

Social Housing Accelerator – Implementation Plan – South Australia

Existing commitments – Any programs or projects 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.

The South Australian government recognises the current housing market is placing extraordinary pressure on people trying to access and sustain a home, which is in turn putting pressure on homelessness support services and increasing demand for social housing. In recognition of this, the 2022-23 State Budget announced additional funding of \$177.5 million for the SA Housing Authority to build new public housing, and an additional \$6 million to key homelessness service providers.

An additional \$80 million was committed for public housing upon the release of the State Government’s plan to re-balance market conditions and housing policy settings, [A Better Housing Future](#). A Better Housing Future outlines a number of strategies to deliver change across the spectrum of housing tenures including private rental reforms, tax incentives to increase affordable housing supply, homes for key workers in regional locations, new public housing, and large-scale government land releases.

Importantly, the State Government has committed to using South Australian-based lead contractors and sub-contractors for new public housing. In addition, South Australian manufactured products will be used on public housing new construction and maintenance programs where possible, to ensure state-based businesses benefit from the injection of funding into the sector.

SA Housing Authority is leveraging its building programs to support over 250 trades apprentices, targeting building and construction skills shortages, with an aim to create further skilled workers for our state.

Public Housing Improvement Program – new build					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
437	\$137m	30 June 2026	New builds, using a mix of currently vacant land and through demolition of assets at end of life	2022-23 Budget Speech (refer page 11): https://www.treasury.sa.gov.au/budget/current-budget/22-23-state-budget/2022-23-Budget-Speech.pdf Public information: https://www.housing.sa.gov.au/public-housing/public-housing-improvement-program#:~:text=As%20part%20of%20a%20%24200,Housing%20Improve ment%20Program%20(PHIP).	Initially announced as 400 new public housing dwellings, SA Housing Authority anticipates being able to deliver 437 homes under this commitment. The commitment includes building a minimum of 150 new homes in regional South Australia and the development of a 50-bed facility with onsite support for people experiencing or at risk of homelessness.
Public Housing Improvement Program – renovations					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
350	\$22m	30 June 2026	Renovation of long-term vacant public housing	2022-23 Budget Speech (refer page 11): https://www.treasury.sa.gov.au/budget/current-budget/22-23-state-budget/2022-23-Budget-Speech.pdf Public information: https://www.housing.sa.gov.au/public-housing/public-housing-improvement-program#:~:text=As%20part%20of%20a%20%24200,Housing%20Improve ment%20Program%20(PHIP)	This commitment will substantially refurbish long-term vacant properties or newly vacant properties which require significant work to be undertaken to bring them back to a habitable standard.
A Better Housing Future					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
127	\$80m	30 June 2026	New builds, using a mix of currently vacant land and through demolition of assets at end of life	https://www.treasury.sa.gov.au/Growing-South-Australia/a-better-housing-future	The State Government also committed to stopping the sale of 580 public housing properties due to financial viability.

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

The below approach to new social housing supply is in addition to those projects already committed as at 16 June 2023, they are not pre-existing activities.

Public Housing Newbuilds and Upgrades						
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
230 ¹	\$99.0m ¹	2027-28	230 households / 414 people ¹	1 day reduction for time waited on Category 1 (greatest need) ²	SA Housing Authority	Use land and capital to maximise social housing outcomes through government delivered public housing projects.
Community Housing Investment Fund						
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
To be determined (TBD) following the outcome of competitive bid process	\$36.8m	2027-28	TBD based on built form of dwellings following the outcome of a competitive bid process	TBD based on location and built form of dwellings following the outcome of a competitive bid process	SA Housing Authority, Renewal SA and Community Housing Providers	Use land and capital to maximise social housing outcomes through community housing projects. Formal Expression of Interest to be released to identify suitable projects.

Summary of all programs/ projects

	Estimated number of dwellings	Estimated cost	Estimated number of people/households housed	Estimated effect on social housing wait times
Total	TBD following the outcome of a competitive bid process with community housing providers	\$135.8m	TBD following the outcome of a competitive bid process with community housing providers	Anticipate approximately a 1% reduction in time waited for those in greatest need; however, the increased supply will enable allocations outside of those in the most critical need and could offset the increasing level of need in the general population.

¹ Indicative guide, the final cost and associated outcomes for public housing will be dependent on the outcome of a competitive bid process with community housing providers.

² Wait time for Category 1 (greatest need) is calculated from the time a household is approved for the Category to the date of allocation.

Implementation strategy

To ensure a balanced approach which addresses immediate social housing needs while fostering partnerships to expand social housing and build capacity, the South Australian government will consider using the Social Housing Accelerator Payment to deliver both public and community housing projects.

SA Housing Authority will conduct a transparent procurement process to identify community housing providers to partner with the State Government on priority projects and identify community housing-led projects that may be provided grant funding. A minimum allocation of \$36.8 million has been made to fund projects identified through the expression of interest process; however, the apportioning of funding across individual projects as well as the total funding to be distributed is subject to final approval.

As individual projects and the distribution of funding across public and community housing are awaiting approval, the final mix of social housing outcomes over the period of the program to 30 June 2028 will depend on the projects identified in the community housing provider expression of interest, and the composition of new dwellings and major renovations.

Depending on the approval of individual programs, the delivery may include a combination of new builds and renovating existing stock and will be a combination of projects wholly funded by the State Government and partnership(s) with community housing provider(s). Final allocation of funding to public housing projects will be dependent on outcomes of the community housing procurement process and the appropriate project due diligence and Government approvals.

The allocation of homes will be needs-based and targeted to household eligibility for social housing.

Further information on the timelines and priority projects will be provided at the conclusion of the procurement process with registered community housing providers by 31 January 2024