

**Submission
No 36**

**INQUIRY INTO HOMELESSNESS AMONGST OLDER
PEOPLE AGED OVER 55 IN NEW SOUTH WALES**

Name: Mrs Michelle Craig

Date Received: 3 June 2022

I am a member of Bermagui and District CWA and I am on the committee which manages 4 single bedroom residential units for older people who are unable to afford their own housing. These units were built in the 1980's from funds provided by a bequest to our organisation and have been fully occupied since. Our committee charges \$195/fortnight rent and from this manages the maintenance (building and grounds).

This has been so successful that we received another bequest 12 years ago to build another one or two units. As our land was limited, we decided to convert the existing garages (which have limited use) into two more units. However, one of our major obstacles was the NSW Senior Living Policy which put so many obstacles in our path that Bega Valley Shire council could not process our DA. 3 years ago, due to the dire need of so many in our community, we started the process all over again, employing a planning specialist. We are still waiting on the BVSC for our DA.

For many years permanent rental accommodation in our area has been difficult to find. Now it is almost impossible and extremely expensive.

Bermagui CWA is providing a solution to alleviate the affordable housing situation in our small town but is being blocked by authorities.

I understand that regulations are required to prevent shoddy buildings and to protect vulnerable residents, but these regulations need to be looked at closely and changed so they don't prevent genuine people/ organisations from solving the affordable housing problem.