

Homelessness Taskforce Shoalhaven

Meeting Date: Thursday, 01 September, 2022
Location: Jervis Bay Rooms, City Administrative Centre, Bridge Road, Nowra
Time: 2:00pm

Please note: Council's Code of Meeting Practice permits the electronic recording and broadcast of the proceedings of meetings of the Council which are open to the public. Your attendance at this meeting is taken as consent to the possibility that your image and/or voice may be recorded and broadcast to the public.

Agenda

1. Apologies

2. Confirmation of Minutes

- Homelessness Taskforce Shoalhaven - 24 May 2022 1

3. Declarations of Interest

4. Presentations

HT22.18 Doing It Tough Guide Update

Shoalhaven City Council's Community Capacity Builder, Homelessness - Marsha Makary will provide a presentation to the Homelessness Taskforce on the recent development of the Doing It Tough Directory in partnership with Southern Cross Housing. This presentation will include a description of the content within the guide, distribution channels of the hardcopy book, and learnings from the development process.

HT22.19 2022 Thrive Together Fair Presentation

Shoalhaven City Council's Community Capacity Builder, Homelessness - Marsha Makary will provide a presentation to the Homelessness Taskforce on the recent Thrive Together Fair held on 3 August 2022. The presentation will include an outline of the planning process, an evaluation of the outcomes and feedback derived from The Fair and will discuss next steps.

HT22.20 Safe Waters Presentation

HT22.21 Southern Cross Housing Leasehold Program

5. Reports

HT22.22	Updated Action Table Report - September 2022.....	8
HT22.23	Shoalhaven Community Strategic Plan for Homelessness Progress Update	16
HT22.24	Shoalhaven City Mayor's Relief Fund for Homelessness	20
HT22.25	National Cooperative Housing Commission - Proposal to Establish Working Group.....	23
HT22.26	Collective Home Project.....	26

6. General Business

Membership

Clr Findley - Chairperson

All Councillors

Chief Executive Officer or Nominee

Penni Wildi – Waminda

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

The following members were present:

Mayor Amanda Findley - Chairperson
Clr Liza Butler
Clr Moo D'Ath (remotely)
Clr Patricia White
Clr Mark Kitchener
The Hon. Gareth Ward MP (remotely)
Mr Peter Dover – Salt Care
Ms Ash Hudson – Salt Care
Ms Patricia David – Unions Shoalhaven
Ms Justine O'Reilly – Shoalcoast Community Legal Centre
Ms Olivia Todhunter – Legal Aid NSW
Ms Cathy Campbell – Southern Cross Housing (remotely)
Ms Alice Russack – Yumaro (remotely)
Ms Lindy Meeves – Nowra Community Mental Health (remotely)
Ms Donna Corbyn – Bay & Basin Community Resources (remotely)
Ms Anna Bacik – Community Industry Group (remotely)
Ms Julie Bugden – Shoalhaven Homeless Hub (remotely)
Mr Blake Richards – My Best Life
Ms Sarah Date – Safe Waters (remotely)
Mr Keith Davis
Ms Liz O'Connell
Mr Stuart Bellingham
Mr Michael Sweeney
Ms Julie Hopkins
Mr Raul Arregui

Others Present:

Carey McIntyre – Director – City Futures
Gordon Clark – Section Manager – Strategic Planning
Matt Rose – Coordinator - Strategic Planning Team
Colin Wood – Manager – Certification & Compliance (remotely) – left meeting at 2:40pm
Michael Paine – Manager - Community Connections
Carly McWalters – Team Leader – Community Capacity Building
Marsha Makary – Community Capacity Builder - Homelessness
Kirsty Vezinias – Community Capacity – Student Placement
Brooke Aldous – Governance Coordinator

The Chairperson opened the meeting with an Acknowledgement of Country.

PRESENTATIONS

HT22.10 Community Workshop for Homelessness 2022

HPERM Ref:
D22/197028

Marsha Makary - Community Capacity Builder, Homelessness provided a presentation to the Homelessness Taskforce on the recent Community Workshop for Homelessness which was held on 12 May 2022.

The presentation included key learnings and themes that were identified as part of the workshop and the steps to be taken to address these issues

A copy of the presentation is attached to these Minutes.

Apologies / Leave of Absence

Apologies were received from Maria Mitchell, Emilie Martin, Ruby Hansen-Tarrant, Digby Hughes and Penni Wildi.

Confirmation of the Minutes

Sarah Date – Safe Waters enquired as to whether “Safeways Housing” referred to at the fourth point under item *HT22.6 – Organisation Membership Recommendation Report* of the previous Minutes, should have been Safe Waters. In addition, the Highway Church Ulladulla is now known as Ground Swell Church.

It was confirmed by Blake Richards, My Best Life Australia, that these two organisations had been referred to incorrectly at the last meeting and the Minutes required correction.

Further, the reference to preliminary discussions being undertaken that was reported in the previous Minutes will be discussed as part of General Business.

Recommendation

That the Minutes of the Homelessness Taskforce Shoalhaven held on Thursday 10 March 2022 be confirmed.

RESOLVED (By consent)

That the Minutes of the Homelessness Taskforce Shoalhaven held on Thursday 10 March 2022 be confirmed, noting that as per Sarah Date’s (Safe Waters) advice, the following organisation names referred to in the previous minutes, be corrected as shown below:

- Safe Ways Housing be corrected to Safe Waters
- Highway Church Ulladulla be corrected to Ground Swell Church

CARRIED

Declarations of Interest

Nil.

