



MEDIA RELEASE

8 August 2025

ESCAPING THE HOUSING CRISIS: 74 AFFORDABLE HOMES LAUNCH IN INNER SYDNEY

- *74 households to live without housing stress (36 social and 38 affordable) thanks to rents capped at 30% of household income*
- *Collaborative funding model across all levels of government and private sector critical to delivery of the affordable homes.*

Sydney, 8 August 2025: Today City West Housing officially opened their first all-electric, 100% affordable housing project. Located within Green Square's developing Dank Street south precinct, this 5-storey apartment development will provide homes for 74 low-income households, allowing them to live and work in the heart of Sydney.

Developed, owned and managed by award winning community housing provider, City West Housing, the \$66m development is the result of close collaboration with all levels of government and industry. Designed by Turner Architects and built by Growthbuilt, this project increases City West Housing's affordable housing portfolio in the city to 964 apartments with a future pipeline of nearly 700 apartments.

Boronia Apartments exemplifies City West Housing's development approach as guided by its comprehensive Design Guidelines. It is the organisation's first fully electric building, developed with long-term sustainability in mind — both in terms of operational efficiency and resident affordability. The building reflects thoughtful consideration of diverse resident needs, including apartment mix, utility costs and overall amenity.

Genuinely sustainable, Boronia Apartments will deliver long-term affordability, with all rents based on household income capped at a maximum of 30%, representing a significant reduction compared to local market rents. This guarantees that the residents, which include older single women and low-income workers in care professions such as aged and disability care, and early education, will not live in housing stress.

This essential community infrastructure could not have happened without the development of a collaborative funding model utilising equity and debt, local government affordable housing developer contributions, a capital grant from the NSW Government under the Community Housing Innovation Fund, and assistance through the Australian Government's Housing Australia's Future Fund Facility (HAFFF).

The success of this collaboration reflects City West Housing's unique ability to partner with government at all levels and the public sector to deliver on a shared vision. Reflecting on the project

CEO Leonie King stated: “Boronia Apartments delivers on our purpose which is to build stronger communities and improve people’s lives by providing affordable housing. This wouldn’t have been possible without the determination and support of our partners.”

The new development is the latest example of the Housing Australia Future Fund’s impact, said Federal Minister for Social Services and Federal Member for Sydney, the Hon. Tanya Plibersek MP: “We’ve committed to building 1.2 million homes to address the housing crisis. To do this we need to incentivise the delivery of affordable housing including in high-cost locations, something that we have been able to achieve for the people of inner Sydney, thanks to City West Housing and its partners.”

“Access to affordable housing is essential for a diverse, cohesive and economically successful global city but more importantly, it’s a basic human right. Developments like Boronia Apartments play a leading role in our commitment to delivering a mix of housing close to facilities, services, infrastructure, education and jobs,” said the Rt Hon Clover Moore AO, Lord Mayor of Sydney.

“Our \$6.6 billion *Building Homes for NSW* package is the largest investment in social housing this state has ever seen and it’s the kind of bold action we need to address the housing crisis, and projects like this demonstrate what’s possible when we adequately fund social housing. These homes will also play a role in the relocation plan for Waterloo South, ensuring that as the development progresses, residents can stay in the community that they call home,” The Hon. Rose Jackson MP, the NSW Minister for Housing said.

Scott Langford, CEO of Housing Australia said: “We’re proud to provide enabling finance to help unlock housing projects, including Boronia Apartments. By partnering with affordable housing providers that deeply understand the needs of local communities, such as City West Housing, we’re helping build stronger, more connected neighbourhoods and better housing outcomes.

Ms King added: “For over 30 years, we’ve developed and managed high quality rental housing that’s genuinely affordable. We deliver more than just apartments; we understand how fundamental a home is for people’s health, wellbeing, resilience and opportunity.

“We’re thrilled to welcome 74 new households into Boronia Apartments and look forward to supporting their long-term wellbeing and success.”

-ENDS-

For further information or interviews, please contact:

Irene Leung

Account Executive, ImpactInstitute

✉ Irene.Leung@ImpactInstitute.com.au

☎ 0421 339 098

About City West Housing

City West Housing is an affordable housing provider and developer with heart. We are focussed on creating highly quality, affordable homes and communities where everyone can feel they belong. We own 900+ quality homes in prime inner Sydney locations that we rent to more than 1,600 residents and their families.

We are the only dedicated affordable housing provider in New South Wales delivering the full spectrum of services from new housing development to tenancy and property management and community engagement. We are experts in developing quality fit-for-purpose residential apartments.

🌐 Visit www.citywesthousing.com.au for more information.