

Homelessness Taskforce Shoalhaven

Meeting Date: Tuesday, 24 May, 2022
Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra
Time: 2:00pm

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Agenda

1. Apologies

2. Confirmation of Minutes

- Homelessness Taskforce Shoalhaven - 10 March 2022 1

3. Declarations of Interest

4. Presentations

- HT22.10 Community Workshop for Homelessness 2022
Shoalhaven City Council's Community Capacity Builder,
Homelessness (Marsha Makary) will provide a presentation to the
Homelessness Taskforce on the recent Community Workshop for
Homelessness held 12 May 2022. This presentation will include key
learnings and themes from the workshop and will discuss next steps.

5. Reports

- HT22.11 Update on Implementation of Council's Affordable Housing Strategy 8
HT22.12 Action Report Table May 2022 15
HT22.13 Homelessness Interagency Submissions 23

6. General Business

Membership

Clr Findley - Chairperson

All Councillors

Chief Executive Officer or Nominee

Mitchell Bagou – St Vincent De Paul

Cathy Campbell – Southern Cross Housing

Donna Corbyn – Bay & Basin Community Resources

Patricia David – Unions Shoalhaven

Peter Dover – Salt Ministries

Erin Gliddon - Services Australia - South Coast NSW

Bernard Gleeson – St Vincent De Paul Welfare

Belle Grossetti – Mission Australia

Rohanna Holland – Bay & Basin Community Resources

Emilie Martin - Grand Pacific Health

Maria Mitchell – Ulladulla & Districts Community Resources Centre

Nicole Nicholls – Illawarra Shoalhaven Local Health District

Justine O'Reilly – Shoalcoast Community Legal Centre

Kristy Puckeridge – Southern Youth and Family Services

Nicky Sloane – CI Group

Samantha Stiff – Headspace Nowra

Matthew Sutcliffe – The Salvation Army

Olivia Todhunter – Legal Aid NSW

Libby Topp – Shoalhaven Drug and Alcohol Service

Rheanna Williamson – Primary and Community Care Services

Lindy Meeves – Nowra Community Mental Health Team

Cassie Michaux - Manager Commissioning and Planning, Illawarra Shoalhaven and
Southern NSW District

Joanne Grant – AMS Nowra

Anna Bacik – CI Group (Illawarra Forum)

Julie Bugden – Shoalhaven Homelessness Hub

Ruby Hansen-Tarrant – Age Matters

Alice Russack – Yumaro

Liz O'Connell – Mission Australia

Grace Rey – Socks n Jocks

Lucinda Knapp – Aboriginal Legal Service

Michael Sweeney – North Shoalhaven

Julianne Hopkins – North Shoalhaven

Raul Arregui – North Shoalhaven

Stuart Bellingham – South Shoalhaven

Keith Davis – South Shoalhaven

Shirley Taylor – South Shoalhaven

Quorum - 8

Purpose

To provide appropriate and considered strategic advice on homelessness and related issues that can be dealt with at Council level. The Taskforce will work with Council to address issues, develop options and assist with the identification of preferred solutions as part of Council's decision making process.

Role of the Taskforce

The role of the Homelessness Taskforce is:-

- Provide Council with strategic advice on homelessness and related issues that can be dealt with at a Local Government level.
- Work with Council to address issues, develop options and assist with the identification of preferred solutions as part of Council's decision making process
- Advise on the development and application of a Homelessness Strategic Plan
- Provide comment on relevant Council policies and strategies
- Advocate community views on homelessness issues

MINUTES OF THE HOMELESSNESS TASKFORCE SHOALHAVEN

Meeting Date: Thursday, 10 March 2022
Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra
Time: 2:07pm

The following members were present:

Mayor Amanda Findley - Chairperson
Clr Liza Butler
Clr Moo D'Ath
Clr Patricia White
Clr John Wells
Clr Evan Christen (remotely)
Clr Tonia Gray (remotely) – left meeting at 3:45pm
Julie Hopkins – Community Member
Peter Dover - Salt Ministries
Patricia David - Unions Shoalhaven
Olivia Todhunter – Legal Aid NSW
Ash Hudson – Salt
Alice Russack – Yumaro Moruya
Mitchell Bagou – St Vincent De Paul (remotely)
Kristy Puckeridge – Southern Youth & Family Services (remotely)
Emilie Martin – Grand Pacific Health (remotely)
Libby Topp - Shoalhaven Drug & Alcohol Service (remotely) – left meeting at 3:28pm
Lindy Meeves – Nowra Community Mental Health Services (remotely)
Julie Bugden – Shoalhaven Homeless Hub (remotely)
Ruby Hansen-Tarrant (remotely)
Kim Spinks – Dept of Communities & Justice (remotely)
Lucinda Knapp – Aboriginal Legal Service (remotely)
Donna Corbyn – Bay & Basin Community Resources (remotely) – left meeting at 3:46pm
Nicole Nicholls – Illawarra Shoalhaven Local Health District (remotely) – joined 2:45pm
Justine O'Reilly – Shoalhaven Community Legal Centre

Others Present:

Jane Lewis – Director City Lifestyles
Gordon Clark – Interim Director City Futures
Colin Wood – Manager – Certification & Compliance
Michael Paine – Manager – Community Connections
Marsha Makary – Community Capacity Builder Homelessness
Brooke Aldous – Senior Governance Officer
Ms Kirsty Vezinias – Community Capacity – Student Placement
Raul Arregui (remotely) – left meeting at 3:47pm
Mick Sweeney
Digby Hughes – Homelessness NSW
Blake Richards – CEO My Best Life

HT22.9 Election of Chairperson

Mayor Amanda Findley was appointed Chairperson for the Homelessness Taskforce Shoalhaven. No other nominations were received.

Apologies / Leave of Absence

Apologies were received from Matthew Sutcliffe – Salvation Army and Cllr Matthew Norris.

Confirmation of the Minutes

RESOLVED (Patricia David / Cllr White)

That the Minutes of the Homelessness Taskforce Shoalhaven held on Thursday 14 October 2021 be confirmed.