REPORTS

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

HPERM Ref:
D22/203364

Gordon Clark – Section Manager – Strategic Planning, provided an update:

- Updated census data will be made available shortly, which will help with updating information.
- The key focus of the initial actions in the Affordable Housing Strategy was the first direct provision of affordable housing on previously owned Council Land, i.e. Coomea Street, Bomaderry. The Development Application for this site is currently before Council for consideration.
- The planning controls for the Moss Vale Road Urban Release Area is currently on public exhibition. This development could potentially provide an additional 2,000 – 2,500 lots for a range of different more affordable housing products over the next 20 to 25 years.
- Council continues to make a range of submissions to State and Federal Government to advocate for both affordable and social housing.
- As part of the advocacy process, Council is working in conjunction with the NSW Land & Housing Corporation (LAHC), with the current focus on reviewing the renewal of the LAHC portfolio within the Shoalhaven, as well as the possibility of signing a collaboration agreement with Council.
- Council staff to liaise with the elected Council to refresh the current Affordable Housing Strategy which was developed in 2018.

In late 2021 Council signed up to a housing monitor which provides key statistics around housing affordability. This monitor is available on the Council website through the Census platform.

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.

RESOLVED (By consent)

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

CARRIED

HT22.12 Action Report Table May 2022

HPERM Ref:
D22/182069

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

RESOLVED (By consent)

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
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 - 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

CARRIED

HT22.13 Homelessness Interagency Submissions**HPERM Ref:
D22/206113**

Donna Corbyn – Bay & Basin Community Resources raised the following items:

- There is a “Pathway 2 Home” resource book which identifies sites where people can access showers, kitchens, laundry facilities etc for a nominal fee. This booklet includes Council caravan parks and leisure centres across the Shoalhaven.
- The suggestion that a map could be developed to identify free sites with close by amenities where people could stay safely, in particular aimed to assist those people that move around the area (living in cars etc).
- Acknowledge that for some people living in a car is the only available choice they have, while others live in a car by choice and are quite happy with this option to allow them to move around the Shoalhaven area.

Julie Bugden - Shoalhaven Homeless Hub, advised that there is an app “WikiCamp” which identifies free camp sites, water, showers and other amenities.

Cathy Campbell - Southern Cross Housing – advised that Southern Cross Housing in conjunction with Council are working on updating the “Pathway 2 Home” Guide which will feature a live drop-in capability, similar to how real estate agency drop ins currently exist.

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.

RECOMMENDATION (By consent)

That:

1. The Homelessness Taskforce Shoalhaven receive this report from the Shoalhaven Homelessness Interagency for information and consideration.
2. Council consider the following propositions as strategic priorities for the Homelessness Taskforce Shoalhaven:
 - a. Crisis Term:
 - i. Council to negotiate the meanwhile-use of vacant properties as crisis accommodation for rough sleepers throughout winter period.

- b. Short-Medium Term:
 - i. Disincentives for properties that are used as short-term holiday homes/ Incentives for owners that rent their properties on long-term leases (12 months+).
 - ii. Requirements for developers to create percentage of any new developments as affordable and/or social housing units.
 - iii. Push for State Government to expand social housing stock in Shoalhaven region.
 - iv. Evaluate Local Governance rules to maximise support for housing developments.
 - c. Long Term:
 - i. Lobby for the increase of statutory income supports (Centrelink) to Centrelink recipients to maintain basic living expenses amid growing rental costs.
3. The Homelessness Taskforce Shoalhaven receive a report back to a future meeting advising who is responsible for which item.

GENERAL BUSINESS

HT22.14 Additional Item – Matters Arising from Previous Minutes

Sarah Date – Safe Waters, advised that Safe Waters & Groundswell Church, are currently working in conjunction with a donor for the provision of a tiny home to help address the homelessness situation in the Ulladulla area.

RESOLVED (By consent)

That as discussed earlier at the item titled - Confirmation of Minutes; the Taskforce note that the two organisations being, Safe Waters and Groundswell Church are currently working to secure the donation of a tiny home to help address homelessness in the Ulladulla area.

CARRIED

HT22.15 Additional Item - Social Housing

Keith Davis made the following suggestions to the Taskforce:

- Post-election is an opportune time to put together a proposal for a cooperative housing community within the Shoalhaven.
- The Homelessness Taskforce Shoalhaven form a working group to develop a professional presentation as to the application for a cooperative housing community to be established wherever suitable land may be available.
- Keith has developed a draft framework for the concept of cooperative housing.

RECOMMENDATION (By consent)

That Council:

1. Immediately advocate for social housing funding, that is general in nature and not classified, (so that it can be utilised for all classifications of housing) to:
 - a. The Hon Anthony Albanese MP, Prime Minister of Australia.
 - b. The Minister for Social Services.
 - c. The Hon Fiona Phillips, Member for Gilmore.
2. Consider as part of future strategic discussions, how community cooperative housing can play a part in solving the affordable housing issues in the Shoalhaven.

3. Write to the Federal Minister for Planning and Homes to request that regional plans across NSW better identify social and affordable housing.
4. As part of advocating for Federal funding, the correspondence also be forwarded to the equivalent State counterparts.

