

MEDIA RELEASE

After years of neglect NSW Government finally steps in to tackle the housing crisis head on

Budgets are about choices and priorities. **Shelter NSW is relieved to see the NSW Government identifying the state's housing crisis as one of its highest priorities**, responding with a substantial direct investment in building, repairing and restoring social housing rental homes for those most in need.

The last decade has seen the steady decline of social housing stock in NSW, now languishing at 4.6% of all housing stock and falling. This has left many thousands of low income renters and especially vulnerable people very few choices – struggling with the twin challenges of rising rents and insecure tenancies.

This budget offers the hope that this damaging trend has been reversed and that NSW can work towards a social housing safety net of 5% of all housing stock in the short-term and 10% by 2040.

Shelter NSW welcomes the large commitment of \$5.1 billion in capital expenditure over four years for new social housing. This will fund the land purchase and construction of 8,400 new social homes (including 2,200 replacement homes). An investment of \$810 million for critical maintenance is a smart investment - bringing homes back online and preventing disrepair. A \$202.6 million over four years to the Aboriginal Housing Office is also welcomed.

Ensuring the state's homelessness services are well-equipped to support the many thousands of people who need help remains a priority. A \$527.6 million support package for homelessness services is welcomed but leaves a stretched sector still being forced to turn away large numbers of the people, including children who turn up at their doors asking for help.

Shelter NSW has long called for more affordable rental housing, especially for essential workers commuting huge distances across our cities and regions due to the lack of available and affordable housing. We welcome the direct investment of over \$650 million to directly build housing for some of the state's key public service workers like nurses, teachers, police and paramedics. Housing shortages faced by these workers hurts communities in both cities and regional areas.

Shelter NSW is generally supportive of the NSW Government drive to create greater housing density around key transport nodes. We will continue to call for that density to deliver substantial numbers of regulated affordable rental housing. That will be the key way that the private housing market can help resolve the housing crisis.



Quotes attributable to John Engeler, CEO Shelter NSW

“At a time when general housing supply is proving slow and unreliable it’s great to see the NSW Government embracing its power and resources, stepping right back into the direct building of public housing. Like it used in decades past

“Over the last decade there were years where the NSW Government sold or demolished more public housing than it built or bought. That’s how we ended up in this mess. It’s a relief to see the damaging trend of declining and decaying public housing investment reversed.

“We know that many women trying to leave violent and unsafe households feel trapped with nowhere safe, affordable and long-term to go. It’s not too dramatic to suggest that prioritising women and children in the new social homes to be delivered will likely save lives.

“We welcome the investment in the offices of the Building, Rental and Strata Commissioners. These agencies are working hard to restore faith back into the private housing market

“While we appreciate the significant investment made in more social and affordable homes the vast majority of renters in NSW will continue to struggle within the private rental market. We encourage the NSW Government to move quickly and firmly to ending No Grounds Evictions and replacing them with a set of reasonable grounds

You can find the [Shelter NSW 2024-25 Pre Budget Submission](#) at this site.