CARRIED

Declarations of Interest

Nil

PRESENTATIONS**HT22.1 City Lifestyles Presentation - Overview of the Homelessness Taskforce Shoalhaven****HPERM Ref:
D22/85735**

Marsha Makaray - Community Capacity Builder Homelessness made a presentation which covered the following items:

- *Overview of the Taskforce*
- *Terms of Reference*
- *Strategic Plan*
- *Relevant Policies and Procedures*

HT22.2 Presentation - Governance - Brief Induction**HPERM Ref:
D22/85755**

Brooke Aldous – Senior Governance Officer – made a presentation which covered the following items:

- *Code of Conduct*
- *Code of Meeting Practice*
- *Delegations*
- *Declaration of Interests*
- *External Member Reports*
- *Overview of what is Operational / within the Committees/Boards interest / clarification of appropriate recommendations under the Committees/Boards delegation*

REPORTS

HT22.3 Notification of Council Resolution - Homelessness Taskforce Shoalhaven

HPERM Ref:
D22/85786

Recommendation (Item to be determined under delegated authority)

That the Homelessness Taskforce Shoalhaven receive the Notification of Council Resolution – Homelessness Taskforce Shoalhaven Re-establishment report for information.

RESOLVED (Moo D'Ath / Liza Butler)

That the Homelessness Taskforce Shoalhaven receive the Notification of Council Resolution – Homelessness Taskforce Shoalhaven Re-establishment report for information.

CARRIED

HT22.4 Shoalhaven Homelessness Taskforce Committee Community Membership Expression of Interest - Member Recommendation Report

HPERM Ref:
D22/61748

Marsha Makary – Community Capacity Builder – Homelessness, provided a brief update on the Expression of Interest Panel process and some background on the proposed new members who are being put forward to join the Taskforce.

Recommendation

That:

1. Four applicants are invited to represent their organisation on the Taskforce:
 - Ruby Hansen-Tarrant - Age Matters
 - Grace Rey – Socks and Jocks
 - Liz O'Connell – Mission Australia
 - Alice Russack – Yumaro (NDIS)

The above organisations are not currently represented on the committee.

2. Three community membership appointments are offered to applicants with lived experience:
 - Michael Sweeney – Bomaderry
 - Shirley Taylor – Ulladulla
 - Keith Davis – Ulladulla (itinerant)
3. Three community membership appointments are offered to represent community members with an interest in homelessness:
 - Raul Arregui – North Nowra
 - Julianne Hopkins – Nowra
 - Stuart Bellingham – Mollymook

RECOMMENDATION (Clr White / Patricia David)

That:

1. Four applicants are invited to represent their organisation on the Taskforce:
 - Ruby Hansen-Tarrant - Age Matters
 - Grace Rey – Socks and Jocks
 - Liz O'Connell – Mission Australia

- Alice Russack – Yumaro (NDIS)

The above organisations are not currently represented on the committee.

2. Three community membership appointments are offered to applicants with lived experience:
 - Michael Sweeney – Bomaderry
 - Shirley Taylor – Ulladulla
 - Keith Davis – Ulladulla (itinerant)
3. Three community membership appointments are offered to represent community members with an interest in homelessness:
 - Raul Arregui – North Nowra
 - Julianne Hopkins – Nowra
 - Stuart Bellingham – Mollymook

CARRIED

HT22.6 Organisation Membership Recommendation Report

**HPERM Ref:
D22/71284**

Marsha Makary – Community Capacity Builder – Homelessness, put forward the recommendation for suggested representatives Digby Hughes – Homelessness NSW & Blake Richards – My Best Life Australia to be invited to join the Homelessness Taskforce Shoalhaven representing their organisations.

Discussion centred around the Tempy Nester program which is run by My Best Life Australia. Blake Richards provided the following information in relation to the program and also the work of My Best Life Australia:

- Tempy Nester is a national program that provides temporary accommodation to women and children escaping domestic and family violence and homelessness. This is a significant issue across Australia. The Tempy Nester program currently focuses mostly on the NSW Central Coast.
- My Best Life (MBL) are developing a "safe house" program which will focus on assisting mature aged women who are struggling with homelessness - currently the biggest growth area in homelessness is women over 55.
- My Best Life Australia is targeting teenagers that are couch surfing - over 300 teenagers have been identified as couch surfing just in the Ulladulla region.
- Preliminary discussions have been held with Church of Christ in South Nowra as well as the Highway Church Ulladulla who are doing a conjunctional project with Safeways Housing. My Best Life has had discussions with these organisations about the possibility of expanding tiny homes for emergency or long term accommodation.

Recommendation (Item to be determined under delegated authority)

That the following representatives be invited to represent their organisations on the Shoalhaven Homelessness Taskforce:

- Blake Richards (My Best Life Australia)
- Digby Hughes (Homelessness NSW)

RESOLVED (By consent)

That the following representatives be invited to represent their organisations on the Shoalhaven Homelessness Taskforce:

- Blake Richards (My Best Life Australia)
- Digby Hughes (Homelessness NSW)

CARRIED

HT22.5 Action Table Update

**HPERM Ref:
D22/68918**

Recommendation (Item to be determined under delegated authority)

That the Shoalhaven Homelessness Taskforce:

1. Receive the Update on Actions report for information.
2. Acknowledge the following actions as being complete and remove from the action table:
 - a. HT21.1 Introduction & Update on Actions - Shoalhaven Homelessness Workshop Planning Group – Formation
 - b. HT21.2 Homelessness Taskforce - Membership - Expression of Interest endorsed - Independent Assessor - Patricia David
 - c. HT21.4 Shoalhaven Homelessness Taskforce Thrive Together Fair Planning Group – Formation
3. Acknowledge actions one and two from item HT19.6 as being complete and remove from the action table:

HT19.6 Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy

1. *Receive copies of the Homelessness and Good Living Interagency minutes for February, March, and April 2019 for their information.*
2. *Acknowledge the Homelessness and Good Living Interagency Position Paper.*

RESOLVED (Moo D'Ath / Clr White)

That the Shoalhaven Homelessness Taskforce:

1. Receive the Update on Actions report for information.
2. Acknowledge the following actions as being complete and remove from the action table:
 - a. HT21.1 Introduction & Update on Actions - Shoalhaven Homelessness Workshop Planning Group – Formation
 - b. HT21.2 Homelessness Taskforce - Membership - Expression of Interest endorsed - Independent Assessor - Patricia David
 - c. HT21.4 Shoalhaven Homelessness Taskforce Thrive Together Fair Planning Group – Formation
3. Acknowledge actions one and two from item HT19.6 as being complete and remove from the action table:

HT19.6 Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy

1. *Receive copies of the Homelessness and Good Living Interagency minutes for February, March, and April 2019 for their information.*
2. *Acknowledge the Homelessness and Good Living Interagency Position Paper.*

CARRIED

GENERAL BUSINESS

HT22.7 Additional Item - Reinstatement of Social Work services

Discussion took place around the lack of social work services available to homeless persons within the Shoalhaven and advocacy work to be done to have these services reinstated.