HT22.16 Additional Item – Doing it Tough Guide (previously Pathway 2 Home)

- Marsha Makary - Community Capacity Builder – Homelessness, advised that Council and Southern Cross Housing are partnering to update the Pathway 2 Home Guide which will become the Doing It Tough Guide. It will be an online resource and a booklet and is due to be released in early August 2022 and distributed at the Thrive Together Fair.
- Marsha Makary - Community Capacity Builder – Homelessness will be contacting local service providers and organisations in the homelessness space via email to collate information to update the Guide. This opportunity will also be extended to the Homelessness Taskforce to include and update their organisations details.

RESOLVED (By consent)

That:

1. The Homelessness Taskforce Shoalhaven receive an update report on progress of the Doing It Tough Guide (previously Pathway 2 Home) at the next meeting.
2. Carey McIntyre - Director City Futures explore the opportunity for access to the NSW Register of Airbnb Resource, noting that potentially there could be privacy issues surrounding Council's access to this information.

CARRIED

HT22.17 Additional Item - Presentations to Next Meeting

RESOLVED (By consent)

That at the next meeting of the Homelessness Taskforce Shoalhaven, the following organisations will make presentations:

1. Southern Cross Housing on the Southern Cross Housing Leasehold Program.
2. Safe Waters on the work that they have undertaken.

CARRIED

There being no further business, the meeting concluded, the time being 4:03pm.

Mayor Amanda Findley
CHAIRPERSON

HT22.22 Updated Action Table Report - September 2022

HPERM Ref: D22/340296

Department: Community Connections

Approver: Jane Lewis, Director - City Lifestyles

Attachments: 1. Action Table - Homelessness Taskforce - 1 September 2022 meeting [↓](#)

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. Acknowledge the following actions as being complete and remove from the action table:
 - a. HT22.12 Affordable Housing Strategy / State Housing Situation - Annual Report requested
2. Acknowledge the following actions will be completed at the Homelessness Taskforce meeting on 1 September and can be removed from the action table upon completion:
 - a. HT22.16 Doing it Tough Guide / Access to NSW Register - Airbnb - Report Request
 - b. HT22.17 Southern Cross Housing - Housing Leasehold Program / Safe Waters - work undertaken
3. Acknowledge the following actions require further action and consideration by the Homelessness Taskforce:
 - a. HT22.13 Homelessness Interagency - Taskforce Strategic Priorities investigations - Crisis Accommodation / Holiday rentals / Affordable - Social housing / Income support - report request
 - b. HT22.15 Social / Affordable Housing Funding - advocate to Federal Government - Cooperative housing - Regional Planning

Options

1. Adopt the recommendation as written.

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

2. Request more information

Implications: The Shoalhaven Homelessness Taskforce request further information

Background

This report is to update the Homelessness Taskforce on outstanding actions from previous meetings.

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

HT22.22

1. HT22.12 Affordable Housing Strategy / State Housing Situation - Annual Report requested
2. HT22.16 Doing it Tough Guide / Access to NSW Register - Airbnb - Report Request
3. HT22.17 Southern Cross Housing - Housing Leasehold Program / Safe Waters - work undertaken

Attachment 1 provides information regarding the status of actions and resolutions made at previous meetings, including items which are still works in progress. Staff are able to provide an update at the meeting, should members have any further questions on the status of actions.

Acknowledge that the continued action and consideration of the following items from the following actions:

1. HT22.13 Homelessness Interagency - Taskforce Strategic Priorities investigations - Crisis Accommodation / Holiday rentals / Affordable - Social housing / Income support - report request
2. HT22.15 Social / Affordable Housing Funding - advocate to Federal Government - Cooperative housing - Regional Planning

Community Engagement

It is important that the members of the 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 15 August 2022 Completed: 21 April 2022 to 15 August 2022	Action Sheets Report
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Meeting Date: 24/05/2022	Item No: HT22.16	Officer: Venturini, Julie	Completed:
Title: Additional Item - Doing it Tough Guide / Access to NSW Register - Airbnb - Report Request			
RESOLVED (By consent) That: 1. The Homelessness Taskforce Shoalhaven receive an update report on progress of the Doing It Tough Guide (previously Pathway 2 Home) at the next meeting. 2. Carey McIntyre - Director City Futures explore the opportunity for access to the NSW Register of Airbnb Resource, noting that potentially there could be privacy issues surrounding Council's access to this information. CARRIED		Notes: 10 Jun 2022 10:50am Hollier, Leah For action – Part 1 - Marsha Makary - Part 2 - Carey McIntyre 10 Jun 2022 4:38pm Marshall, Rachel - Reallocation Action reassigned to Venturini, Julie by Marshall, Rachel - Julie., Could you please liaise with the NSW Department of Planning to ascertain whether Council or any private person is able to access the details of an owner of a property listed on the Register for Short Term Rental Accommodation (STRA), which is maintained by the NSW Government? Thank you., Carey. 15 Aug 2022 2:52 Makary, Marsha Confirm that Council does have access to the Short Term Rental Accommodation (STRA) Register that is available via the NSW Planning Portal. The detail in this register is available to Council if needed for monitoring and compliance activities. It is also possible to generate high level data on the number of registered STRA's (both hosted and non-hosted). The detailed information in the register is however subject to restrictions on its use. Council also has access to other digital platforms that provide related data, often of a higher Citywide level, for example on the number AirBnB's and associated property type.	

