



## HFHA Subsidised Housing and Affordable Rental Program (SHARP)

### GOAL

Habitat for Humanity Australia aims to become a landlord of choice for the vulnerable in our community who want a better future for their families through secure and affordable rental accommodation.

### BACKGROUND

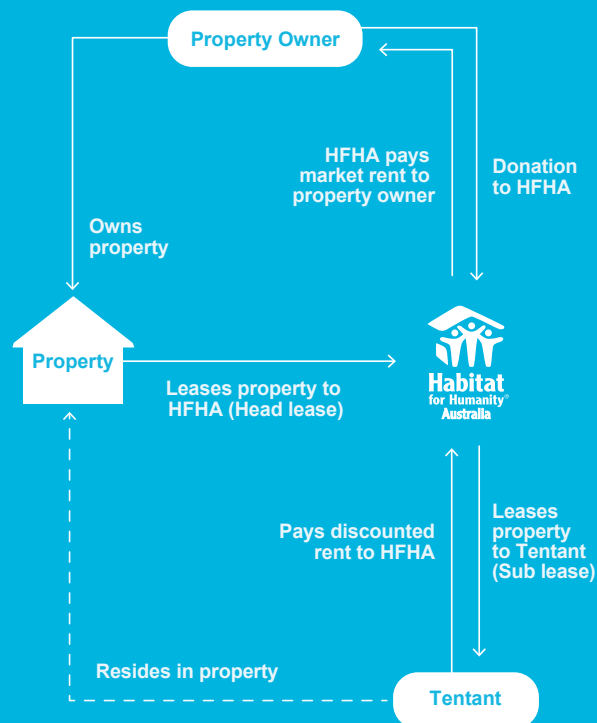
Affordable housing not only provides the fundamental need of every family for safe and stable housing, but it also achieves considerable social benefits. Through the management of a portfolio of leasehold houses, HFHA improves the social infrastructure by creating safe, affordable and secure housing for those that really need a helping hand – just like public investment in schools and hospitals.

### THE SHARP PROGRAM

To access long-term available residential properties, HFHA require investors, developers of affordable housing and 'Build-to-Rent' projects to lease these apartments/units to HFHA at market rent for ideally up to five years. Those same lessors would then donate most of that rent back to HFHA. As per Australian Tax Ruling CR 2023/39 published on July 21 2023, this donation is tax deductible to the lessor. Capital Gains Tax concessions are also available. HFHA then sublets the homes to selected and qualified (sub) tenants on long-term leases and at no more than 50% of the market rent.

### IMPACT

Through Shelter, we empower. Increased security and affordability of housing provided through SHARP will reduce housing stress, support families to access better education and employment, and improve economic stability and overall quality of life. Additionally, this is a worthy ESG initiative for the lessor corporation.



**“A thriving community is when the strong and fortunate care for other community members who may find themselves needing a hand up to build strength, stability and self-reliance”.**

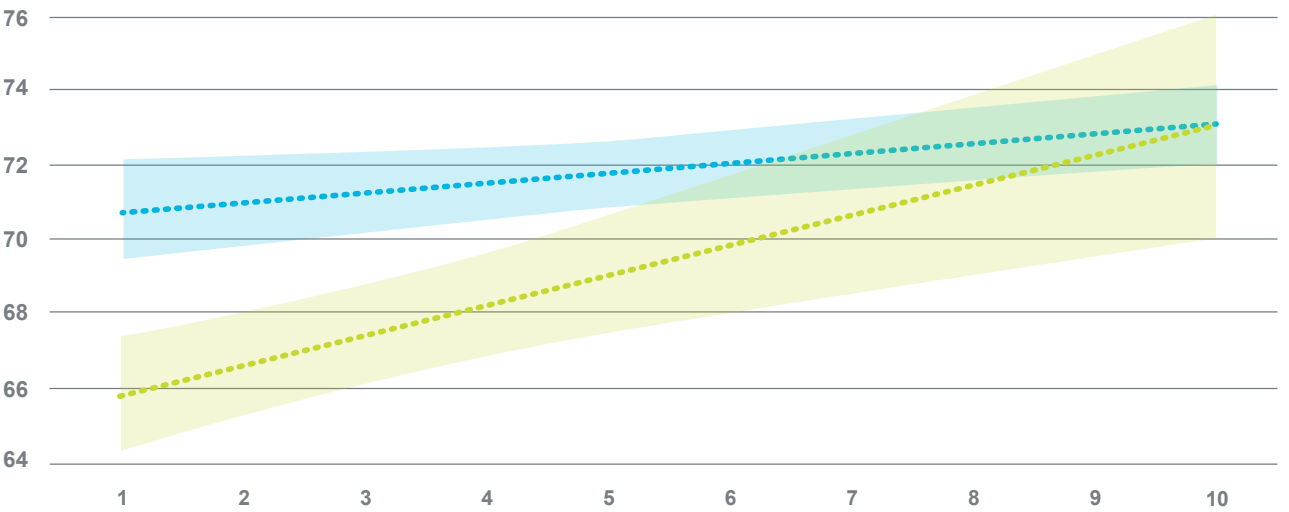
– Nicole Stanmore, Chief Executive Officer,  
Habitat For Humanity Australia



At last count, the ABS determined that more than 1,000,000 houses were unoccupied in Australia. Local councils are looking at options to tax unused residential properties. Increasing interest rates have inflated costs in the construction sector consequently creating considerable uncertainty in property development, reducing the pipeline for new rental stock.