Julie Bugden (Shoalhaven Homeless Hub) advised that she will make contact with the Centrelink Community Engagement Officer who covers the Shoalhaven and with her permission, provide contact details to Shoalhaven City Councils Governance team for distribution to Agencies in the taskforce.

RESOLVED (Liza Butler / Moo D'Ath)

That the Mayor consider writing to the Local Federal Member for Gilmore, all candidates in the upcoming Federal Election, the Minister and Shadow Minister requesting the reinstatement of face-to-face social work services within the Shoalhaven region provided by Shoalhaven Centrelink/Services Australia.

CARRIED

HT22.8 Additional Item - Update - Director City Futures - Affordable Housing Strategy

Gordon Clark – Interim Director City Futures - provided an update on Council's Affordable Housing Strategy. **Action – It was noted that a written summary report will be provided at the next meeting.**

- Main short term action that Council has been working on over the past 4-5 years is the affordable housing opportunity at Coomea Street, Bomaderry. There are now 5 parcels of land that Council owned that have been transferred to Southern Cross Housing who have now lodged a DA to potentially provide up to 39 affordable housing units on the site. There is a Community Housing Agreement that the site is to be used for affordable housing and if it is ever sold any profit from the sale has to go back to affordable housing in the Shoalhaven.
- In terms of short term actions:
 - Council is continually amending planning controls to enable smaller and more affordable product, and
 - working on broader advocacy to State Government particularly around the opportunity of renewing the NSW Land and Housing Portfolio which has the biggest potential to provide and increase in essential affordable housing .
- Medium term actions include a range of things in this space such as providing additional floorspace and parking discounts for affordable housing, and pursuing appropriate medium-density, boarding-houses and secondary dwelling development.
- An internal Affordable Housing Working Group has been established consisting of Council staff from Community Connections, Property and Strategic Planning to implement longer term actions.
- Council recently released its “Advocacy Projects 2022” document which has been provided to the two main Federal Government election candidates, and subsequently met with them. The document has also been provided to local State Members as well as the relevant Ministers and Shadow Ministers of the Federal Government. The need for additional funding for social and affordable housing is identified within the document.
- Council has signed up to a new demographic profiling tool called Housing ID which provides statistics on housing availability and affordability in Shoalhaven and continues to

track into future. It can be accessed at: <https://housing.id.com.au/shoalhaven>

Mayor Findley advised the Taskforce that she applied to be the Local Government NSW Regional Representative on the NSW Housing Taskforce.

Clr White requested information on the Development Application lodged with Council by Southern Cross Housing for 27 units to be built on the corner of South Street and St Vincent Street and acknowledged that she was aware of a number of objections have been received on this matter.

Gordon Clark responded to advise that letters of support are just important as letters of objections. Members of the Homelessness Taskforce Shoalhaven are encouraged to submit letters of support for this development.

Please refer to DA22/1078

Clr Wells asked whether there is opportunity for rezoning development land to residential to create sites for affordable housing.

Clr Wells expressed his concern over the decommissioning of state housing stock in the area, particularly around Bomaderry and questioned whether Council has investigated the strategy and cost savings in reinventing or redeveloping that stock.

Gordon Clark advised that Council have been raising this with State Government over the past three years. As the property stock that is owned by the NSW Government is managed locally by Southern Cross Housing, there may be a possible three way project between Council, Southern Cross Housing and the NSW Land & Housing Corporation to renew the housing stock in Bomaderry and other areas to clarify what can be done to increase housing opportunities.

Action - Clr Wells requested the Homelessness Taskforce Shoalhaven be kept informed of any developments on this matter.

Clr Findley advised Council have also been discussing with the Land & Housing Corporation the issue of selling housing stock. Council has recommended that they are not sold prior to developing a renewal strategy for Shoalhaven.

1.

Note: Libby Topp left the meeting, the time being 3:28pm

Note: Clr Gray left the meeting, the time being 3:45pm

Note: Donna Corbyn left the meeting, the time being 3:46pm

Note: Raul Arregui left the meeting, the time being 3:47pm

There being no further business, the meeting concluded, the time being 3:52pm.

Mayor Amanda Findley
CHAIRPERSON

HT22.11 Update on Implementation of Council's Affordable Housing Strategy

HPERM Ref: D22/203364

Department: Strategic Planning

Approver: Carey McIntyre, Director - City Futures

Attachments: 1. Summary of Actions from Affordable Housing Strategy [↓](#)

Reason for Report

The purpose of this report is to provide an update on the implementation of Council's adopted *Affordable Housing Strategy* and present a summary of the current housing affordable housing activities and associated matters.

Recommendation (Item to be determined under delegated authority)

That the Homelessness Taskforce Shoalhaven receive the update report on the implementation of the Shoalhaven Affordable Housing Strategy for information.

Options

1. As recommended.

Implications: The Taskforce is informed on the implementation of the Affordable Housing Strategy.

2. Make an alternative recommendation, for example, request more information.

Implications: Would depend on the nature of any alternative recommendation.

Background

This report has been prepared in response to an action arising from the Taskforce Meeting on 10 March 2022 to provide a summary report on the implementation of the Affordable Housing Strategy to this meeting.

Council staff are continuing to investigate ways to gather information to evaluate the implementation of the Strategy against its key performance indicators. Several indicators rely on Census data released every five years. The Australian Bureau of Statistics release of the 2021 Census data later this year provides the first opportunity to compare contemporary information with the information from the 2016 census - the date of the last census prior to the adoption of the Strategy.