Meeting Date: 24/05/2022	Item No: HT22.12	Officer: Clark, Gordon	Completed:
Title: Action Table Report - May 2022 - Affordable Housing Strategy / State Housing Situation - Annual Report requested			
RESOLVED (By consent) 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		Notes: 10 Jun 2022 10:38am Hollier, Leah For action – Parts 1 & 2 - Marsha Makary - Part 3 - Gordon Clark Complete	

Homelessness Taskforce Shoalhaven Uncompleted as at 15 August 2022 Completed: 21 April 2022 to 15 August 2022	Action Sheets Report
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<ul style="list-style-type: none"> 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 <p>3. Acknowledge the following actions require further action:</p> <ul style="list-style-type: none"> a. HT22.8 Additional Item - Update - Affordable Housing Strategy - Report Request and State Housing Situation <ul style="list-style-type: none"> i. <i>Receive an annual report that outlines progress against KPI's that are contained in the Shoalhaven Affordable Housing Strategy</i> b. HT22.7 Additional Item - Reinstatement of Social Work services - Write to MP for Gilmore, Federal Candidates, Minister & Shadow Minister <p>CARRIED</p>	
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Meeting Date: 27/06/2022	Item No: HT22.13	Officer: Makary, Marsha	Completed:
Title: Homelessness Interagency - Taskforce Strategic Priorities investigations - Crisis Accommodation / Holiday rentals / Affordable - Social housing / Income support - report request			
RESOLVED (Clr Christen / Clr D'Ath) MIN22.418		Notes:	
That:		<p>29 Jun 2022 4:09pm Andriske, Claire Carly McWalters - Part 2 and 3, Colin Wood - Part 2.c.i</p> <p>02 Aug 2022 5:16pm McWalters, Carly - Reallocation Action reassigned to Makary, Marsha by McWalters, Carly - Re-assign to Community Capacity Builder, Homelessness</p>	
1. The Council receive this report from the Shoalhaven Homelessness Interagency for information and consideration (attached to the report).			

Homelessness Taskforce Shoalhaven
Uncompleted as at 15 August 2022
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Action Sheets Report

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

15 Aug 2022 2:52 Makary, Marsha

Shoalhaven Homelessness Interagency recommendations to be considered part of Community Strategic Plan for Homelessness, pending internal council consultation and follow up community planning workshop.

It is recommended that this item is completed.

Homelessness Taskforce Shoalhaven Uncompleted as at 15 August 2022 Completed: 21 April 2022 to 15 August 2022	Action Sheets Report
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Meeting Date: 27/06/2022	Item No: HT22.15	Officer: Makary, Marsha	Completed:
Title: Additional Item - Social / Affordable Housing Funding - advocate to Federal Government - Cooperative housing - Regional Planning			
<p>RESOLVED (Clr Wells / Clr Kotlash) MIN22.417</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Immediately advocate for social housing funding, that is general in nature and not classified, (so that it can be utilised for all classifications of housing) to: <ol style="list-style-type: none"> a. The Honourable Anthony Albanese MP, Prime Minister of Australia. b. The Minister for Social Services - The Hon Amanda Rishworth MP. c. Mrs Fiona Phillips MP, Member for Gilmore. 2. Consider as part of future strategic discussions, how community cooperative housing can play a part in solving the affordable housing issues in the Shoalhaven. 3. Write to the Federal Minister for Planning and Homes to request that regional plans across NSW better identify social and affordable housing. 4. As part of advocating for Federal funding, the correspondence also be forwarded to the equivalent State counterparts. 		<p>Notes:</p> <p>29 Jun 2022 3:57pm Andriske, Claire Part 1-4 - Carly McWalters</p> <p>02 Aug 2022 5:16pm McWalters, Carly - Reallocation Action reassigned to Makary, Marsha by McWalters, Carly - Re-assign to Community Capacity Builder, Homelessness</p> <p>15 Aug 2022 2:52 Makary, Marsha Part 1 – Letter to be drafted. Part 2 – 4 to be considered by strategic planning</p>	

Homelessness Taskforce Shoalhaven Uncompleted as at 15 August 2022 Completed: 21 April 2022 to 15 August 2022	Action Sheets Report
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COMPLETED ACTIONS FROM 21 APRIL 2022

Meeting Date: 24/05/2022	Item No: HT22.12	Officer: Makary, Marsha	Completed: 12/08/2022
Title: Action Table Report - May 2022 - Affordable Housing Strategy / State Housing Situation - Annual Report requested			
RESOLVED (By consent) 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. <i>Receive an annual report that outlines progress against KPI's that are contained in the Shoalhaven Affordable Housing Strategy</i> b. HT22.7 Additional Item - Reinstatement of Social Work services - Write to MP for Gilmore, Federal Candidates, Minister & Shadow Minister CARRIED		Notes: 10 Jun 2022 10:37am Hollier, Leah For action – Parts 1 & 2 - Marsha Makary - Part 3 - Gordon Clark 12 Aug 2022 1:06pm Makary, Marsha - Completion Completed by Makary, Marsha (action officer) on 12 August 2022 at 1:06:36 PM - Items from Action HT22.12 Parts 1, 2 and 3 have been completed and resolved.	

