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Q1

Name of organisation

Carrie's Place Domestic Violence and Homelessness Services

Q2

Your name

Ange Kiley

Q3

Position

Program Manager - Specialist Homelessness services and Staying home Leaving Violence

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Q10

Describe the experiences of people struggling to access affordable and suitable housing in the context of your organisation's work.

There are very few rental properties in the market that are affordable for our client cohort. Clients are applying for multiple properties without success and some hundreds of properties. And clients who have been in properties for years, particularly older clients having to move due to rent becoming unaffordable or the property being sold.

Q11

Describe the flow-on impacts of the housing crisis in the context of your organisation's work.

We have had an increase in demand for food relief and stories of parents forgoing meals to feed their children due to the cost of living increases. Child care, utility and fuel costs have also increased adding additional pressures and impacting the ability to maintain employment. This particularly impacts single parents. Women escaping domestic violence being the most impacted. More people experiencing complex mental health issues and difficulties accessing supports including long wait times to access psychologists and psychiatrist.

Q12

Describe how current policy settings impact housing affordability and access to housing from your organisation's perspective.

Residential Tenancy legislation allowing No cause evictions means that clients can be evicted from their property and then we see the same property listed at much higher rent a short time after.

State government policy re land use, development and planning. Lengthy development application processes. A lack of policy and incentive to invest in social housing. Investment legislation allowing property investors to leave properties unoccupied.

Q13

Describe what actions your organisation believes should be taken by governments to most improve affordability and access to housing.

Development policy including mandated investment into social, community and affordable housing.

Levies for unoccupied properties and incentives for owners of these to list them for rental and further restrictions on foreign residential property investment.

Incentives/subsidies for solar to be installed on rental properties.

Q14

Is there anything else your organisation would like to share with the Commission?

There is a dire shortage of transitional housing in our service footprint compared to others. These properties allow us to support clients needing more intensive support to maintain a tenancy and live independently. An investment in transitional properties and staff to manage these is a great need for our area.
