



## Essential Worker Housing Inquiry

### SECTION 1

#### Supplementary questions

##### Question 1

At the hearing, you recommended the ending of lease reviews in affordable housing (uncorrected transcript, p 23). Can you elaborate on the issues with lease reviews?

##### Response

Our members consider essential workers a desirable cohort as part of delivering a diverse tenant mix. Several cited examples of where an essential worker had become a 'lead tenant' key to a complex's happy functioning.

Community members also see essential workers as favourable neighbours, which may help overcome local opposition to social and affordable housing developments.

However, many essential workers do not meet the income eligibility requirements for affordable housing, or they might only in the early years of their career, but soon exceed this threshold.

Our Community Housing Provider members report that there are few exits from affordable housing, but second or third-year nurses consistently exceed the affordable housing threshold.

Faith Housing Australia has discussed the potential to end lease reviews in social and affordable housing with Homes NSW, which was supportive. We discussed the logic of the approach that when people earn more, they make their own choice in time to find alternative accommodation. Affordable rental housing may not suit essential workers over time as they grow their families, etc. However, removing lease reviews will ensure they can continue performing their role and remain connected to their community, benefitting the service, the community housing provider and the tenant community.

##### Question 2

How would including the provision of housing in the Australian Charities and Not-for-profits Commission's definition of 'relieving poverty' assist your members in delivering more housing for essential workers? (uncorrected transcript, p 27)

##### Response

Three Faith Housing Australia members are already providing very limited housing for their nursing and care staff to ensure that there are core team



## FAITH HOUSING AUSTRALIA

members to work shifts in residential aged care. This is currently occurring on the Northern Beaches, in the Inner West and in Regional NSW.

Beyond providing housing for their own staff who are essential workers, four members have also expressed interest in providing a portion of housing for essential workers as part of larger site redevelopments located close to schools and hospitals.

However, the Australian Charities and Not-for-profits Commission (ACNC) does not consider providing housing for key workers to meet the definition of 'relieving poverty', which may jeopardise an organisation's charitable status.

The ACNC advice team have confirmed that there are no current plans to review the Commissioner's Interpretation Statement on the provision of housing.