



**POLICY COSTING REQUEST – DURING THE CARETAKER PERIOD FOR A
GENERAL ELECTION**

Name of policy:	Social Housing – cutting waiting lists
Person requesting costing:	Senator Milne
Date of request to cost the policy:	14 August 2013
<i>Note: This policy costing request and the response to this request will be made publicly available.</i>	
Has a costing of this policy been requested under Section 29 of the Charter of Budget Honesty (i.e. from the Treasury or the Department of Finance and Deregulation)?	No
Details of the public release of this policy (Date, by whom and a reference to that release)	27 July 2013, Senator Milne / Senator Ludlum http://scott-ludlam.greensmps.org.au/content/media-releases/greens-plan-help-families-waiting-housing
Description of policy:	
Summary of policy (as applicable, please attach copies of relevant policy documents):	The Greens' Stronger Social Housing plan will: • Fund the building of 12,200 new social housing dwellings every year for the next ten years. • Set a 1/3 target of fast build, modular, or prefabricated housing – which will be faster and more affordable to build Funding will come from two sources: • Direct finance for 5000 new dwellings per year, through a competitive grants stream that awards projects on merit and also assumes matched funding from the states or housing organisations. We will commit \$1.2 billion over the forward estimates, with an ongoing commitment of \$710 million a year over the next ten years • Affordable Housing Supply Bonds to finance 7200 new dwellings per year. See separate Safe as Houses policy.
What is the purpose or intention of the policy?	To contribute to halving the social housing waiting list in a decade.
What are the key assumptions that have been made in the policy, including:	
Is the policy part of a package? If yes, list and outline components and interactions with proposed or existing policies.	Yes, it is part of a package of housing measures. See safe as Houses – Affordable Housing Bonds
Where relevant, is funding for the	Capped

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policy to be demand driven or a capped amount?																
Will third parties (for instance the States/Territories) have a role in funding or delivering the policy? If yes, is the Australian Government contribution capped, with additional costs to be met by third parties, or is another funding formula envisaged?	Yes – state government and community housing providers will receive the funding to build the housing.															
Are there associated savings, offsets or expenses? If yes, please provide details.	No															
Does the policy relate to a previous budget measure? If yes, which measure?	No															
If the proposal would change an existing measure, are savings expected from the departmental costs of implementing the program?	No															
Will the funding/program cost require indexation? If yes, list factors to be used.	No															
Expected impacts of the proposal																
If applicable, what are the estimated costs each year? If available, please provide details in the table below. Are these provided on an underlying cash balance or fiscal balance basis?																
Estimated financial implications (outturn prices) ^(a)																
Affordable Housing Finance Corp	<table border="1"> <thead> <tr> <th></th> <th>2013-14</th> <th>2014-15</th> <th>2015-16</th> <th>2016-17</th> </tr> </thead> <tbody> <tr> <td>Underlying cash balance (\$m)</td> <td>0</td> <td>-180</td> <td>-350</td> <td>-710</td> </tr> <tr> <td>Fiscal balance (\$m)</td> <td>0</td> <td>-180</td> <td>-350</td> <td>-710</td> </tr> </tbody> </table>		2013-14	2014-15	2015-16	2016-17	Underlying cash balance (\$m)	0	-180	-350	-710	Fiscal balance (\$m)	0	-180	-350	-710
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(a) A positive number for the fiscal balance indicates an increase in revenue or a decrease in expenses or net capital investment in accrual terms. A positive number in the underlying cash balance indicates an increase in revenue or a decrease in expenses or net capital investment in cash terms.																
What assumptions have been made in deriving the expected financial impact in the party costing (please provide information on the data sources used to develop the policy)?	See PBO costing															
Has the policy been costed by a third party? If yes, can you provide a copy of this costing and its assumptions?	Yes, by PBO on 29 July 2013.															

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What is the expected community impact of the policy? How many people will be affected by the policy? What is the likely take up? What is the basis for these impact assessments/assumptions?	Cut social housing waiting lists with a decade. .
Administration of policy:	
Who will administer the policy (for example, Australian Government entity, the States, non-government organisation, etc.)?	Australian Government
Should departmental expenses associated with this policy be included in this costing? If no, will the Department be expected to absorb expenses associated with this policy? If yes, please specify the key assumptions, including whether departmental costs are expected with respect to program management (by policy agencies) and additional transactions/processing (by service delivery agencies).	Absorbed
Intended date of implementation.	1 July 2014
Intended duration of policy.	Ongoing
Are there transitional arrangements associated with policy implementation?	No
List major data sources utilised to develop policy (for example, ABS cat. no. 3201.0).	
Are there any other assumptions that need to be considered?	No
NOTE: <i>Please note that:</i> <i>The costing will be on the basis of information provided in this costing request.</i> <i>The PBO is not bound to accept the assumptions provided by the requestor. If there is a material difference in the assumptions used by the PBO, the PBO will consult with the requestor in advance of the costing being completed.</i>	