Homelessness Taskforce Shoalhaven Uncompleted as at 15 August 2022 Completed: 21 April 2022 to 15 August 2022	Action Sheets Report
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Meeting Date: 24/05/2022	Item No: HT22.14	Officer: Hollier, Leah	Completed: 29/06/2022
Title: Additional Item - Amendment Required to Previous Minutes - 10 March 2022 - Safe Waters / Groundswell Church			
<p>RESOLVED (By consent)</p> <p>That as discussed earlier at the item titled - Confirmation of Minutes; the Taskforce note that the two organisations being, Safe Waters and Groundswell Church are currently working to secure the donation of a tiny home to help address homelessness in the Ulladulla area.</p> <p>CARRIED</p>		<p>Notes:</p> <p>10 Jun 2022 10:43am Hollier, Leah Update previous Minutes accordingly</p> <p>29 Jun 2022 4:09pm Hollier, Leah - Completion Completed by Hollier, Leah (action officer) on 29 June 2022 at 4:09:05 PM - Updated and published Minutes as requested.</p>	

Meeting Date: 24/05/2022	Item No: HT22.17	Officer: Makary, Marsha	Completed: 12/08/2022
Title: Additional Item - Presentations Requested - Next Meeting - Southern Cross Housing - Housing Leasehold Program / Safe Waters - work undertaken			
<p>RESOLVED (By consent)</p> <p>That at the next meeting of the Homelessness Taskforce Shoalhaven, the following organisations will make presentations:</p> <ol style="list-style-type: none"> 1. Southern Cross Housing on the Southern Cross Housing Leasehold Program. 2. Safe Waters on the work that they have undertaken. <p>CARRIED</p>		<p>Notes:</p> <p>12 Aug 2022 12:31pm Makary, Marsha - Completion Completed by Makary, Marsha (action officer) on 12 August 2022 at 12:31:39 PM - Times placed in agenda for Safe waters and Southern Cross Housing to present.</p>	

HT22.23 Shoalhaven Community Strategic Plan for Homelessness Progress Update

HPERM Ref: D22/311944

Department: Community Connections

Approver: Jane Lewis, Director - City Lifestyles

Reason for Report

To provide the Homelessness Taskforce with an update on the progress of the Shoalhaven Community Strategic Plan for Homelessness and proposed timeframe for completion.

Recommendation (Item to be determined under delegated authority)

That the Homelessness Taskforce receive the report for information on the current progress and proposed next steps of the Shoalhaven Community Strategic Plan for Homelessness.

Options

1. Adopt the recommendation as written.

Implications: The Homelessness Taskforce accept the recommendation and aim to finalise the Shoalhaven Community Strategic Plan for Homelessness at the final 2022 taskforce meeting

2. Advise of alternative recommendations.

Implications: Members of the Homelessness Taskforce will provide an alternative recommendation.

Background

On the 11 May 2022 Shoalhaven City Council facilitated a Community Workshop for Homelessness as recommended by the Shoalhaven Homelessness Taskforce on 14 October 2022. The Workshop brought together Local Government, State and Federal Government Departments, welfare services, businesses, and community groups, as well as people with lived experience of homelessness and community members who were interested in the issues surrounding homelessness. The Workshop focused on building upon Shoalhaven's community assets to develop actions to assist those who are experiencing homelessness and/or doing it tough.

The workshop:

- Built enthusiasm and ignited thought-provoking conversation
- Created opportunities for networking and building new connections
- Encouraged creative solutions to local problems
- Built the foundation for collaborative community approach
- Identified new and existing assets
- Identified strategies and ideas

There were over twenty ideas that developed from the Workshop which were combined into four overarching themes:

1. Early intervention & collaborative support
2. Community awareness & education
3. Housing & accommodation
4. Advocacy & lobbying

Community Strategic Plan for Homelessness: Aim

Shoalhaven Community Strategic Plan for Homelessness aims to address homelessness in the Shoalhaven Local Government Area (LGA) through a range of collaborative actions that will be implemented by the homelessness and housing sector.

The actions and guiding principles included in the Plan are based on ideas and initiatives identified through the collaborative efforts of stakeholders from across the Shoalhaven who are committed to addressing homelessness issues in this area.

The Plan ensures that all key community stakeholders will play a part in responding to the local homelessness issue.

The Plan will also enable a unified, whole of community response which will be significantly more effective than segregated efforts and prevent overlapping and inefficient use of community resources.

Community Strategic Plan for Homelessness: Working Group

During the Homelessness Taskforce meeting held on 24 May 2022, it was agreed that the working group who arranged the Community Workshop for Homelessness would support the development of the Shoalhaven Community Strategic Plan for Homelessness.

The working group met to create a framework for the Plan and drafted the Plans' guiding principles, desired outcomes, and key stakeholder involvement. There was consensus agreement that the four focus areas of the plan would remain the same as the focus areas derived from the Community Workshop for Homelessness.

Once the Plan has been finalised, working groups will be established for each focus area of the plan to focus on the planning and implementation of actions within those areas. Each action will contain a desired outcome, timeframe, and stakeholders. The Plan will be jointly and collectively led by sector stakeholders with support from Shoalhaven City Council; at each Taskforce meeting the working groups will be required to provide a progress update and consult with Council on any support they may require.

Internal Staff Consultation

An internal consultation with Council teams is taking place to review the identified actions and ensure these are reasonable and achievable. It is important to consider existing work in this space; in particular key pieces of work such as the 'Shoalhaven Affordable Housing Strategy' to ensure that the plan compliments this work and does not duplicate. Following the internal staff consultation, a follow up Community Workshop for Homelessness will take place to finalise actions from working groups to manage the four focus areas of the strategic plan.

