

Urgent action is needed to address our growing homelessness crisis



The Tweed Shire is facing a homelessness crisis. Doing nothing is simply not an option.

Homelessness and rough sleeping rates are accelerating at a faster pace in the Tweed Shire than anywhere else in NSW.

The Tweed Shire is now in the top 3 areas in NSW impacted by homelessness, following Byron Bay and Sydney CBD.

Contributing factors



Severely unaffordable housing
47% of residents in rental stress
85% + can't afford rent for 2 bed home
House prices increased >50% since 2020



Impacts of flooding
500+ homes lost in 2022
Flooding disasters have greatly impacted housing supply



Below average socio-economic attributes
34.3% of households are in the lowest income quartile







Demographics
34% aged over 60
Significantly older demographic than the rest of NSW.

Council's critical response: a snapshot

Council has undertaken comprehensive research and analysis into tackling this homelessness crisis.

This work has included in-depth collaboration with local support services, government agencies, peak bodies and regional networks, which play a crucial role in the development and success of long-term solutions.

Without critical intervention, we risk exacerbating public safety issues, straining our healthcare system, and imposing significant long-term costs on local, state, and federal governments.

Strategic response	<p>Common Ground Housing First Business Case +</p> <ul style="list-style-type: none"> Tweed Affordable Housing Strategy Homelessness Policy Tweed Growth Management Housing Strategy Ageing Well in the Tweed Strategy 			
Suite of solutions	<p>Common Ground Housing</p>  <p>Recommended model for long term solution to homelessness</p>	<p>Youth Foyer Facility</p>  <p>Emerging opportunity for homeless youth</p>	<p>Investment in social and affordable housing</p>  <p>Council strategic planning to increase housing stock</p>	<p>Investment in family and domestic violence support</p>  <p>Gap in emergency accommodation & support services</p>
Collaborative service network	<p>Delivering wraparound services including:</p> <ul style="list-style-type: none"> Homelessness support services Community programs Education Employment Financial support and literacy Health and wellbeing services 			

Common Ground: A vital solution

The Common Ground model for housing is underpinned by Housing First Principles which are recognised as achieving the best outcomes for people who have experienced long term or recurring homelessness.

Council's extensive business case highlights this model as one that offers the most social and economic value for the Tweed.

With government investment and support this model can be actualised as a vital solution: a Common Ground housing facility.

What is a Common Ground housing facility?



The facility offers a combination of:

- social housing
- essential worker housing
- wrap around support services to help residents achieve better outcomes in living, health and employment.

Snapshot of cost benefit analysis



Long-term economic & social participation benefits



External/ Government cost savings



Participant support service benefits



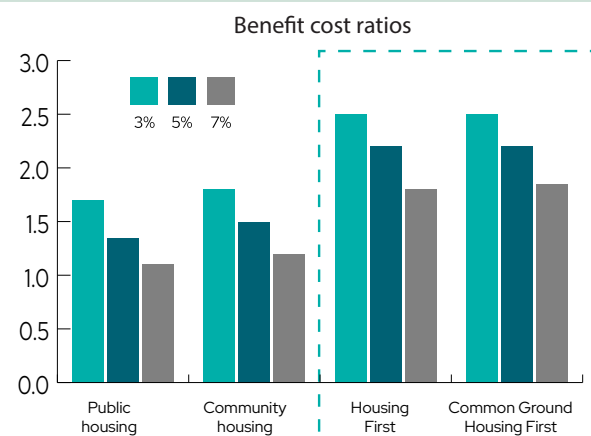
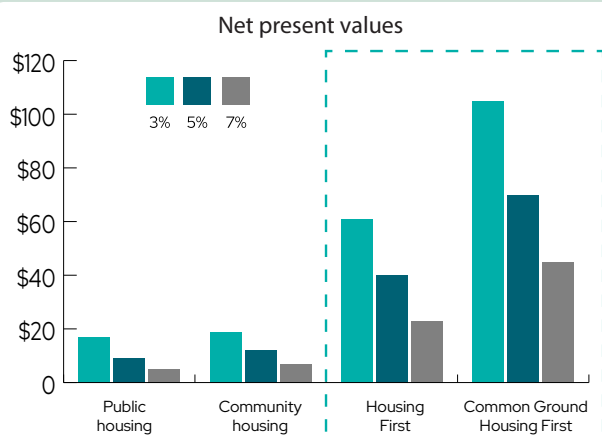
Key worker economic benefits



Accommodation rent contribution benefit



Construction benefits



Updated quantified and monetised benefits

Government action is urgently needed

We call on the NSW and Federal Governments to make a Common Ground housing facility a reality for the Tweed.

Needed is critical investment, suitable land and an estimated \$47 million in funding for construction (Year 1 - 4), then ongoing investment in the facility, including operational delivery (Year 4+). The estimated total cost is \$50 - 60million* over 30 years.

Your investment will provide homes and wraparound supports for our most vulnerable - and will also deliver significant long term savings to the community.

**Invest in Common Ground.
Invest in the Tweed Shire's future.**

* Refer to Common Ground Housing First Business Case

