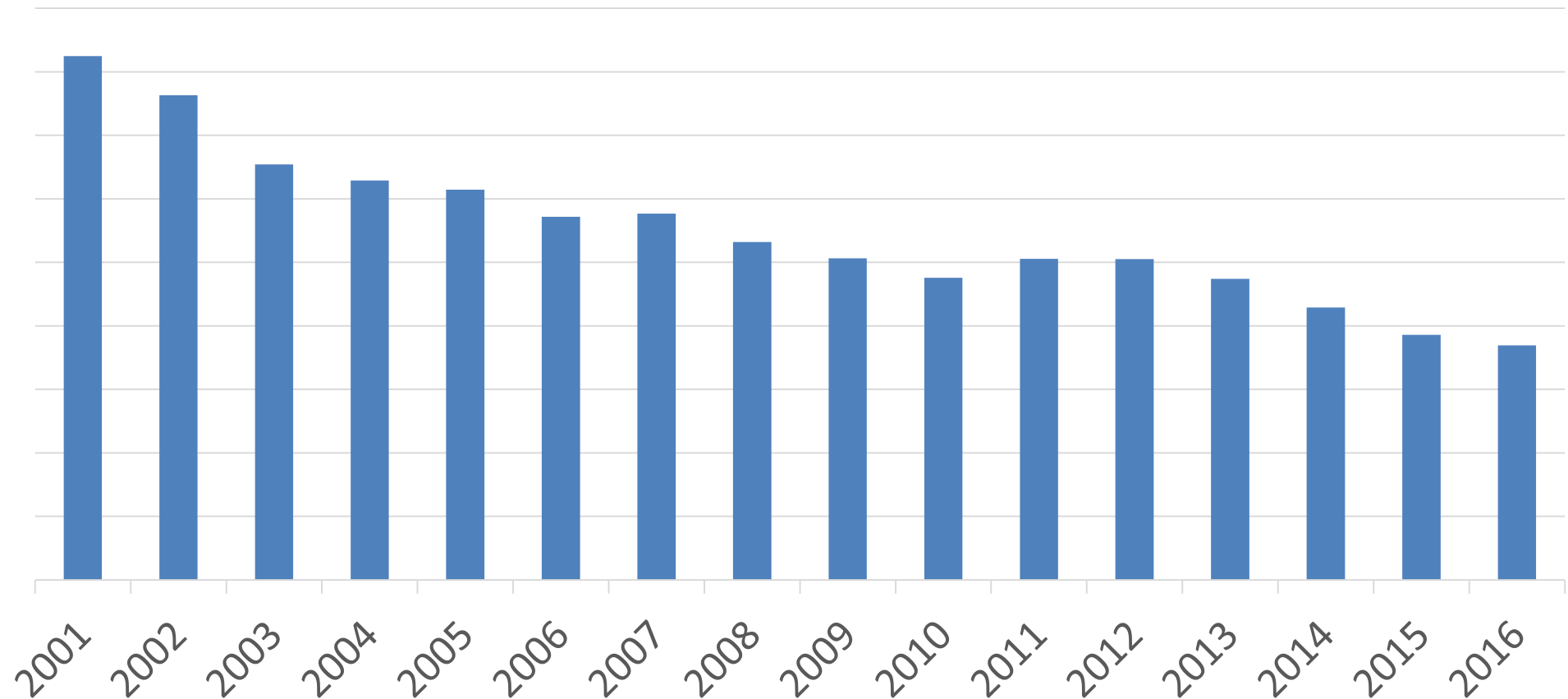
MOST OF THE INCREASE BETWEEN 2011 AND 2016 IS ATTRIBUTED TO A 74% INCREASE IN THE NUMBER OF PEOPLE LIVING IN 'SEVERELY OVERCROWDED' DWELLINGS.