Next Steps

Following the second Community Workshop for Homelessness, the Strategic Plan will be finalised and presented to the Shoalhaven Homelessness Taskforce for support and following that, to Council's Ordinary meeting for endorsement.

Community Engagement

Community consultation was conducted and members of the community with lived experience of homelessness were given the opportunity to provide input and feedback into the Strategic Plan through consultation at the Thrive Together Fair which took place on 3 August 2023.

The Thrive Together Fair 2022 was an opportunity for people doing it tough to connect with local financial, housing, legal, government, physical and mental health and wellbeing support all in the place.

The Fair hosted the same target audience that the Strategic Plan aims to support and was an ideal opportunity to gain feedback on what could be done to support them and address some of the issues contributing to homelessness and disadvantage in the Shoalhaven.

Attendees were asked the following questions: what matters to you? and what do you think should be done to help people doing it tough and/or experiencing homelessness? Below are some of the responses:

- *“Affordable housing and food options”*
- *“A safe home for my kids”*
- *“Family and feeling safe”*
- *“More child friendly accommodation”*
- *“Social connections”*
- *“More safe spaces”*
- *“Places with hot showers and phone charging points”*
- *“More facilities that allow people to keep companion animals”*
- *“Massive increase in public housing funding”*
- *“Subsidised/free public transport from outlying areas”*
- *“Housing and homelessness are a big thing in Shoalhaven, need more volunteers on the street walking and talking to these people”*

The feedback received from these conversations supported the identified outcomes of the plan and future direction for the actions that have been developed.

Follow Up Community Workshop for Homelessness

Shoalhaven Community Strategic Plan for Homelessness working group will facilitate a follow up Community Workshop for Homelessness which will invite back those who attended the first workshop, including people with lived experience of homelessness, alongside various leading sector stakeholders.

Through the follow up workshop, the actions from the Strategic Plan will be finalised, stakeholders will sign up to roles attached to the actions and working groups will be formed to cover the four focus areas of the strategic plan.

The workshop will ensure that all of community can participate in, and take ownership of, the strategic response. It is intended that the follow up workshop will take place within the first two weeks of September 2022.

Policy Implications

Shoalhaven City Council's Homelessness Policy outlines Council's commitment to:

1. *Preventing, reducing, and managing homelessness*
2. *Supporting and building capacity within the community to address homelessness, and*
3. *Encourage collaboration, community partnerships and evidence-based practices*

The Focus Areas outlined in The Plan are in line with the principles of Council's Homelessness Policy. Facilitating the creation of The Plan and providing a platform for its continued implementation through the Homelessness Taskforce exemplifies Council's commitment to addressing homelessness and supporting the Shoalhaven community, as outlined in the Homelessness Policy.

Financial Implications

Moving forward, Council will play a supporting role which will have no financial implications, work identified as part of the plan supports business as usual or will fit within current budgets.

Risk Implications

To mitigate the risk of duplicating efforts, the above report details the internal Council and external community consultation processes which will consider any current or previous Council or community work relating to the actions listed in draft version of the Plan. These consultations will take place prior to The Plan being finalised and made public.

The Plan will be jointly and collaboratively led by all key stakeholders, with support from Shoalhaven City Council. Council's role is outlined as the reporting and evaluation platform through the Homelessness Taskforce. 'Lead Stakeholder' and 'Participant Stakeholder' roles within working groups are also defined in The Plan so that all stakeholders are aware of the expectations of the role that they choose to take on.

It has been outlined in The Plan that the Lead stakeholders of each of the focus areas are to advise on the progress of their action items at regular Taskforce meetings to ensure accountability and ownership of actions by stakeholders. An evaluation of The Plan will be required at the final Homelessness Taskforce meeting of each year. This evaluation will include a review and update of action items as necessary. A full review of the Plan will occur on the five-year anniversary of its establishment and will continue every five years following this to ensure continued progress of actions and momentum is maintained.

HT22.24 Shoalhaven City Mayor's Relief Fund for Homelessness

HPERM Ref: D22/348224

Department: Community Connections

Approver: Jane Lewis, Director - City Lifestyles

Reason for Report

To advise on the resolution of the Mayoral Relief Fund and discuss a proposal of an appeal to support Shoalhaven community members who are at risk or experiencing homelessness.

Recommendation (Item to be determined under delegated authority)

That the Homelessness Taskforce:

1. Receive the Mayors Relief Fund for Homelessness in Shoalhaven report for information.
2. Endorse the proposal for the Mayors Relief Fund for Homelessness in the Shoalhaven. This proposal will consist of two components:
 - a. Conduct a community wide appeal for monetary donations to the Mayoral Relief Fund for Homelessness, and
 - b. Administer a funding program to provide quick access funding for the Shoalhaven community to support initiatives that assist people who are, or are at risk of, experiencing homelessness

Options

1. That the Homelessness Taskforce adopt the report and are informed of the proposal for the Mayors Relief Fund for Homelessness in the Shoalhaven (As recommended).

Implications: Council proceeds with the proposed components for the Mayors Relief Fund outlined in this report.

2. That the Homelessness Taskforce propose an amendment.

Implications: The Taskforce consider the use of the Mayors Relief Fund as unsuitable to meet the needs of the homelessness sector and community

Background

Mayors Relief Fund

The Mayor's Relief Fund rules state:

The fund has been established and maintained as a public fund for the relief of persons in Australia who are in necessitous circumstances, and it is intended that the public be invited to contribute to the fund.

