



50,000 Housing First supportive tenancies	
Party:	Australian Greens
<p>Summary of proposal:</p> <p>The proposal would provide 50,000 ongoing Housing First supportive tenancies nationwide with 20,000 set aside for at-risk youth. In addition, it would also build 40 new supportive accommodation buildings around Australia, such as Common Grounds and Youth Foyers.</p> <p>The proposal would start on 1 July 2025.</p>	
<p>Additional information (based on further advice provided):</p> <p>Funding would be provided to states and territories for the delivery of case management (excluding the cost of providing actual housing) for Housing First supportive tenancies, beginning with 5,000 places in the first year then gradually increasing to 50,000 places. One delivery of case management would cost \$20,000 per person in the first year of the proposal.</p> <p>A capped funding amount of \$764 million would be provided for the construction of the supportive accommodation each year from 2025-26 to 2027-28.</p>	

## Costing overview

The proposal would be expected to decrease the fiscal and underlying cash balances by around \$3.4 billion over the 2025-26 Budget forward estimates period (see Table 1). This impact reflects an increase in administered expenses.

The proposal would be expected to have an impact beyond the 2025-26 Budget forward estimates period. A breakdown of the financial implications (including separate public debt interest (PDI) tables) over the period to 2035-36 is provided at Attachment A.

The Parliamentary Budget Office (PBO) has not made any assessment as to whether the specified cost for case management or construction of the supportive accommodation would be sufficient to meet the objectives of the proposal.

**Table 1: 50,000 Housing First supportive tenancies – Financial implications (\$m)<sup>(a)(b)</sup>**

	2025-26	2026-27	2027-28	2028-29	Total to 2028-29
Fiscal balance	-864.0	-974.0	-1,084.0	-430.0	-3,352.0
Underlying cash balance	-864.0	-974.0	-1,084.0	-430.0	-3,352.0

(a) A positive number represents an increase in the relevant budget balance; a negative number represents a decrease.

(b) PDI impacts are not included in the totals.

## Key assumptions and methodology

The Housing First supportive tenancies would increase by 5,000 places per year until reaching the total of 50,000 places as specified. The cost of funding one tenancy place, as specified, would be indexed by the Consumer Price Index (CPI) and multiplied by the number of places in a given year.

The 40 new supportive accommodation buildings is capped at a fixed amount of administered expenses distributed as specified.

Departmental expenses associated with providing funding to the state and territory governments are expected to be small and are assumed to be absorbed within existing resources of the relevant department. We assume that no funds allocated to a given year are left unspent.

Financial implications were rounded consistent with the PBO's rounding rules.<sup>1</sup>

## Data sources

Commonwealth of Australia (2025) *Pre-election Economic and Fiscal Outlook 2025*, Commonwealth of Australia.

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<sup>1</sup> <https://www.pbo.gov.au/for-parliamentarians/how-we-analyse/pbo-rounding-rules>

## Attachment A – 50,000 Housing First supportive tenancies – Financial implications

**Table A1: 50,000 Housing First supportive tenancies – Fiscal and underlying cash balances (\$m)<sup>(a)</sup>**

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total to 2028-29	Total to 2035-36
<b>Expenses</b>													
<b>Administered</b>													
<i>Housing First supportive tenancies funding</i>	-100.0	-210.0	-320.0	-430.0	-550.0	-680.0	-810.0	-950.0	-1,100.0	-1,250.0	-1,280.0	-1,060.0	-7,680.0
<i>Supportive accommodation construction</i>	-764.0	-764.0	-764.0	-	-	-	-	-	-	-	-	-2,292.0	-2,292.0
<b>Total (excluding PDI)</b>	<b>-864.0</b>	<b>-974.0</b>	<b>-1,084.0</b>	<b>-430.0</b>	<b>-550.0</b>	<b>-680.0</b>	<b>-810.0</b>	<b>-950.0</b>	<b>-1,100.0</b>	<b>-1,250.0</b>	<b>-1,280.0</b>	<b>-3,352.0</b>	<b>-9,972.0</b>

(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 negative number for the fiscal balance indicates a decrease in revenue or an increase in expenses or net capital investment in accrual terms. A positive number for the underlying cash balance indicates an increase in receipts or a decrease in payments or net capital investment in cash terms. A negative number for the underlying cash balance indicates a decrease in receipts or an increase in payments or net capital investment in cash terms.

- Indicates nil.

**Table A2: 50,000 Housing First supportive tenancies – Memorandum item: Public Debt Interest (PDI) impacts – Fiscal and underlying cash balances (\$m)<sup>(a)(b)</sup>**

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total to 2028-29	Total to 2035-36
<b>Fiscal balance</b>	-19.0	-61.0	-109.0	-147.0	-175.0	-210.0	-253.0	-304.0	-365.0	-434.0	-513.0	-336.0	-2,590.0
<b>Underlying cash balance</b>	-14.0	-50.0	-97.0	-137.0	-168.0	-202.0	-243.0	-292.0	-350.0	-417.0	-493.0	-298.0	-2,463.0

(a) As this table is presented as a memorandum item, these figures are not reflected in the totals above. This is consistent with the approach taken in the budget where the budget impact of most measures is presented excluding the impact on PDI. If the reader would like a complete picture of the total aggregate, then these figures would need to be added to the figures above. For further information on government borrowing and financing please refer to the PBO's online budget glossary<sup>2</sup>.

(b) 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 negative number for the fiscal balance indicates a decrease in revenue or an increase in expenses or net capital investment in accrual terms. A positive number for the underlying cash balance indicates an increase in receipts or a decrease in payments or net capital investment in cash terms. A negative number for the underlying cash balance indicates a decrease in receipts or an increase in payments or net capital investment in cash terms.

<sup>2</sup> [Online budget glossary – Parliamentary Budget Office \(pbo.gov.au\)](https://pbo.gov.au/)