Affordable Housing Strategy

In late 2017, Council adopted the Shoalhaven Affordable Housing strategy setting a range of policy directions to facilitate the delivery of affordable rental housing and improve the affordability of housing more generally. The detailed analysis at that time found Shoalhaven has the highest level of housing stress in the Illawarra-Shoalhaven Region and was also one of the least affordable areas, being unable to provide affordably priced housing for most very low-income renters and low-income purchasers.

The Strategy was designed to be implemented over 10-years, with short, medium, and long-term actions. The initial focus addressed the supply of affordable rental housing with the development of surplus or underutilised Council land in partnership with a community

housing provider. Longer-term actions focus on the opportunities presented by land use planning policies and mechanisms.

Implementation of the Strategy

The Strategy sets 28 Actions with short-term, medium term, and long-term timeframes:

- Short-term - years 0-3,
- Medium-term - years 3-5, and
- Long-term - years 5-10.

Other actions (2) concern the monitoring and review of the Strategy.

Attachment 1 lists each of the Actions.

Short-term Actions (6): Council completed the first action with its formal adoption of the Strategy.

Two actions recommended the direct provision of land, and the facilitation of social and affordable housing on Council-owned land in partnership with a Community Housing Provider (CHP). These are substantially complete, with Council-owned land on Coomea Street, Bomaderry (five parcels) being transferred to Southern Cross Housing to facilitate an 'exemplar' affordable housing development. A Development Application for 39 new homes on this site has recently been lodged and is currently under assessment.

The remaining three actions require:

- A small lot housing model or demonstration project in a greenfield release area,
- Advocacy on a range of related matters such as temporary housing opportunities, and the adjustment of relevant State land use planning policies, and
- A shared equity purchase model to facilitate the purchase of housing by low-income households.

Continual adjustments of planning and development controls have provided opportunities to deliver smaller lots (300-500m²). The controls for contemporary greenfield urban release areas – known as Moss Vale Road South and Moss Vale Road North – allow 300m² sized lots in areas with greater amenity or convenience such as close to open space or the planned local shopping centre. The controls also permit a greater diversity of dwellings, including dual occupancies and secondary dwellings (also known as granny flats). Allowing smaller lots and a greater diversity of dwellings may help provide housing at a lower price point, noting that prices are set by the market. An opportunity to deliver a demonstration project is also being examined for a future residential release area where Council retains ownership of some land (Mundamia Release Area). Discussions have also commenced with the developer of the West Culburra area to enable affordable housing opportunities.

Council's ongoing and recent advocacy efforts associated with affordable housing have been many and varied and included site-specific and broader opportunities, including:

- Submissions contributing to the adjustment of the NSW Government's land use planning policies, allowing Council to prepare and evaluate an affordable housing development contributions scheme, and increasing the period for new affordable housing developments to remain affordable (from 10 to 15 years).
- A submission on the NSW Government's *NSW Housing Strategy* and associated *2021-22 Action Plan*.
- Council provided its *Advocacy Projects 2022* document to relevant members of the Federal Government and local election candidates, and subsequently met with them.

The document calls for additional funding for social and affordable housing. The document has been shared with local State Members as well as the relevant Ministers and Shadow Ministers of the Federal Government.

- Submissions to various Federal and State Government Inquiries and Taskforce Investigations, including:
 - NSW Regional Housing Taskforce (awaiting the Government's response to the Taskforce's findings).
 - NSW Inquiry on options to improve the access to existing and alternate accommodation to address the social housing shortage.
 - Federal Inquiry into housing affordability and supply in Australia.
- Membership of the Illawarra-Shoalhaven Affordable Housing Roundtable, established as an outcome of the NSW Government's *Illawarra-Shoalhaven Regional Plan*.
- Continued direct advocacy and collaboration with the NSW Land and Housing Corporation on:
 - The renewal of its property portfolio,
 - Redevelopment opportunities of the Mandalay Avenue Sub-Precinct in the Nowra Riverfront Leisure and Entertainment Precinct.
 - Broader opportunities for collaboration and partnerships.
- Recommended conversations with Transport for NSW and others within NSW Government about the "meanwhile use" of its vacant site on East Street, Nowra for temporary sheltered accommodation.
- Council is collaborating with the Property Council, the Fountaindale Group, and the Housing Pipeline on a proposed workshop (late June 2022) bringing together key stakeholders in the housing and employment sectors to explore opportunities to increase the supply of affordable housing for critical employees.

Medium Term Actions (13): The action to update development controls guiding medium density development proposals is complete. New controls addressing the design of developments and, floor space requirements were set in the City-wide *Shoalhaven Development Control Plan 2014*. Council recently resolved to review the outcome of changes to the medium density development provisions.

Work is ongoing on five actions recommending:

- Adjusting land use zones and planning controls to provide a supply of developable, residential land within and close to existing centres in the Nowra-Bomaderry, Bay and Basin, and Milton-Ulladulla areas.
- Increasing the supply of greenfield residential land facilitating diverse housing opportunities in new greenfield release areas.
- Supporting development of high-quality new generation boarding houses in appropriate locations.
- Investigating incentives like increased maximum permissible floor space for medium density developments including smaller dwellings (one- and two-bedrooms).
- Increasing the areas and development types able to apply for car parking discount/reductions.

The remaining seven actions suggest Council:

- Facilitate development of a residential caravan park or manufactured home estate on publicly owned land in partnership with a community housing provider.
- Investigate and, if necessary, review the permissible size of secondary dwellings to ensure affordability.
- Examine effective ways to reduce parking requirements for smaller homes, including those close to existing centres and public transport (2 actions).
- Prepare guidelines to support the good design and management of boarding houses.
- Develop guidelines to encourage a higher proportion of permanent sites within caravan parks and manufactured home estates.
- Draft a policy to provide development incentives for the delivery of affordable housing.

Long-term actions (7): Work on the following actions is currently due to commence in 2023:

- Affordable housing on Council land in Ulladulla (a sister project to Coomea Street, Bomaderry).
- Mandating affordable, adaptable, and low-cost dwelling types, including in new greenfield residential release areas (4 Actions).
- Investigating affordability benchmarks for new residential release areas.
- A large-scale demonstration project.

