

Hurdles in Affordable Housing Provision

*The
Commercial
Realities*



**What am I
going to
cover
today?**





foundation
HOUSING Ltd.



> Own assets
\$190m

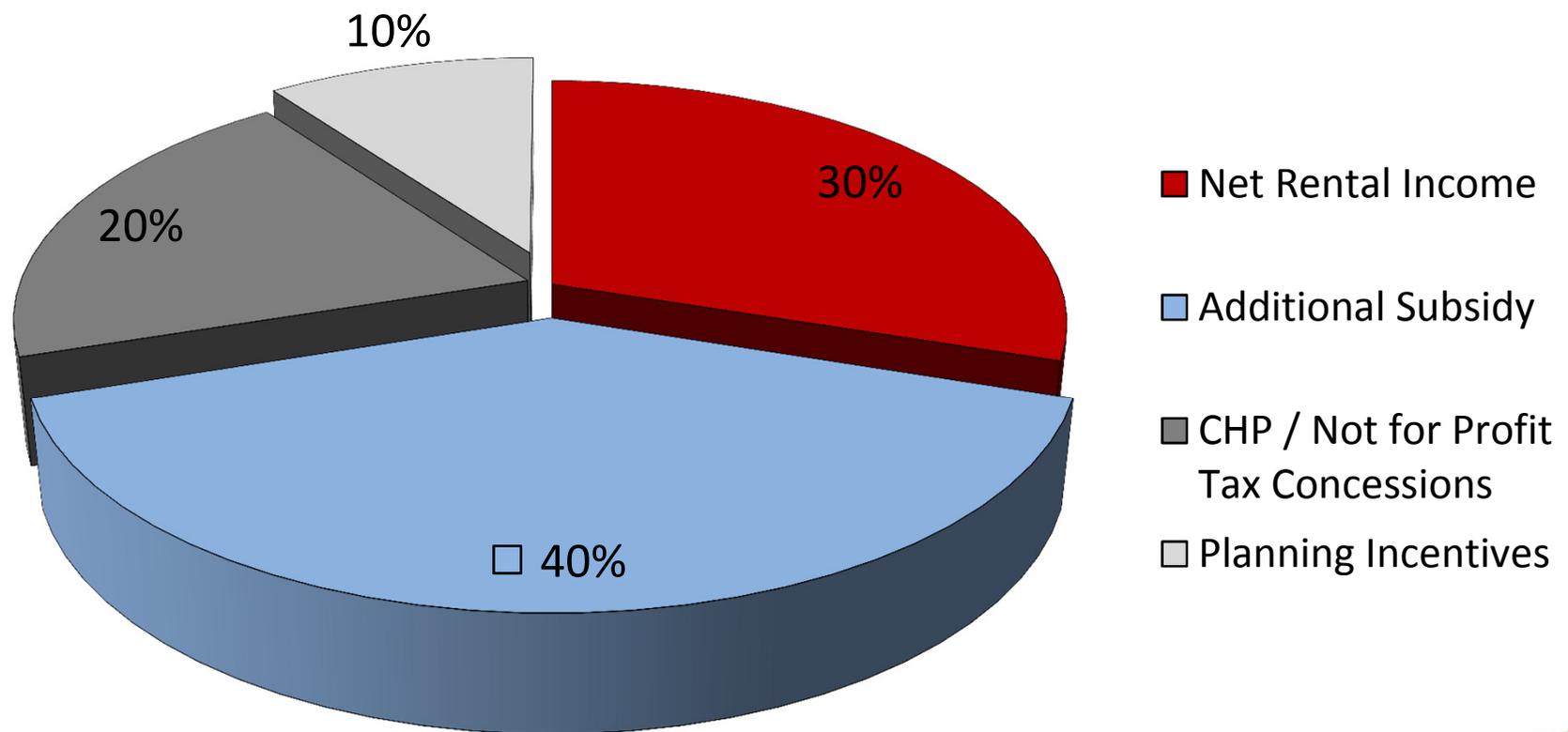
> Tenancies
2000+

> Managed assets
\$500m

> Suburbs
28

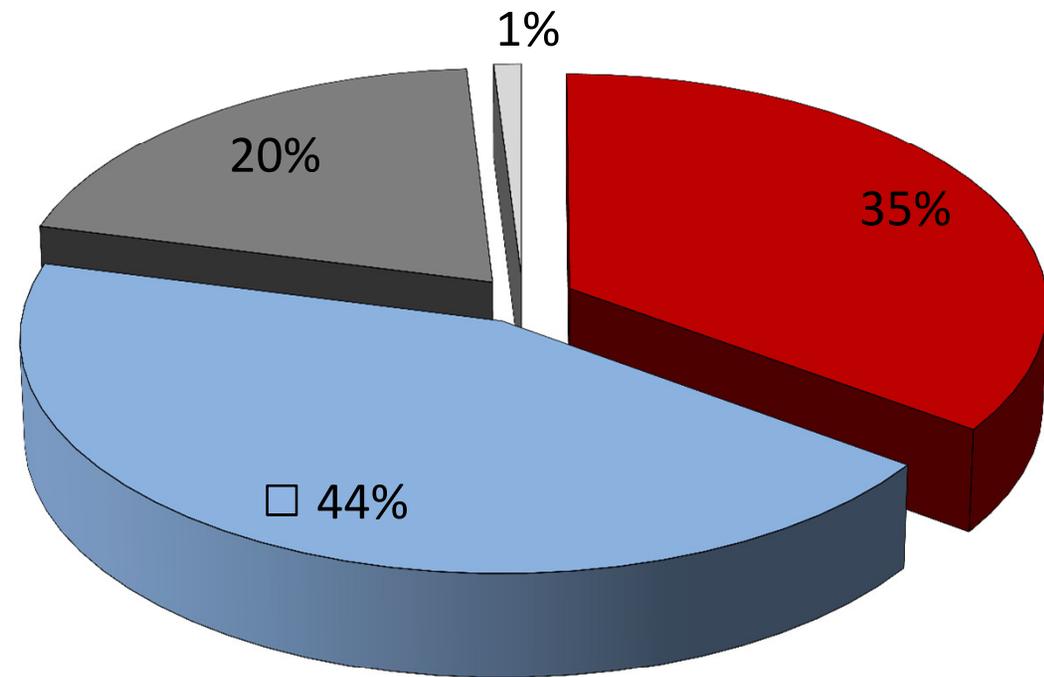