The 2019/20 Survey of Income and Housing (SIH) showed that renters tend to have lower incomes and spend a larger share of their disposable income on housing costs compared with owner-occupier households (both outright owners and those with a mortgage). Renters are also more likely to experience financial stress (RBA).

**STABLE LONG-TERM RENTAL HAS BEEN FOUND TO IMPROVE THE MENTAL HEALTH OF RENTERS TO SIMILAR LEVELS TO HOME OWNERS.**



Li, A., Baker, E., & Bentley, R. (2022). Understanding the mental health effects of instability in the private rental sector: A longitudinal analysis of a national cohort. *Social Science & Medicine*, 296, 114778.

Key

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 Homeowners

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 Private renters

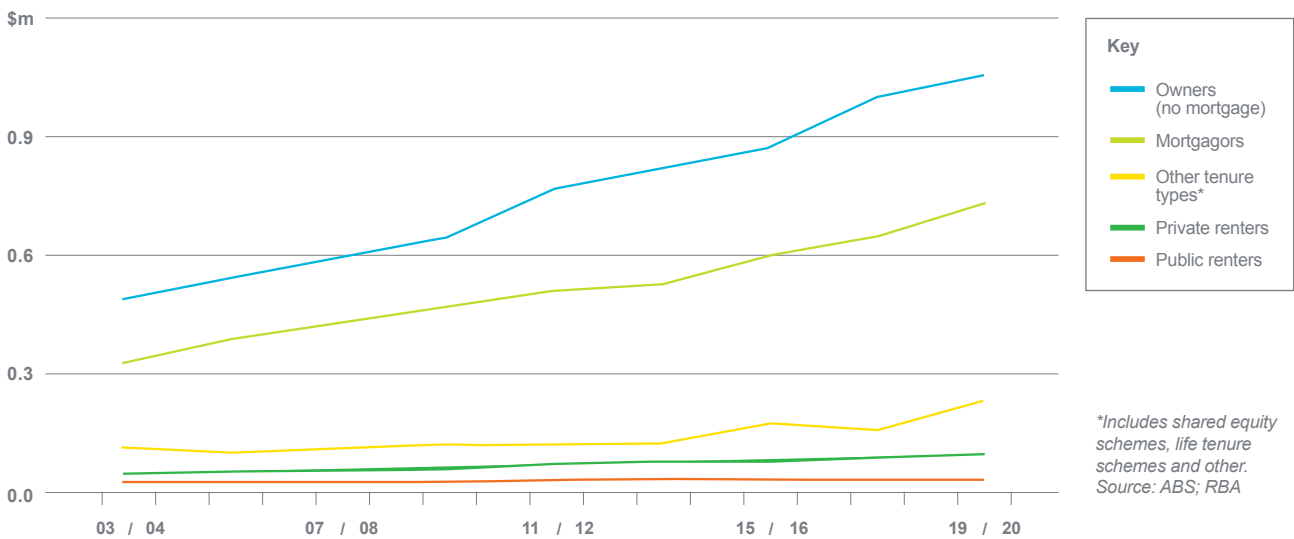






Sydney is experiencing a rental crisis with median unit rent prices jumping 24% in the year to March 2023. A similar rental crisis is being experienced in Melbourne and other capital cities. Record low vacancy rates and high demand are expected to continue to push rents higher and squeeze low and middle income households even more, forcing them out of once affordable parts of Sydney. Recent data published in the Guardian shows that over the past three census periods there has been a significant loss of essential workers across inner Sydney, and a growing concentration in outer suburbs and satellite cities, increasing commute times. Housing affordability stress and long-distance commuting have negative effects on overall health and wellbeing (AHURI, 2021).

### MEDIAN NET WORTH BY HOUSING TENURE



## ADVERTISED RENTS GROWTH\* (YEAR-ENDED)



Graphs sourced from [abs.gov.au](http://abs.gov.au)

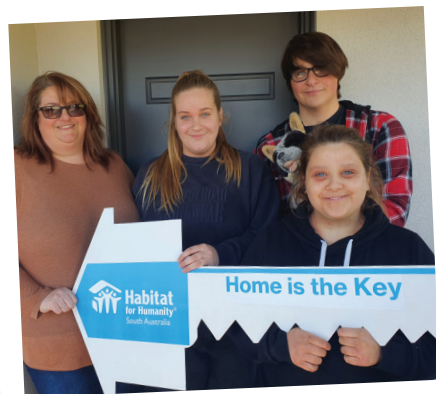
## Can you help us?

1. HFHA call on our leaders in Australian property to investigate SHARP to see that they can help improve the housing crisis we have with little detrimental investment return. Please contact us and explore the possibility of leasing some of your apartments to us.
2. Marketing Expertise: A marketing program across several forms of media is required. This is costly and requires an expertise not within HFHA.
3. Asset Management: Effective asset management of the portfolio is a must! We need to find a partner who will take on this important role alongside us.

## Enquiries

Please contact **Brian Tasker (Head of Australian Programs)**

Email: [btasker@habitat.org.au](mailto:btasker@habitat.org.au) | Phone: +61478 791 006



**“This program will provide low-income families with improved access to decent, safe shelter and, as a result, a greatly improved quality of life. We invite you to join us on this journey.”**

– Duncan West, Chairman, Habitat For Humanity Australia

**Thank you for your consideration.**