Internal Working Group

An internal Working Group consisting of Council staff from the Community Connections, Property and Strategic Planning Teams has been established to implement and monitor the remaining and ongoing actions. This includes the gathering of data for key performance indicators. The Working Group has also worked on a range of related matters, and will continue to do so. To date, these matters include:

- Contributions to the homelessness workshop and associated projects.
- Consideration of development approval and servicing requirements for meanwhile use and other temporary accommodation proposals.
- Managing the donation of surplus holiday cabins to community housing providers.
- Combined advocacy efforts to Federal and State Governments.
- Resource and information sharing.

Members of the working Group will attend the Property Council's Forum examining *Housing for Shoalhaven Workers* in June 2022.

Housing Monitor

Council now subscribes to a Housing Monitor to ensure it has access to the most recent information on housing supply and demand, housing diversity, affordability, and availability. The monitor provides a range of statistics and information using census information, planning approval and development data, and sales and rental records. The Monitor will receive a major update later this year following the release of the 2021 Census. The Monitor can be accessed online at: www.housing.id.com.au/shoalhaven.

The information provided by the Monitor will assist with monitoring the performance indicators. It also allows new indicators to be examined. The Housing Monitor provides the following key statistics:

1. Need for improved housing affordability¹: An estimated 1,716 households have an unmet need for affordable housing. This represents 4.2% of all households in Shoalhaven. Four main types of households were unable to access market priced rental housing in 2016.
 - Family – 651
 - Lone Person – 505
 - Couple – 177
 - Group - 53

2. Cost of housing: In December 2021, median prices and median weekly rental costs were more than comparable regional areas in NSW:
 - Median house price: \$876,250
(\$265,500 more than Regional NSW at \$610,750)
 - Median unit price: \$601,000
(\$106,000 more than Regional NSW at \$495,000)
 - Median house rental: \$480
(\$30 more than Regional NSW at \$450)
 - Median unit rental: \$400
(\$30 more than Regional NSW at \$370)

3. Supply of affordable homes: The number of housing sales or rentals affordable to low-income households, noting the statistics do not record the quality or suitability of the homes or the investment required to improve them:
 - 110 sales or 3.5% of all sales
 - 78 rentals or 4.6% of all rentals

Next Steps

The scope, scale and pace of recent changes to housing availability and affordability have been significant and influenced by many factors that are not unique to Shoalhaven, including:

- Changes in regional migration (more movers into Shoalhaven, more people staying in Shoalhaven) in response to the COVID-19 pandemic and lockdowns. Includes the increased ability to work from home often on higher salaries associated with metropolitan-based jobs.
- Increase in domestic tourism, again linked to the COVID-19 pandemic, and associated demand for and increased investment in short-term rental accommodation.
- Proposed financial schemes/incentives making it easier to buy homes.

These changes have increased demand and may continue to do so, pushing up house prices and rental costs. The availability of finance, both for households to purchase homes and for builders to construct homes, will also undergo changes in the near future.

The Strategy recommends a five-year review to ensure its actions remain relevant. Council is due to examine its work program and priorities for the 2022/2023 year ahead in July 2022. Noting the scale and pace of change in housing need, the NSW Government's recent reform

¹ Affordable housing need is the aggregate of households unable to access market provided housing or requiring some form of housing assistance in the private rental market to avoid a position of rental stress over the longer term (greater than a year).

of certain land use planning policies, and the future availability of new census data, Council will be asked to consider a review of the Strategy, make it a priority, and allocate a resource.

This would allow for the examination of new census data, policy positions, updated actions (both deliverables and priorities) to ensure contemporary solutions to increase the supply of affordable rental housing and improve housing affordability. It also allows for the review of the Strategy's key performance indicators to ensure they remain relevant and measurable.

3.2 Summary of Strategies

Based on the evidence and Council's expressed preferences, the main strategies that are likely to be effective in the local context have been summarised into short, medium and longer-term actions.

- **Short-term** (within 3 years):

- Adoption of the *Shoalhaven Affordable Housing Strategy*, including definitions, benchmarks, KPIs and reporting mechanisms;
- Dedicate the Council owned site at 42-46 Coomea Street, Bomaderry as the preferred short-term site for an affordable housing partnership, investigate potential opportunities for expansion to include additional land in the precinct;
- Investigate and identify another two sites owned by Council or another public authority for affordable housing partnerships in the medium and longer-term, potentially one for a mixed tenure affordable housing development, and one for a manufactured homes estate that includes provision for the 'Tiny Homes' concept;
- Completion of the *first* affordable housing development on the Coomea Street site in partnership with a Community Housing Provider;
- Preparatory work on the other two other identified affordable housing sites;
- Development of a shared equity model in conjunction with a Community Housing Provider;
- Investigate and advocate for temporary affordable housing opportunities on NSW Government land that is awaiting future development;
- Advocate for the NSW Government to revise the Affordable Rental Housing State Environmental Planning Policy (SEPP) and SEPP 70 Affordable Housing (Revised Schemes) to include Shoalhaven.

- **Medium-term** (within 3-5 years):

- Completion of the residential CVP/MHE affordable housing development including a 'Tiny Homes' component on a site owned by Council or another public authority in partnership with a Community Housing Provider and relevant support agencies;
- Ensuring sufficient zoned land in R1, R3 and B4 zones around key centres;
- Provide a sufficient quantity of R1 zoned land in release areas land around major centres;
- Increase FSR for multi dwelling housing to 0.5:1 within 600 metres of nominated centres within R3 and B4 zones within 600 metres of key centres;
- Consider the size of secondary dwellings through the review of Clause 5.4(9) of Shoalhaven Local Environmental Plan 2014 to encourage affordability;
- Provide planning incentives with respect to parking requirements in multi-dwelling housing in R1, R3 and B4 zones within 600 metres of key centres;
- Promote good quality boarding house developments within 600 metres of key centres;
- Develop DCP guidelines for 'new generation' boarding houses;
- Provide opportunities for permanent sites in caravan parks;
- Develop a Voluntary Planning Agreement;
- Reduce parking requirements for smaller one and two bedroom apartments;
- Expand the area covered by Council's existing 'parking discount';
- Pursue incentives to encourage the creation of land for affordable housing and the provision of affordable housing developments generally, including potential variation to planning controls tied to affordable housing outcomes.