A person will be in necessitous circumstances where his or her financial resources are insufficient to obtain all that is necessary, not only for a bare existence, but for a modest standard of living in the Australian community.

Necessitous circumstances may result from a disaster caused by flood, fire, drought, tempest or other calamity.

The Committee may approve and make payments to:*

(a) Organisations set up in any locality in Australia for the purpose of providing relief to persons in Australia who have suffered loss or distress as a result of a disaster caused by flood, fire, drought, tempest, or other calamity.

(b) Individuals in Australia who have suffered loss as a result of disaster caused by flood, fire, drought, tempest or other calamity including personal or family calamity.

*The management of the fund is vested in the Shoalhaven City Mayor's Relief Fund Committee.

Resolution

Shoalhaven City Mayor's Relief Fund committee meeting was held on 16 August 2022. During this meeting a resolution was made to run an appeal for rough sleepers. It was suggested that this be raised at the next Homelessness Taskforce Shoalhaven meeting of 1 September 2022 to seek feedback from the Taskforce on how the appeal may be implemented.

Shoalhaven Homelessness Appeal

The Shoalhaven local government area is currently experiencing a homelessness crisis as a result of recent natural disasters, Covid-19 Pandemic, rising cost of living and rental market shortages. It has therefore been proposed that the Mayor's Relief Fund be used to support community members experiencing homelessness or those at risk of homelessness.

This proposal details two components:

1. Council staff will conduct a community wide appeal for monetary donations in response to the current Homelessness Crisis in the Shoalhaven. These donations will be collected through the Mayoral Relief Fund.

The Mayor's Relief Fund is intended for emergency use and may go towards addressing the needs of people experiencing homelessness, housing and financial stress and prevention and risk mitigation for people at high risk of becoming homeless.

This is in line with the Mayoral Relief Fund Rules which state:

"A person will be in necessitous circumstances where his or her financial resources are insufficient to obtain all that is necessary, not only for a bare existence, but for a modest standard of living in the Australian community. Necessitous circumstances may result from a disaster caused by flood, fire, drought, tempest or other calamity."

2. Council staff will then administer the funding program which will allow our community to apply for quick access funding to assist with crisis relief and emergency support.

The aim of this funding program will be to provide an opportunity to support local communities and organisations in providing both critical relief initiatives to support those experiencing, or at risk of homelessness in the Shoalhaven.

Eligible applications for funding may include:

- Temporary/emergency accommodation including hotel rooms and showgrounds bookings
- Emergency rental payments
- Household bills and grocery bills
- Caravan or car registration
- Medical bills not subsidised under Medicare, including non-bulk billing psychiatrist appointments
- Transport costs, including taxi vouchers and petrol vouchers
- Repairs or replacements around the home e.g., fridges, ovens, heaters, washing machines, plumbing issues

Applications that will not be considered eligible include:

- Core business activities with existing funding streams
- Housing and Accommodation Development (Note this is not relief and requires multiple levels of planning and funding)
- Staff salaries and operational costs

Community Engagement

Council have engaged with members of the community, including people experiencing homelessness, on a number of occasions, including the Community Workshop for Homelessness held on 11 May and the Thrive Together Fair, held on 3 August 2023.

Through these consultations feedback from the community highlighted demand to eliminate red tape and provide flexible support to meet immediate needs, this is in line with the priority areas highlighted in the eligibility examples of the funding program proposal above.

Risk Implications

There is a risk of 'compassion fatigue' and reduced willingness to engage with Council and donate towards the appeal given Council has recently completed a donations drive for the Thrive Together Fair and there will be an upcoming Mayor's Giving Box Christmas appeal. In addition, our community is still in recovery and there is a rising cost of living.

Another risk to consider is that the community may not wish to donate to services that receive existing government funding. This could be a reputational risk as community members may question the effectiveness of the fund depending on how funds are distributed. To mitigate this risk the above proposal details the eligibility requirements Council's Governance team will consider when assessing funding applications.

HT22.25 National Cooperative Housing Commission - Proposal to Establish Working Group

HPERM Ref: D22/316064

Select: Keith Davis

Recommendation (Item to be determined under delegated authority)

That:

1. A working group be formed to develop a website for the purpose of creating a groundswell of public support for a National Cooperative Housing Commission with the charter of assisting financially challenged communities to establish affordable housing estates nationwide. This would be similar to the US model, reference; The National Association of Housing Cooperatives coophousing.org.
2. The working group then develop a proposal for a pilot cooperative housing estate within the Shoalhaven in readiness for any Government distribution of funds.

Details

The Americans are probably the leaders in encouraging cooperative housing. There are 700 cooperatives in Florida alone providing housing for 160,000 families. The US has the National Cooperative Bank and Fannie Mae both with the charter of assisting financially challenged communities find housing solutions.

This is what we desperately need in Australia to make a start in reducing the terrible divide that has opened up between the rich and the poor. It is just totally unacceptable to have great swathes of the population, now in the millions, with no hope of ever owning their own homes. Unless something is done urgently this will have serious social consequences.

Part of the ALP election platform was the promise of \$10B for social housing. This could well be directed into cooperative housing which would provide affordable housing for far more people than the 20,000 or so social houses under the ALP promise.

It is in this respect I see a working group with emphasis on people with social media and IT skills that could put together a website to create a groundswell of popular support for affordable housing that the Government could not ignore.

