Australian Community Housing

MEDIA RELEASE

Australia needs more homes- new research shows what's possible

> *New modelling from Australian Community Housing shows that the revenue from the Government's CGT and negative gearing reforms could fund 15,500 social and affordable homes by 2030.*

Australian Community Housing (ACH), the national peak body representing community housing providers who own and manage more than 149,000 social and affordable homes across Australia, is today releasing new modelling showing that the revenue from the Albanese Government's CGT and negative gearing reforms could fund 15,500 social and affordable homes by 2030 - and that the vast majority of Australians want exactly that outcome.

New community sentiment research by RedBridge finds that 76% of Australians agree the country needs more social housing, and 79% say social housing is critical to repairing the housing market. Housing affordability ranks in the top three vote-determining issues for 35% of all voters- rising to 54% among Gen Z and renters. 52% say they would be more likely to vote for a party that commits to expanding the Housing Australia Future Fund, rising to 66% among under-35s and 69% among renters. The same research finds that 54% of voters would be less likely to support a party that cut spending on social and affordable housing- a finding that holds across political affiliations.

This research and modelling draws on work commissioned by ACH in 2026 from infrastructure economists Polis Partners, alongside RedBridge's authoritative community sentiment research, built from more than 12 months of tracking and analysis across 2025 and 2026. The new modelling from Polis Partners shows that if the revenue from the CGT and negative gearing reforms was reinvested in social and affordable housing through a grants program, it could fund 15,500 new homes by 2030 and 73,700 homes over the next decade.

The 76% of Australians who support more social housing are not the loudest voices in the room right now. ACH is speaking for them.

Quotes attributable to Mark Degotardi, CEO of Australian Community Housing:

"Australians want a fairer housing system - and this research shows just how strong that desire is. Seventy-six per cent of Australians say we need more social housing. This is a mainstream expectation," Mr. Degotardi said.

"The Albanese Government's CGT and negative gearing reforms create a real opportunity to act. Our modelling shows that if the revenue is reinvested in social and affordable housing, it could fund 15,500 new homes by 2030. Community housing providers are ready to build them. The challenge is whether the Government will seize the moment."

The RedBridge research also reveals a striking generational pattern. Gen Z and Millennials are strongly in favour of housing reform. Gen X, the generation most likely to hold investment properties acquired under the current tax settings, is the least enthusiastic cohort. The baby boomer generation, many of whom have adult children and grandchildren locked out of the market, are moderately supportive.

ACH is calling on the Commonwealth Government to dedicate a share of the new CGT and negative gearing revenue to social and affordable housing, delivered through not-for-profit community housing providers. Not-for-profit providers already manage more than 149,000 homes across Australia - up from 72,000 a decade ago. They reinvest every surplus into more homes and better services. Public investment through community housing stays in the housing system permanently.

Quotes attributable to Mark Degotardi, CEO of Australian Community Housing:

“The polling data is unambiguous. Australians across every generation and every part of the country understand that we need more social housing. 76% agree we need more, and 79% say it is critical to repairing the housing market.

What community housing providers offer is a proven, permanent solution. Every dollar invested through not-for-profit providers stays in the housing system. It doesn’t go to shareholders. It builds more homes, supports more tenants, and strengthens the sector’s capacity to deliver for the long term. That is the investment model Australia needs.”

Key findings

Polis Partners modelling

Government investment	Homes delivered
$3.6 B through a grants model by 2030	~15,500 homes
$17.3 B through a grants model by 2036	~73,700 homes
Per $100 million reinvested	~400 homes

RedBridge community sentiment research

Finding	Result
Rank housing affordability in top 3 vote-determining issues	35% overall; 54% Gen Z and renters
Agree Australia needs more social housing	76%

Say social housing is critical to repairing the housing market	79%
More likely to vote for party expanding the HAFF	51% overall; 66% under-35s; 69% renters
Less likely to vote for a party that cut social and affordable housing spending	54%
Community housing homes managed nationally	110,000+ (up from 72,000 a decade ago)

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About Australian Community Housing

Australian Community Housing (ACH) is the national peak body for the community housing sector. ACH represents registered not-for-profit community housing providers who together own and manage more than 49,000 social and affordable homes across Australia. Community housing providers reinvest every surplus into more homes and better services for tenants.

About the research

Polis Partners modelling was prepared for Australian Community Housing. The grants model assumes a Commonwealth capital contribution of 30% of an average dwelling cost of $780,000, with the remainder funded through concessional finance, state and territory contributions, and community housing provider equity. The modelling conservatively assumes that revenue generated from CGT and negative gearing changes remains constant post 2029-30. Figures are indicative scenarios; final outcomes will depend on the amount of revenue dedicated, program design, state and territory co-investment and delivery conditions.

RedBridge community sentiment research was conducted in March 2026 as part of the AFR/RedBridge/Accent Research poll.