- **Longer-term** (within 5-10 years):

- Completion of a *third* affordable housing development on a site owned by Council or another public authority, preferably around Milton-Ulladulla, in partnership with a Community Housing Provider;
- Mandate affordable and low cost dwelling types in appropriate developments/locations in in R1, R3 and B4 zones within 600 metres of key centres.

HT22.12 Action Report Table May 2022

HPERM Ref: D22/182069

Department: Community Connections

Approver: Kevin Norwood, Manager - Shoalhaven Swim Sport Fitness

Attachments: 1. Homelessness Taskforce Action Table Report April 2022 [↓](#)

Reason for Report

To provide the Shoalhaven Homelessness Taskforce with a progress report on outstanding actions.

Recommendation (Item to be determined under delegated authority)

That the Shoalhaven Homelessness Taskforce:

1. Receive the Update on Actions report for information.
2. Acknowledge the following actions as being complete and remove from the action table:
 - a. HT19.6 Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy
 - b. HT21.1 Introduction & Update on Actions - Shoalhaven Homelessness Workshop Planning Group – Formation
 - c. HT21.4 Shoalhaven Homelessness Taskforce Thrive Together Fair Planning Group – Formation
 - d. HT22.5 Action Table Update
 - e. HT22.6 Organisation Membership Invitations - My Best Life Australia and Homelessness NSW
 - f. HT22.9 Election of Chairperson - Mayor Amanda Findley
3. Acknowledge the following actions require further action:
 - a. HT22.8 Additional Item - Update - Affordable Housing Strategy - Report Request and State Housing Situation
 - i. *Receive an annual report that outlines progress against KPI's that are contained in the Shoalhaven Affordable Housing Strategy*
 - b. HT22.7 Additional Item - Reinstatement of Social Work services - Write to MP for Gilmore, Federal Candidates, Minister & Shadow Minister

Options

Adopt the recommendation as written.

Implications: The Shoalhaven Homelessness Taskforce is updated of actions and recommendations made at previous meetings

Request more information

Implications: The Shoalhaven Homelessness Taskforce request further information

Background

Subject to the Taskforce concurring that satisfactory progress has been made to complete the items on the April 2022 Action Sheet Report, the Taskforce is requested to adopt the Recommendation to note the completion of:

- a. HT19.6 Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy
- b. HT21.1 Introduction & Update on Actions - Shoalhaven Homelessness Workshop Planning Group – Formation
- c. HT21.4 Shoalhaven Homelessness Taskforce Thrive Together Fair Planning Group – Formation
- d. HT22.5 Action Table Update
- e. HT22.6 Organisation Membership Invitations - My Best Life Australia and Homelessness NSW
- f. HT22.9 Election of Chairperson - Mayor Amanda Findley

In addition, note the completion of the following items from the following actions:

HT19.6 Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy

1. Receive copies of the Homelessness and Good Living Interagency minutes for February, March, and April 2019 for their information.
2. Acknowledge the Homelessness and Good Living Interagency Position Paper.

And the continuation of the following items from the following actions:

- a. HT22.8 Additional Item - Update - Affordable Housing Strategy - Report Request and State Housing Situation

An update will be provided by the Shoalhaven City Council Strategic Planning team on Shoalhaven Affordable Housing Strategy at the next Taskforce Committee meeting on 24 May 2022.

- b. HT22.7 Additional Item - Reinstatement of Social Work services - Write to MP for Gilmore, Federal Candidates, Minister & Shadow Minister

Attachment 1 provides information regarding the status of actions and resolutions made at previous meetings. Should Taskforce members require further information on the status of the actions in the table attached Council staff will provide as requested.

Community Engagement

It is important that the members of the Shoalhaven Homelessness Taskforce are kept informed on progress towards the completion of actions and projects. This report provides a structured approach to facilitate this information exchange.

Homelessness Taskforce Shoalhaven Uncompleted as at 21 April 2022 Completed: 17 February 2022 to 21 April 2022	Action Sheets Report
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Uncompleted actions

Meeting Date: 10/03/2022	Item No: HT22.8	Officer: Clark, Gordon	Completed:
Title: Additional Item - Update - Affordable Housing Strategy - Report Request and State Housing Situation			
Gordon Clark – Interim Director City Futures - provided an update on Council's Affordable Housing Strategy. Action – It was noted that a written summary report will be provided at the next meeting. Action - Clr Wells requested the Homelessness Taskforce Shoalhaven be kept informed of any developments on this matter.		Notes: An update will be provided by the Shoalhaven City Council Strategic Planning team on Shoalhaven Affordable Housing Strategy at the next Taskforce Committee meeting on 24 th May 2022	
Meeting Date: 10/03/2022	Item No: HT22.7	Officer: Perrin, Melissa	Completed:
Title: Additional Item - Reinstatement of Social Work services - Write to MP for Gilmore, Federal Candidates, Minister & Shadow Minister			
RESOLVED (Liza Butler / Moo D'Ath) That the Mayor consider writing to the Local Federal Member for Gilmore, all candidates in the upcoming Federal Election, the Minister and Shadow Minister requesting the reinstatement of face-to-face social work services within the Shoalhaven region provided by Shoalhaven Centrelink/Services Australia. CARRIED		Notes: An update to be provided at the next Taskforce Committee meeting on 24 th May 2022	

