

## Department of Social and Affordable Housing

I am a single pensioner 69 years old. I lost my jobs in 2009 and 2012. I have always been employed. I have retrained myself at my own expenses to change careers since 2009 and previously as well. I used to have a house while married. Since divorced it has been very difficult to save for own a house and especially as a single person. I have been renting for the past 30 years.

For the past 5 years, I have attempted and applied for several positions without any luck. I am on a pension since 5 years. Renting is high, therefore I moved away from the Blue Mountains where my children live to Bathurst where it is cheaper but still high (\$26.0 per week). This is 50% of my income for rental.

In 2016, I applied for housing. Two locations were offered to me. I declined the first one as it was too far for me to travel to help my daughter who is a single mum. The second location in Bathurst (Kelso) was a shoe box and depressing location. I declined. When I told "Housing" that it was too small and could not have my grandchildren visiting me and staying overnight. Their reply was "we do not provide housing for grandchildren!". I was upset and depressed. I live in Bathurst where I don't know anyone but live there as it is cheaper than in the Blue Mountains where I live for the past 20 years of my life.

All I would like it's a place to live a 2 bedrooms with a bit of a courtyard where I could sit outside.

I am renting an old style apartment with no courtyard or outside sitting for \$260 per week

I have read the draft report IPART for review on Social and Affordable Housing and I agree on your suggestions submitted below:

- Maintaining the contribution made by social housing tenants at 25% of their income
- Reforming the allocation system to better match tenants' needs and, where possible, preferences for housing with the social housing available.
- Better matching of tenants' needs and, where possible, preferences for housing with the type of social housing available – more social housing stock of the right kind in the right places – improving tenants' access to employment, education and training opportunities where relevant – facilitating socio-economically diverse communities, and – making better use of public investments. This is consistent with achieving the goals of Future Directions, including – more social housing opportunities – support and incentives to leave social housing, and – a better customer experience of social housing.
- We found that current prioritisation and allocation processes can be improved to provide better outcomes by better matching households to housing that meets their needs, both on entry to social housing and as their needs change over time. We are recommending this be achieved by adopting a more sophisticated system that continues to use a centralised waiting list and takes account of applicants' priority

(based on the urgency of their need for shelter and their date of application), but places greater emphasis:

- That all social housing leases be issued as continuous leases.
- An income-based tenant rent contribution is the best option to ensure affordability for tenants.
- The current rates for tenant rent contributions (25% - 30% of income) and thresholds at which they apply are appropriate. The threshold at which tenants are no longer eligible for a subsidy is appropriate.
- That FACS redesign the waiting list prioritisation and allocation processes to better match current housing stock to tenants' needs and characteristics, including their capacity to benefit from employment, education and training opportunities.
- is affordable and equitable for tenants ? assists those who are most in need ? is financially sustainable for housing providers ? provides better outcomes for both tenants and the broader community, including – better matching of tenants' needs and, where possible, preferences for housing with the type of social housing available – more social housing stock of the right kind in the right places – improving tenants' access to employment, education and training opportunities where relevant – facilitating socio-economically diverse communities, and – making better use of public investments. ? is consistent with achieving the goals of Future Directions, including – more social housing opportunities – support and incentives to leave social housing, and – a better customer experience of social housing.
- Assess the existing waiting list, prioritisation and allocation process to identify opportunities to better match the housing stock with tenants' needs and characteristics, including their own preferences as well as their capacity to benefit from employment, education and training opportunities.
- The 6.1 Proposed allocation process
- The 6.3 Proposed household characteristics and priority assessment
- The 6.4 Proposed Adopt a choice based letting system

Also in my opinion, Rental assistance should be increased for those who are on a waiting for social housing, especially those tenants who are paying 50% of their income to private rentals.