

Media Release

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A step toward housing fairness — ACH welcomes the Budget and calls for more to reduce inequality in housing

Australian Community Housing welcomes the 2026 Budget and supports the housing reforms and superannuation performance test changes as positive steps toward a fairer housing system.

Australian Community Housing (ACH) has welcomed tonight's Federal Budget, saying it reflects a Government that understands fixing Australia's housing system requires more than supply targets — it requires fairness.

"For too long, Australia's housing system has worked for those who already own property, at the expense of younger Australians, renters, and people on lower incomes," said Mark Degotardi, CEO of Australian Community Housing.

"Housing tax reforms, the proposed changes to the superannuation performance test, and new support for young people trying to access community housing are positive steps. They show the Government understands that a fair housing system doesn't happen by accident — it requires deliberate policy choices. ACH supports them."

On housing tax reforms, ACH said the reforms address a long-standing imbalance. Decades of tax settings have consistently favoured investors over those trying to access housing, driving intergenerational inequality and pushing homeownership further out of reach. Reforming the housing taxes generates real, sustained revenue — and ACH is calling on the Government to direct a meaningful share into social and affordable housing to ensure the benefits reach those who need them most.

Our modelling shows that if the revenue from CGT and negative gearing tax changes was reinvested in social and affordable housing, it could provide an additional 15,500 social and affordable homes by 2030, and 73,700 homes over the next 10 years.

On the \$6,000 annual top-up payment for young people on Youth Allowance and ABSTUDY, ACH said the measure addresses a structural problem that has long worked against young people accessing community housing. Because community housing

rents are income-scaled, providers have had a financial incentive to house pensioners over young people — even as Australians aged 19–24 experience the highest rates of homelessness of any age group. The top-up makes young people more competitive as tenants and gives community housing providers the financial footing to house them. The change follows years of advocacy through the HomeTime campaign, led by lived experience advocates alongside ACH and its members.

"This is a targeted, practical measure that fixes a real problem — and it happened because people with lived experience of homelessness went to Parliament and told their stories. Their courage made this possible," Mr Degotardi said.

"In a fair Australia, everyone should be able to have a roof over their head — and for those who need it, real help to access safe, affordable housing. This budget moves in the right direction. ACH will keep pushing to make sure the investment follows."

Key points

- ACH welcomes the 2026 Federal Budget and the Government's focus on housing fairness.
- Housing tax reforms are a positive step. ACH supports them and calls on the Government to reinvest a share of revenue into social and affordable housing.
- The \$6,000 annual top-up for young people on Youth Allowance and ABSTUDY addresses a structural problem that has disadvantaged young Australians trying to access community housing. The change follows years of advocacy through the HomeTime campaign.
- Community housing providers are not-for-profit and reinvest every surplus into housing. Public investment through the sector stays in the system permanently.
- A fair housing system means everyone having a roof over their head — and for those who need it, real help to access safe, affordable housing.

About Australian Community Housing

Australian Community Housing (ACH) is the national peak body representing registered, not-for-profit community housing providers. Our members build, own and manage 149,000 social and affordable homes across Australia, housing hundreds of thousands of people. Community housing providers reinvest surpluses into maintaining and growing housing supply, supporting tenants, and strengthening communities.

Media enquiries

Antonia Magee

0409 339 989

antonia@sentiment.agency