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Completed actions

Meeting Date: 17/06/2019	Item No: HT19.6	Officer: Clark, Gordon	Completed: 22/02/2022
Title: Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy			
<p>RESOLVED (Patricia David / Clr Digiglio)</p> <p>That the Shoalhaven Homelessness Taskforce:</p> <ol style="list-style-type: none"> 1. Receive copies of the Homelessness and Good Living Interagency minutes for February, March and April 2019 for their information; 2. Acknowledge the Homelessness and Good Living Interagency Position Paper; 3. Receive an annual report that outlines progress against KPIs that are contained in the Shoalhaven Affordable Housing Strategy. <p>CARRIED</p>		<p>Notes:</p> <p>25 Jul 2019 9:29am Scholl, Teagan - Reallocation Action reassigned to Clark, Gordon by: Starr, Teagan for the reason: Reporting against KPIs contained in the Shoalhaven Affordable Housing Strategy will be undertaken by Strategic Planning.</p> <p>17 Oct 2019 2:18pm Clark, Gordon Staff investigating most appropriate ways to compile the annual KPI information that has been requested., Continuing to investigate best way to deliver the KPI data, including possibly subscribing to iD Housing data website. Meeting now arrange with iD to discuss the scope of the website.</p> <p>18 Feb 2020 9:51am Clark, Gordon Continuing to investigate best way to deliver the KPI data, including possibly subscribing to the iD Housing data website. Meeting arrange with iD to discuss the scope and capability of the website.</p> <p>24 Feb 2020 11:35am Clark, Gordon Staff are continuing to investigate the most appropriate ways to compile the annual KPI information that has been requested. In this regard a meeting will be held shortly with iD, the provider of Councils demographic information to discuss the new housing module/product that they have and whether it can readily provide the required information.</p> <p>22 Feb 2022 12:26pm Clark, Gordon - Completion Action completed by: Marshall, Rachel, Shoalhaven Affordable Housing Strategy Progress Review February 2022' not yet finalised. Staff focusing on obtaining correct KPI data and note resource constraints and staff availability to complete reporting.</p>	
Meeting Date: 14/10/2021	Item No: HT21.1	Officer: Makary, Marsha	Completed: 31/03/2022

Homelessness Taskforce Shoalhaven Uncompleted as at 21 April 2022 Completed: 17 February 2022 to 21 April 2022	Action Sheets Report
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Title: Introduction & Update on Actions - Shoalhaven Homelessness Workshop Planning Group - Formation

RESOLVED (By consent)
That the Homelessness Taskforce:

1. Receive this report which provides:
 - a. an introduction to the Taskforce.
 - b. the current situational analysis.
 - c. an update on Council actions.
2. Endorse the recommendation for the Homelessness Taskforce to join Council staff in planning the Shoalhaven Homelessness Workshop.
3. Form a Planning Group to support in the development of the Shoalhaven Homelessness Workshop, made up of the following members:
 - Lindy Meeves – Nowra Community Mental Health Team
 - Justine O’Reilly – Shoalcoast Community Legal Centre
 - Sammi Stiff – Headspace Nowra
 - Peter Dover – Salt Ministries
 - Pat David – Unions Shoalhaven
 - Mel Brueker - Community Industry Group
 - Julie Bugden - Shoalhaven Homeless Hub

Nomination for the Planning Group will remain open to all members following today’s meeting, by contacting Michael Paine – Manager Community Connections.

CARRIED

Notes:

06 Dec 2021 12:23pm Richardson, Jessica - Reallocation
Action reassigned to Makary, Marsha by: Richardson, Jessica for the reason: Action reassigned to the Community Capacity Builder - Homelessness, as responsibility for this report sits with this position.

18 Feb 2022 4:17pm Makary, Marsha
Working group have formed and begun planning for the Homelessness Workshop. Working group members include:, Patricia David (Unions), Justine O’Reilly (Shoalcoast Community Legal Centre), Julie Bugden (SAHSSI), Marsha Makary (SCC), Jessica Richardson (SCC), Erin Mulally (Shoalcoast Legal Centre) , Sammi Stiff (Headspace), Lindy Meeves (ISLHD), Peter Dover (Salt), Coralee Rough (Shoalhavens Women Resource Group) , Melissa Breuker (CI Group)

31 Mar 2022 2:20pm Makary, Marsha - Completion
Completed by Makary, Marsha (action officer) on 31 March 2022 at 2:20:47 PM - Outstanding actions have been completed and closed

Meeting Date: 14/10/2021	Item No: HT21.4	Officer: Makary, Marsha	Completed: 19/04/2022
Title: Shoalhaven Homelessness Taskforce Thrive Together Fair Planning Group - Formation		Notes:	

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<p>RESOLVED (By consent)</p> <p>That the Homelessness Taskforce:</p> <ol style="list-style-type: none"> 1. Receive this report providing an overview and evaluation of the Thrive Together Fair 2. Endorse the recommendation for the Homelessness Taskforce to join Council Staff in planning the Thrive Together Fair in 2022 3. Form a Planning Group to support in the planning of the Thrive Together Fair 2022, made up of the following members: <ul style="list-style-type: none"> Sammi Stiff – Headspace Nowra Peter Dover – Salt Ministries Pat David – Unions Shoalhaven Lindy Meeves - Nowra Community Mental Health Services Emilie Martin – Grand Pacific Health <p>CARRIED</p>	<p>06 Dec 2021 12:23pm Richardson, Jessica - Reallocation</p> <p>Action reassigned to Makary, Marsha by: Richardson, Jessica for the reason: Action reassigned to the Community Capacity Builder - Homelessness, as responsibility for this report sits with this position.</p> <p>18 Feb 2022 4:20pm Makary, Marsha</p> <p>Working group have formed and begun the planning process for the Thrive Together Fair and related 'pop up' events. Working group members include:, Marsha Makary (SCC), Jessica Richardson (SCC), Kate Morris (TAFE), , Jasmine Huang (Shoalhaven Legal Centre), Samantha Stiff (Headspace), Patricia David (Union), Lucinda Knapp (ALS) , Ash Hudson (Salt), Peter Dover (Salt), Lindy Meeves (ISLHD), Emma Wood (Shoalcoast) , Fiona Lam (SNS), Samantha Kettlewell (Beyond Empathy), Gareth McAuslin (GPH), Michelle Miran (Census)</p> <p>19 Apr 2022 10:15am Makary, Marsha</p> <p>Working group have formed. This action can be closed now</p> <p>19 Apr 2022 10:16am Makary, Marsha - Completion</p> <p>Completed by Makary, Marsha (action officer) on 19 April 2022 at 10:16:33 AM - Working group have formed</p>
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Meeting Date: 10/03/2022	Item No: HT22.5	Officer: Makary, Marsha	Completed: 31/03/2022
Title: Action Table Update			
<p>RESOLVED (Moo D'Ath / Clr White)</p> <p>That the Shoalhaven Homelessness Taskforce:</p> <ol style="list-style-type: none"> 1. Receive the Update on Actions report for information. 2. Acknowledge the following actions as being complete and remove from the action table: <ol style="list-style-type: none"> a. HT21.1 Introduction & Update on Actions - Shoalhaven Homelessness Workshop Planning Group – Formation b. HT21.2 Homelessness Taskforce - Membership - Expression of Interest endorsed - Independent Assessor - Patricia David 	<p>Notes:</p> <p>31 Mar 2022 2:20pm Makary, Marsha - Completion</p> <p>Completed by Makary, Marsha (action officer) on 31 March 2022 at 2:20:13 PM - Update provided to Taskforce Committee 10.03.2022</p>		