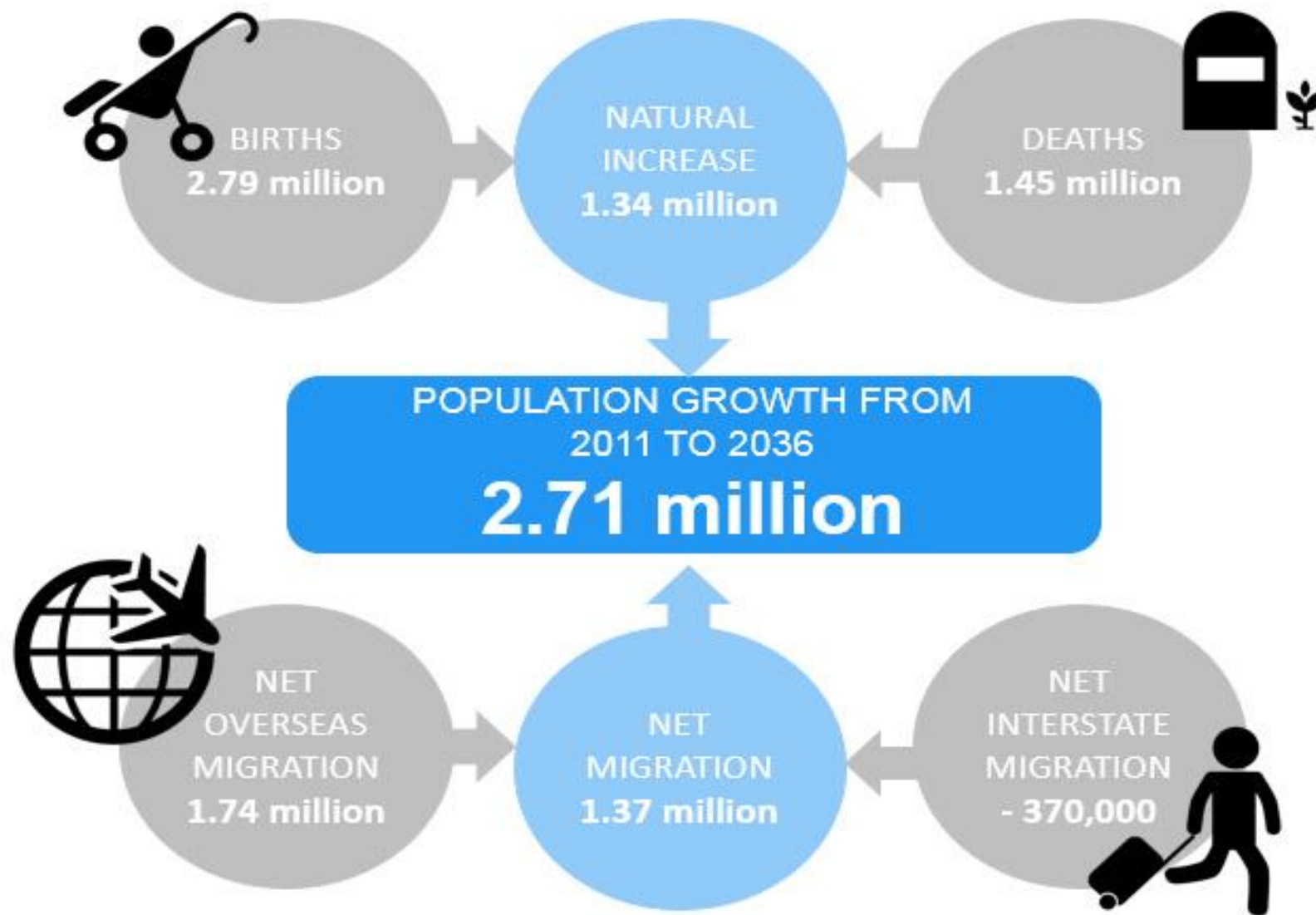
IN NSW 76% OF LOWER-INCOME RENTER-HOUSEHOLDS WERE IN RENTAL STRESS COMPARED TO THE NATIONAL RATE OF 68%.



Social housing stock nationally has fallen from 5.6% in 2001 to 4.7% in 2016



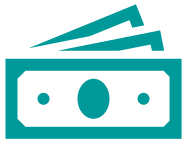
2016 NSW population and household projections to 2036



So, What more is needed?



We need to recognise that social and affordable housing are part of both social and economic infrastructure.



Infrastructure funding and borrowing to help fund it.



Straightforward and simple direct finance – not “innovative” funding models that are overly complex



140,000 dwellings needed in Sydney over the next 20 years, or 7,000 per year, or 727,300 social housing dwellings across Australia, 29% for NSW



A third of this just to maintain the share. Current **market housing** targets are 30,000 per year, so 20% of all housing growth would need to be social housing.

Case Study – Framework to create livable and growing cities for all

Collaborate to achieve shared vision, that benefits existing and well as new residents.

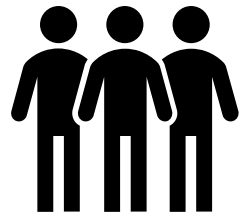
The whole process is governed by an enabling set of statutory controls.

Local community infrastructure funded through a transparent mechanism that shares the increase in value created

Affordable rental housing is treated as a critical social and economic infrastructure

Plans are collaboratively developed between trusted partners in government, community and industry – good place planning.

Design excellence, with housing to meet diverse needs, a strong local economy, community identity and healthy environment.



> Creating a better Sydney and stronger NSW

The Property Council, the Committee for Sydney and the Sydney Business Chamber have joined with the Community Housing Industry Association of NSW, Homelessness NSW and Shelter NSW to form the Good Growth Alliance.

Collectively, these organisations are seeking a commitment to growth in Sydney and NSW which benefits everyone in the community and is built upon sustainable, transparent and consistent decision making by political parties, local government and planners.

The Good Growth Alliance has ten proposals for the NSW Government which it believes will create a better Sydney and a stronger NSW.



1 Engage the community in Sydney's growth by holding a Good Growth Summit within 100 days of the 2019 NSW Election so communities, industry and government can collaborate more strongly on making Sydney a sustainable, liveable global city by 2050.



2 Boost housing and drive a renewed policy focus by developing an evidence-based NSW Housing Strategy and funded action plan to increase the supply of social, affordable, key worker and 'at market' housing including build-to-rent.



3 Take the lead on housing issues by appointing a Minister for Housing to deliver the NSW Housing Strategy and establish a multi-sector advisory council.



4 Reduce homelessness by committing to an action plan that addresses the key causes of homelessness with the goal of ending homelessness in NSW by 2028.



5 Deliver at least 5,000 additional social housing dwellings per year for the next 10 years by introducing a Capital Growth Fund to increase the supply of social and affordable housing.



6 Plan for growth and equity by ensuring new communities have the same access to public transport, employment, education and community infrastructure as established communities. This must include housing for:

- our ageing population,
- people with disabilities, and
- Aboriginal and Torres Strait Islander people.



7 Support better innovation and design in housing by establishing a housing innovation fund and investigate regulatory barriers to delivering innovative models and design options that improve energy efficiency and reduce the cost of living.



8 Deliver a 30-minute city by identifying existing and new public transport corridors and station precincts that can accommodate the needs and aspirations of existing communities and support the development of compact residential, commercial, community, education and health hubs.



9 Inspire community and industry confidence in the planning system by introducing enforceable key performance indicators for Development Approvals at a local and state level.



10 Conduct an inquiry into the current funding for social and economic infrastructure in growing communities, including developer contributions, with the aim of providing industry and community greater certainty and consistency.



> GOOD GROWTH ALLIANCE

Shelter
NEW SOUTH WALES