

**Submission
No 4**

**OPTIONS TO IMPROVE ACCESS TO EXISTING AND ALTERNATE
ACCOMMODATION TO ADDRESS THE SOCIAL HOUSING SHORTAGE**

Organisation: Community Outreach Ministries INC

Date Received: 15 July 2021

Dear Leon

Thank you for the opportunity of sending a few thoughts regarding Social and special housing. I believe that offering incentives to property owners would be a good beginning...I already there is land tax relief for persons who operator boarding homes and even large houses to offer budget accommodation to homeless persons. I currently operate a13 bedroom property which was an age care facility and now provides a safe home for disadvantage people including victims of domestic violence.

Because this property is in the title of our registered charity there are certain benefits. We only pay garbage rates not full council rates. It is land Tax exempt and not subject to capitol gains tax and there was stamp duty exemption.on the purchase. Similar incentives could be offered to owners of properties which are used to provide low cost housing. Group homes could be purchased or built by persons pooling their resources into specially designed funds where they could put in their money and retrieve it when needed similar to company title but with suitable modifications.

Our property at Cronulla which houses 13 people at present is in danger of being demolished and replaced by expensive town houses or villas. With the right council and government incentive this place could be modified into 10 one bedroom individual residencies that could be purchased at subsidised low cost for suitable individuals. We have a couple of homes that house rough sleepers and persons released from prison. The problem we have is that we are all volunteer workers and cannot get funding to employ house managers even on a part time basis to coordinate such places.

At one stage we had about 5 such group homes all operated with volunteers recruited from local churches.Ever since the state government closed down large mental facilities we have seen a proliferation of mentally ill people who have been made homeless. Smaller group homes and dirty boarding houses have housed some of these people whilst others are living in gaols at great cost to the community.

So a combination of government and private resources would go a long way in soaking up many of these people. At the moment there is a government initiative called "link to home" which does help this situation of rough sleepers and emergency homeless. But this costs the government about \$850 per room per week and the program is only designed to house people for a couple of weeks after which they have to find their own accommodation, so this becomes a revolving door.

There are group; homes for young people which are fully government funded but very little for say older women who find themselves homeless in their sixties through unfortunate circumstances. They cannot afford to even raise a bond let alone find a suitable home which they can afford. It is difficult to see how the current NSW housing situation [housing commission] will be able to keep up with demand with the traditional building situation. I believe that government funds could be better allocated in this area of need. I could go on and on but I believe we all know the problems but must keep an open mind as we seek solutions often thinking outside the circle.

Regards

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]