

Dear Treasurer,

I am writing to add Haven Home Safe's strong support to Everybody's Home's *Bring fairness back* campaign. As the campaign highlighted last year, more public money was spent on tax concessions for property investors than on social housing, homelessness services and Commonwealth Rent Assistance combined. This imbalance has real and damaging consequences for people and communities across Australia.

Through our work, we see these impacts every day. Haven Home Safe operates as a homelessness entry point in Bendigo, Preston and Mildura; delivers homelessness support and case management services in Bendigo and Mildura; supports people experiencing rough sleeping in Bendigo and Swan Hill; and provides secure, affordable housing as a community housing provider managing more than 2,000 tenancies across Victoria.

From this vantage point, we know that people are experiencing homelessness and housing crisis at levels we have not seen before. Demand continues to rise, and the complexity of need is increasing. Yet funding has not kept pace. In real terms, resources to employ skilled staff and deliver effective, life-changing services are shrinking at precisely the moment they are most needed.

We also know that the rate of social housing construction is not keeping pace with the growing number of people who need an affordable place to live (21,350 homes in HAFF Round 3 is less than half of the expanding numbers on the Victorian Housing Register). In the meantime, many individuals and families will realistically spend years waiting for a suitable housing option. This requires practical, sustained financial support and programs to ensure homelessness services have the staff and resources needed to support people during these extended periods of housing insecurity.

On behalf of Haven Home Safe, our staff, our clients, residents and the communities we serve, I urge you to prioritise social housing investment, homelessness services and rent assistance in the next federal budget. Increased and sustained funding for these essential services would not only relieve immediate hardship but could fundamentally alter the trajectory of homelessness in this country.

Today, thousands of Australians are struggling to find or afford a safe home. Families, young people and older Australians are being left behind, while property investors continue to benefit from generous tax concessions. This is neither fair nor sustainable.

I strongly encourage you to prioritise these budget measures and to direct any savings achieved through proposed changes to Capital Gains Tax on investment properties towards social housing, homelessness services and rent assistance. Such a decision would represent a meaningful step toward fairness and housing security for those most in need.

I would welcome the opportunity to discuss these matters further and to share insights into the day-to-day realities faced by organisations delivering homelessness support and community housing across Victoria.

Yours sincerely,
Trudi Ray

Chief Executive Officer
Haven Home Safe