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Q1

Name of organisation

YourPlace Housing Ltd

Q2

Your name

Geoff Slack

Q3

Position

CEO

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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.

We work with people with disability and the main issue we face is providing suitable accommodation for the 94% of people on the NDIS who don't receive any capital housing subsidy. Governments have forgotten about this group.

Q11

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

Demand for housing is the highest it's ever been, and because we can't provide it people live in increasingly precarious housing situations.

Q12

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

There are so many. Tax and transfer arrangements encourage overconsumption of housing via rental leading to an unbalanced market and a severely constrained private rental system. For people with complex issues or disability, finding suitable housing in this environment is impossible. Governments at both levels could do much more. The SA government still has draconian policies that limit the ability of community housing providers to deliver more and better housing. Public housing systems have been systematically dismantled and degraded by years of poor policy around selling housing to offset cost pressures in other areas of the budget.

Q13

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

Grandfather negative gearing and CGT discounts and only allow them on newly constructed dwellings. Move to a broad based land tax to remove barriers to downsizing and transition. Remove draconian policies and systems that impede new affordable housing delivery. Meaningfully engage in partnership with third sector organisations instead of from a patronising position.

Q14

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

Political bravery and significant pressure is required to address housing in affordability and not just tinker at the edges.