The Current Playing Field: It's not commercially viable

Cost of Financing Affordable Housing



• Assumption Finance Rate 6%

Bennett Street East Perth



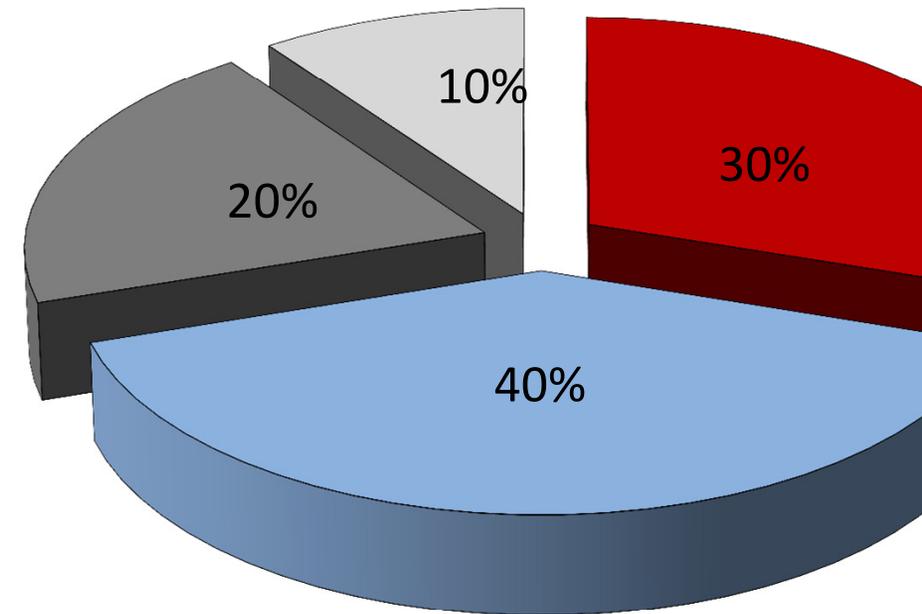
- Net Rental Income
- Additional Subsidy
- CHP / Not for Profit Tax Concessions
- Planning Incentives

