

## Homelessness Taskforce Shoalhaven

**Meeting Date:** Thursday, 08 June, 2023

**Location:** Jervis Bay Rooms, City Administrative Centre, Bridge Road, Nowra

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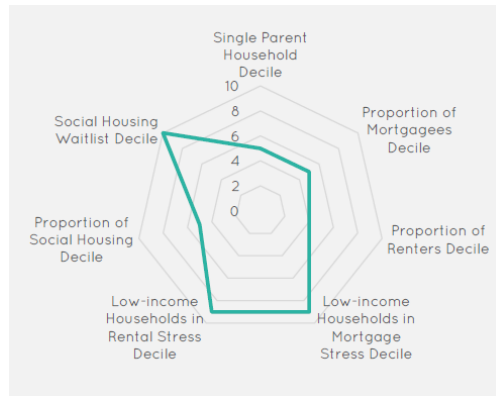


May 10th, 2023

Mayor Amanda Findley  
SHOALHAVEN CITY COUNCIL  
36 BRIDGE ROAD  
NOWRA NSW 2541

Dear Ms Findley,

In February of this year, Shelter NSW released our updated [Regional Housing Need Report](#), prepared in conjunction with the Regional Australia Institute. The Report returns a scorecard of housing need for each regional LGA in the State, based on metrics such as proportion of single-parent households, proportion of low-income households in housing stress, proportion of social housing stock, and social housing waitlist numbers. The higher the overall score, the more dire the local housing situation is likely to be. **Shoalhaven plays host to at least three significant housing risk factors, and as such a one-page profile on the LGA is included in the Report:**



*Shoalhaven 'spider diagram' of housing metrics (the bigger the green polygon, the worse-off an LGA is)*

Shoalhaven receives a score of 47/70 in our Report, indicating it is performing worse than the median score of '38' on housing compared to all other regional LGAs in NSW. This lacklustre ranking for Shoalhaven can be attributed to the following concerning risk factors in the LGA:

- The NSW Department of Planning & Environment projects the LGA population to grow by 34% to 145,527 people by 2041 with much of this growth occurring in the 80+ age cohort
- Shoalhaven has much higher percentages than other regional LGAs of low-income households in mortgage stress (43%) and rental stress (75%), and this is expected to have worsened since the 2021 Census
- As of June 2022, **there are more than 900 applicants on the social housing waitlist**, all waiting longer than 5 years for dwellings of any size.



The Greater Cities Commission ('GCC') in late 2022 exhibited its [Six Cities Metropolitan Region vision](#), including "Illawarra-Shoalhaven" as one of these 6 cities in a connected metropolis. In our [submission](#) to the GCC on its Six Cities Vision, we made 30+ recommendations including:

- regional towns need to be better prepared to provide housing diversity for older people to downsize into universally accessible-designed dwellings in close proximity to community, health, and transport services,
- new social housing acquisition/construction has to predominantly occur in well-located, mixed use, infill neighbourhoods rather than in greenfield sprawl estates,
- work with local Councils to implement evidence-based short-term holiday letting regulations in a more nuanced way than that provided by the Housing SEPP, and
- social housing acquisition/construction must keep pace with booming population growth, and preferably social housing stock is to represent 10% of all housing stock by 2040 in the Illawarra-Shoalhaven City.

With the March State election outcomes now known to us all, we at Shelter NSW have reiterated our priorities for housing justice in NSW through to 2027, being:

Shelter NSW

2023 - 2027  
Priorities for NSW

A secure home for all

- 1

Restore the social housing safety net to 5% by 2027, 10% by 2040. Build/acquire 5,000 dwellings per year

Includes maintenance, upgrades + 3 youth foyers
- 2

Increase Specialist Homelessness annual funding by 20%

Move beyond crisis. Focus on women, aged and First Nations
- 3

Make the planning system deliver Affordable Rental Housing for lower income people

Rezoning targets: 10 – 30/45%
- 4

Build more accessible & climate ready dwellings

Minimum standards set & met for rental dwellings
- 5

Support Renters and Renting

Remove *No Grounds Evictions*  
Create a *Home at Last* service  
Create a standing hardship fund & protocol for times of crisis  
Get the balance right between housing for tourists and housing for locals



**Shelter NSW is seeking a meeting with you and/or Council staff in the coming weeks** to discuss the findings of our Regional Housing Need Report, the future of the LGA in light of the GCC Six Cities Vision, and broadly our Organisation's housing priorities for NSW through to 2027.

Please get in touch to discuss any aspects of this letter and to arrange a meeting with us, via Cathy Callaghan (Senior Policy Officer) on 0407 067 587 or [cathy@shelternsw.org.au](mailto:cathy@shelternsw.org.au).

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "John Engeler".

**John Engeler**  
Chief Executive Officer, Shelter NSW

**CC: Mr Stephen Dunshea, Council CEO**  
**Mr Carey McIntyre, Director City Futures**





































