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<p>c. HT21.4 Shoalhaven Homelessness Taskforce Thrive Together Fair Planning Group – Formation</p> <p>3. Acknowledge actions one and two from item HT19.6 as being complete and remove from the action table:</p> <p style="padding-left: 20px;"><i>HT19.6 Shoalhaven Homelessness & Good Living Interagency - Annual Progress Report - Affordable Housing Strategy</i></p> <ol style="list-style-type: none"> 1. Receive copies of the Homelessness and Good Living Interagency minutes for February, March, and April 2019 for their information. 2. Acknowledge the Homelessness and Good Living Interagency Position Paper. <p>CARRIED</p>	
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Meeting Date: 10/03/2022	Item No: HT22.6	Officer: Hollier, Leah	Completed: 13/04/2022
Title: Organisation Membership Invitations - My Best Life Australia and Homelessness NSW			
RESOLVED (By consent) That the following representatives be invited to represent their organisations on the Shoalhaven Homelessness Taskforce: <ul style="list-style-type: none"> • Blake Richards (My Best Life Australia) • Digby Hughes (Homelessness NSW) CARRIED		Notes: 13 Apr 2022 12:17pm Hollier, Leah - Completion Completed by Hollier, Leah (action officer) on 13 April 2022 at 12:17:46 PM - Emailed new members to confirm appointment on Taskforce.	

Meeting Date: 10/03/2022	Item No: HT22.9	Officer: Hollier, Leah	Completed: 12/04/2022
Title: Election of Chairperson - Mayor Amanda Findley			
		Notes:	

Homelessness Taskforce Shoalhaven

Action Sheets Report

Uncompleted as at 21 April 2022

Completed: 17 February 2022 to 21 April 2022

Mayor Amanda Findley was appointed Chairperson for the Homelessness Taskforce Shoalhaven. No other nominations were received.

12 Apr 2022 4:39pm Hollier, Leah - Completion

Completed by Hollier, Leah (action officer) on 12 April 2022 at 4:39:21 PM - Updated InfoCouncil, spreadsheet and EWOK.

HT22.13 Homelessness Interagency Submissions

HPERM Ref: D22/206113

Select: Olivia Todhunter - Legal Aid NSW

Recommendation

The Shoalhaven Homelessness Interagency recommend that the Homelessness Taskforce consider the following propositions as crisis, short-medium term, and long-term strategic priorities:

1. Crisis Term:
 - a. Council to negotiate the meanwhile-use of vacant properties as crisis accommodation for rough sleepers throughout winter period.
2. Short-Medium Term:
 - a. Disincentives for properties that are used as short-term holiday homes/ Incentives for owners that rent their properties on long-term leases (12 months+).
 - b. Requirements for developers to create percentage of any new developments as affordable and/or social housing units.
 - c. Push for State Government to expand social housing stock in Shoalhaven region.
 - d. Evaluate Local Governance rules to maximise support for housing developments.
3. Long Term:
 - a. Lobby for increase of statutory income supports (Centrelink) to Centrelink recipients to maintain basic living expenses amid growing rental costs.

HT22.13

Details

The Shoalhaven Homelessness Interagency involves representatives from a broad variety of welfare organisations across the Shoalhaven Local Government Area. Interagency members meet on a monthly basis to provide agency updates and examine opportunities to assist in the response to the housing crisis and support those experiencing (or at risk of) homelessness in the community.

The Shoalhaven Homelessness Interagency submit the following propositions for Shoalhaven City Council to act on or raise to State and Federal Government for further action:

Crisis term:

1. Council to negotiate the meanwhile-use of vacant properties as crisis accommodation for rough sleepers over winter.
 - a. e.g. vacant properties that are awaiting construction or pending DA approvals etc could be used as temporary hubs for rough sleepers over winter
 - b. e.g. Bridge tavern is currently empty and could be used to get people off the streets in the next few months and connected to services who would otherwise struggle to find and assist rough sleepers who are regularly moved on etc.

Short-medium term:

1. Disincentives for properties that are used as short-term holiday homes/ Incentives for owners that rent their properties on long-term leases (12 months+).
 - a. Shoalhaven is disproportionately affected by 6-month leases that leave our clients often homeless over the holiday period when properties are turned to Airbnb's and holiday homes, at the time of year when services are their most stretched already.
 - b. Short term leases lead to increased pressure on support services, refuges and social housing providers, let alone the impact that they have on clients mental health, ongoing schooling and employment.
2. Requirements for developers to create percentage of any new developments as affordable/ social housing units.
 - a. Address NIMBY-ism at the first stages
 - b. Ensure increase to affordable housing in the future as the need grows
3. Push for State Government to expand social housing stock in Shoalhaven region.
 - a. Emphasis on freehold assets (not head leasing) and appropriate housing for vulnerable clients (including low density housing, large houses and accessible units).
4. Evaluate local governance rules to maximise support for housing developments.
 - a. e.g. can local parking regulations be changed to support the building of boarding houses and crisis accommodation?

Long term:

1. Lobby for increase of statutory income supports (Centrelink) to Centrelink recipients to maintain basic living expenses amid growing rental costs.

Questions that the Taskforce may answer:

1. How many properties in the Shoalhaven LGA are being used as primary residences and holiday homes, or are vacant?