Assumption Finance Rate 6%

Newcastle Street Perth



- Assumption Finance Rate 6%
- All figures indicative only

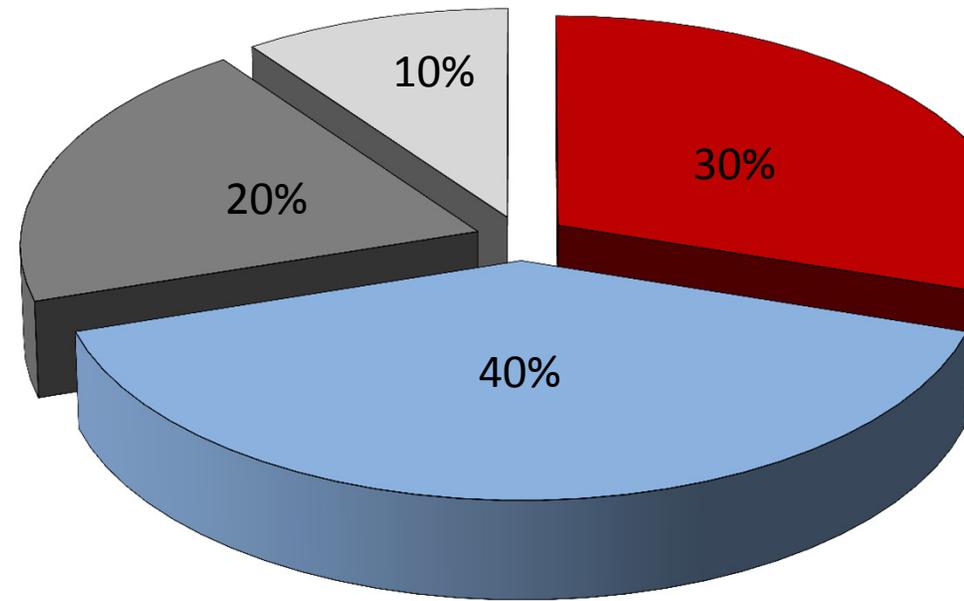


- Net Rental Income
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Broome North

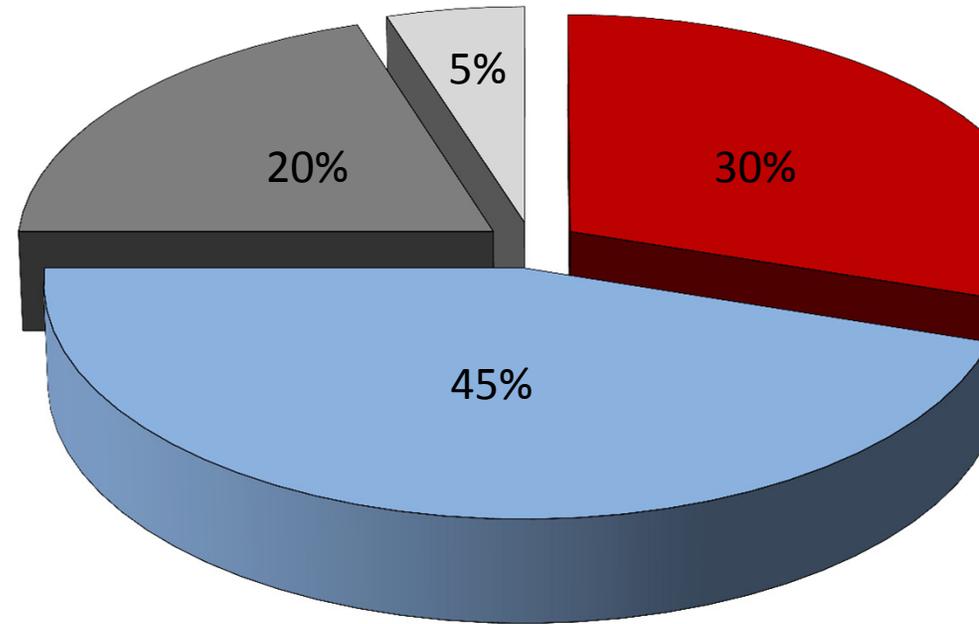


- Assumption Finance Rate 6%
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- Net Rental Income
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Foundry Road Midland



- Net Rental Income
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Assumption Finance Rate 6%

All figures indicative only

Common Themes

“Houston, we have a problem...”



What we and other stakeholders have to do –



Our 50%



What Planning Policy can do to help...



Questions ? Comments?

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