

**Submission  
No 25**

**OPTIONS TO IMPROVE ACCESS TO EXISTING AND ALTERNATE  
ACCOMMODATION TO ADDRESS THE SOCIAL HOUSING SHORTAGE**

**Organisation:** Community Housing Ltd

**Date Received:** 12 August 2021

1) We are thankful for the move from 3 to 20 years which do offer some opportunities for leveraging cashflow to create more housing and would appreciate terms that assured the best terms for financing.

The existing social and affordable housing asset base is sufficient to ensure redevelopment and expansion of stock at a cost that is affordable to Government.

2) Some other States are recognising the shortfall in social and affordable housing now and are introducing funding structures that will secure growth. NSW needs to double the available housing and has significant assets to deploy to assist this.

Introduction of a funding structure is essential to ensure an availability payment to cover the gap between rental revenue, management costs and the cost of introducing capital to ensure sufficient growth in social and affordable housing is developed.