I also see first mover advantage for this working group to quickly put together a proposal for a pilot cooperative housing estate within the Shoalhaven. I note from the minutes of the previous Homelessness Taskforce that a lot of the groundwork has already been done. It is now an opportune time to build on all that good work and come up with a well-presented proposal to put to the Federal Government.

I have done a lot of research into this project and have written up the broad framework of the proposal. This could be the basis for the proposed working group to use in the development of the proposals.

The main purpose and elements of the cooperative housing estates are:

- To provide affordable entry level housing for anyone needing a roof over their heads.
- Homes are modular and relocatable. (Manufactured off-site).
- Provides permanent home site within community estate.

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- Estate size, 16 Acres 200 homes. (this is flexible, but economy of scale makes it the preferable option. However, same model could apply to as little as 10 for small communities).
- Estate is run by the community for the community. They make their own rules.
- Homeowners are shareholders with gradual transfer of ownership to homeowners on a scale of 10 to 20 years.
- Homeowners are responsible for their own home maintenance.
- Modular home costs range from \$100K to \$200K plus.
- Homeowner supplies own home in equity estate model.
- Ongoing costs approx. \$200 per week for equity estate, reducing to \$50 per week once infrastructure costs are repaid.
- Government support is needed for procurement of land and finance. Smaller models though could be financed by local communities.

This concept can be applied to the entire homelessness spectrum. People with or without funds. A safe and secure place to live is one of life's essentials. Cooperatives put money back into local economies rather than the pockets of the wealthy few.

I see the Council role in this as being pivotal to its success.

Nobody should be left behind!

STAFF NOTE

This topic was discussed in the Taskforce meeting of 24 May 2022 and resulted in Recommendation HT22.15:

That Council:

1. *Immediately advocate for social housing funding, that is general in nature and not classified,*
(so that it can be utilised for all classifications of housing) to:
 - a. *The Hon Anthony Albanese MP, Prime Minister of Australia.*
 - b. *The Minister for Social Services.*
 - c. *The Hon Fiona Phillips, Member for Gilmore.*
2. *Consider as part of future strategic discussions, how community cooperative housing can play a part in solving the affordable housing issues in the Shoalhaven.*
3. *Write to the Federal Minister for Planning and Homes to request that regional plans across NSW better identify social and affordable housing.*
4. *As part of advocating for Federal funding, the correspondence also be forwarded to the equivalent State counterparts.*

Specifically it is noted that Part 2 states: **“Consider as part of future strategic discussions, how community cooperative housing can play a part in solving the affordable housing issues in the Shoalhaven.”** Whilst Cooperative Housing may potentially be an affordable housing option that is further considered through strategic planning work that is undertaken by Council, proceeding to establish and support/resource a working group to develop a pilot Cooperative Housing initiative in the Shoalhaven LGA does not currently sit in Council’s core business or immediate priorities in this regard.

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The role that Cooperative Housing could play and the involvement that Council should have in it, should first be explored and considered through work on the existing Shoalhaven Affordable Housing Strategy and the development of the proposed Community Strategic Plan for Homelessness, that is pending internal Council consultation on and the follow up community planning workshop (see Community Strategic Plan for Homelessness report). The need for and establishment of a working group can be considered as part of this strategy work.

Another option to create a community led working group or initiative is through a community organisation such as Community Connect Southern Shoalhaven. Community Connect Southern Shoalhaven creates opportunities for community groups and volunteers to communicate, share and collaborate via shared resources, media and public meetings. The 'Shoalhaven Co-Housing' initiative was supported by Community Connect Shoalhaven and the Cooperative Housing could also potentially build groundswell of public support through this method. Refer to www.communityconnectss.com.au for further information.

Part 2 of the above recommendation will be considered in related strategic planning projects – such as the updates of the affordable housing strategy and potential preparation of a local housing strategy.

Alternate Recommendation (Item to be determined under delegated authority)

That the Homelessness Taskforce:

1. Receive the report for information and thank Mr Davis for submitting the report.
2. Council staff consider the role and opportunities that Collaborative Housing could play in the Councils affordable housing strategy work and in the development of the Homelessness Plan, including the need for a working party and Council's role in it.

HT22.26 Collective Home Project

HPERM Ref: D22/347531

Select: Peter Dover, SALT Ministries

Recommendation

That the “Collective Home” Project be endorsed by the Shoalhaven Homelessness Taskforce.

Details

The Collective Home Project will utilise the hundreds of vacant homes in the Shoalhaven to help meet the housing need due to the rental crisis.

There are some fortunate people who own 1-3 homes that lay vacant apart from a couple of weeks a year. The Collective Home Project will pay these homeowners market rent, without taking a commission, to utilise their homes to house people who are unable to secure a rental. Salt will manage all areas of maintenance and improvements.

We see this project as a **collaboration between Salt and Local, State and Federal Government**. The Government's role would be to provide incentives and funds to help cover the cost and attract new homeowners into the project.

Government funded incentives to landlords could take the form of:

- Rental Guarantees
- Property maintenance
- Landlord insurance

Which will give them confidence to let their unoccupied homes to the Project.

Funding can be provided to Salt to cover:

- Wages for support workers and staff
- Marketing to homeowners

CEO Note:

There are currently discussions occurring within Council to explore what opportunities there may be to influence the holiday home market.

HT22.26