

Inquiry into Homelessness in Victoria

Key Themes Document for the development of a submission from Bass Coast Shire Council

December 2019

Changing scale and nature of homelessness in Bass Coast

Population and Households

- Population increase
- Household size
- Non-resident homeowners

Other contributing indicators

Poverty indicators

- SEIFA index
- Overall rates of poverty

Housing affordability

- Private rental accommodation
- Housing stress

Crisis Accommodation Availability

- Closure of the Capital Motel and Miners Rest Caravan park

Homeless statistics

The following provides a snapshot of the demand on service providers in Bass Coast:

- In Bass Coast, the request for Crisis Accommodation from SalvoCare Eastern has increased by 47% since 2016.
- In Bass Coast in 2018/2019, SalvoCare Eastern have assisted 804 people in crisis with housing.
- SalvoCare Eastern have assisted approximately 2,600 people within the Bass Coast and South Gippsland Shires with housing from 2016 -2019.
- In Bass Coast in 2018/2019, SalvoCare Eastern have assisted 778 people with housing due to experiencing significant financial difficulties.
- In Bass Coast and South Gippsland in 2018/2019, SalvoCare Eastern turned away 769 people. This is more than 60% of the total number of people who requested help for this same period.
- From 2016 to 2019 there has been an increase of 6% in SalvoCare Eastern clients with children under the age of 10 needing housing support.
- In Bass Coast, since 2016, SalvoCare Eastern have assisted 369 people with housing, due to sleeping rough.

* All statistics are derived from The Salvation Army Client Database – SAMIS.

Social, economic and policy factors that impact on homelessness

- Lack of affordable housing, social housing and crisis accommodation.

Property and rental values

- Median property prices
- Impact of Short-term holiday rental market operators (e.g. Airbnb, Stayz etc)

Availability of land for residential development

- The major population centres within Bass Coast are located on or close to pristine and environmentally sensitive coastal locations.

- Impact of the Distinctive Area Landscape program.
- Cost of developing land – Wonthaggi North East

Policies and practices that have a bearing on delivering services to the homeless

- Regulations regarding residential tenancies for Caravan parks, Rooming Houses etc.
- Opportunities for Inclusionary Zoning of residential land (with fixed quotas for social/affordable housing)
- Housing diversity (i.e. household size)
- Advocacy opportunities – consistent strategic plan for housing and homelessness services