

**Submission
No 79**

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

Organisation: Bayside Council

Date Received: 20 August 2021

20 August 2021

Our Ref: 21/226436

Our Contact: Charlotte Lowe, A/Coordinator of Policy and Strategy

Ms Wendy Lindsay MP
Member for East Hills
20 Revesby Place
Revesby NSW 2212

Attn: Mr Leon Last, Committee Manager

Dear Mr Last

Re Inquiry into and report on options to improve access to existing and alternative accommodation to address the social housing shortage

Thank you for the opportunity to provide comment in relation to the above inquiry. I note the Terms of Reference of the Inquiry make particular reference to:

- a) Options to better support 'meanwhile use' (temporary supportive accommodation), and the current major planning barriers to 'meanwhile use';
- b) Options to improve access to existing accommodation to provide community housing;
- c) Options for crisis, key worker and short-term accommodation models.
- d) Barriers to additional supply across NSW, including for smaller non-CHP housing providers; and
- e) Support for and accountability of registered community housing providers.

By way of background, I can advise that Bayside Council has been working in recent years to understand the social and affordable housing landscape of the LGA. In April 2021, Bayside finalised the Bayside Affordable Housing Evidence Base which demonstrates that there is a large gap in supply of social and affordable housing in Bayside.

In 2016, 12,000 households (approximately 20%) in Bayside were in rental stress, with very low-income and low-income households making up the largest proportion. There is a projected need for approximately 19,500 social and affordable housing dwellings across the LGA to 2041. Accounting for current supply and projects in the pipeline, there is likely to be a gap in supply of over 16,000 dwellings by 2041.

About 4.4%, or 2700 dwellings of the current stock are social housing owned by Land and Housing Corporation (LAHC), the majority of which are located in the eastern part of the local government area in Daceyville, Eastlakes and Hillside. Approximately 75% of the housing stock are units and approximately 9% are cottages or detached houses. LAHC's portfolio in Bayside is relatively old, due in part to the heritage nature of the Daceyville Estate which is over 80 years old, but which are mostly cottages and detached houses.

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PO Box 21, Rockdale NSW 2216
ABN 80 690 785 443

Bayside Customer Service Centres

Rockdale Library, 444-446 Princes Highway, Rockdale
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens

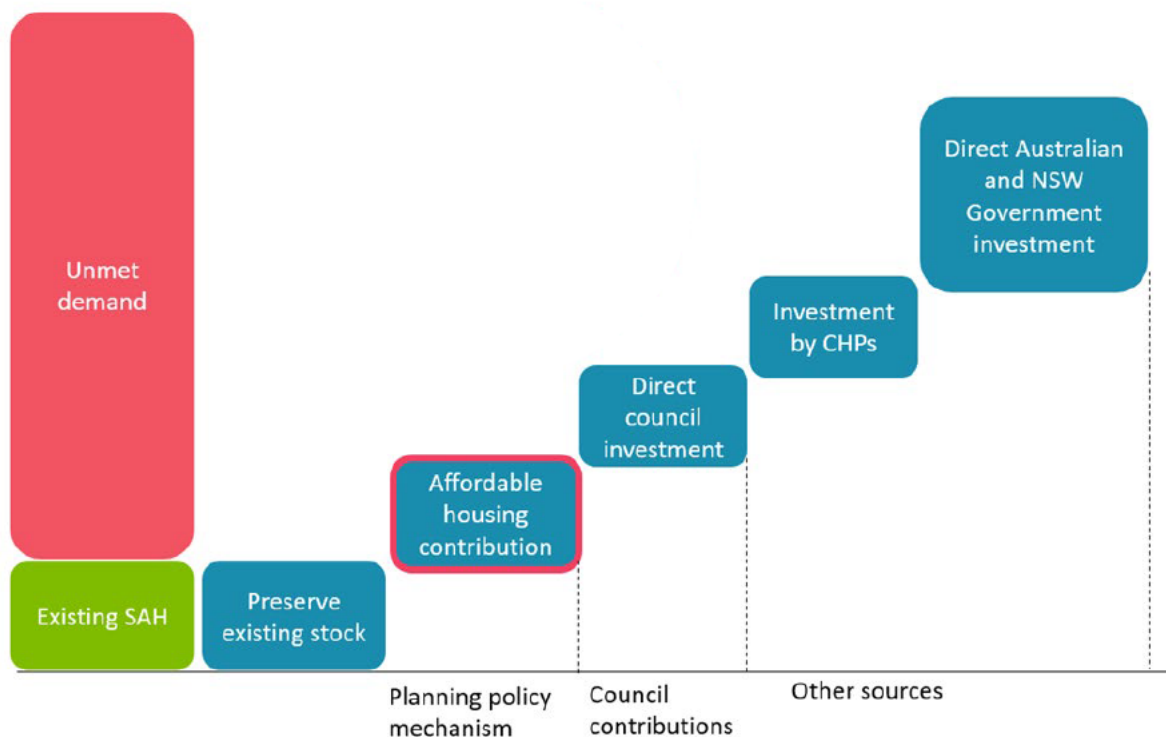
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There is under-occupancy in 3-bedroom dwellings as households are becoming smaller and the current demand is primarily for one-bedroom dwellings followed by 2 bedrooms. This is linked somewhat to an aging population and a growing cohort of older single people, particularly women who have divorced later in life or worked in lower paid jobs. The changed demographic requiring social housing in Bayside means that the current utilisation rate for housing stock in Bayside is an issue for managing the portfolio. Bayside is also undersupplied for single level accessible properties.

This sizeable gap is not likely to be met through affordable housing contributions alone and will require a variety of approaches and mechanisms to support and facilitate the delivery of appropriate housing. The figure below illustrates how this may be implemented only with the collaboration of all stakeholders and government agencies.



SOURCE: SGS PLANNING, 2021

In preparing the Affordable Housing evidence Base, Council received feedback from several Community Housing Providers, other organisations involved in the provision of Social Housing as well as our own staff. Some of the barriers to increasing supply identified by those stakeholders are provided for your information:

- Property values have been increasing in Bayside which has made the area less affordable for many and pushed increasing numbers of people into housing stress;
- Gentrification and rising demand for housing Bayside due in part to its proximity to the CBD, open space and high levels of employment means that developers are prepared to re-develop properties that have historically been lower cost rental housing, and whilst there may be a requirement for the redevelopment to include 'affordable housing,' that housing is usually only 25% or less than other units in the new development so the contribution to actual affordability is not delivered;
- Community Housing Providers (CHP) have provided feedback to Council that there can be issues for Community Housing providers when they have to manage a small number of properties in new buildings, as there are expensive strata fees that

often go with the property. CHPs are limited in being able to charge below market rates that don't necessarily cover the strata associated costs.

It is also noted that whilst supply of Social Housing is a key objective, the quality and locational characteristics of such housing must also be considered so that the level of disadvantage is not increased. Key considerations include:

- Having easy access to public transport, schools, shops, community, and medical facilities; and
- Being in proximity to a variety of employment opportunities.

Bayside is supportive of this inquiry and hopes that it may facilitate improved levels of social and affordable housing for our community.

Please accept this as a draft submission pending consideration at an upcoming Council meeting. Following consideration by Council I will advise if Council resolves to amend or add to this submission. If you require any further information please do not hesitate to contact Charlotte Lowe, A/Coordinator of Policy and Strategy, on [REDACTED]

Yours sincerely

[REDACTED]

Meredith Wallace
General Manager