

Homelessness and low-cost rental accommodation

Thank you for the opportunity to provide further information to the Committee.

Question 2

Homelessness NSW are aware of a number of Housing NSW properties in regional NSW that are particularly hard to let. These areas include Wagga and the Central Coast. Homelessness NSW believe that these properties are usually bedsits. Homelessness NSW believe that these properties will continue to be hard to let and their sale could be used to offset the construction cost of boarding houses as discussed in our submission.

Question 4

Homelessness NSW are firmly of the view that it is both possible and highly desirable to provide low cost accommodation without creating pockets of disadvantage. Firstly low cost accommodation should be of a similar design and quality as all the other residences in a locality. Secondly low cost accommodation should be sprinkled throughout a locality. For some people who have experienced homelessness this would be entirely appropriate as it would enable their support worker to locate within a district for their shift and visit each client on an as needed basis.

Question 7

As part of our consultation on the Federal Government's Green Paper, and our ongoing liaison with our members throughout NSW this is an issue that is consistently raised, and not just in the Sydney basin. In most cases this is represented by levels of housing stress for the general population. For example on medium residents of Tweed Council pay 53% of their income into housing costs, Byron 47% and Ballina 45%. For NSW the percentage is 29.

Homelessness NSW has held numerous discussions with local government authorities on this issue. We are aware of some Sydney based councils which allow a number of their staff to use a pool car.

Situations such as these are ultimately unsustainable for a local community. It forces some staff to reside a large distance from their workplace and spend time and resources travelling. In many ways it reinforces disadvantage.

Question 9

Homelessness NSW believes that it is vital that property and building sizes for people at risk of, or having experienced homelessness be of a size commensurate to the needs of the family.

We also believe that support culturally appropriate should be available to people from a CALD or indigenous background.

Question 10

Homelessness NSW would refer the Committee to our submission to the NSW Rural and Regional Taskforce.

<http://www.homelessnessnsw.org.au/documents/resources/Submission%20to%20the%20NSW%20Rural%20and%20Regional%20Taskforce.pdf>