

Affordable Housing Strategy Launched

Key Points

\$45 million extra to assist **8,000** additional low income households including:

\$30 million for new public housing.

\$15 million for:

- Homeownership
- Private Rental
- Community Housing

The First 2 Years

Building program:

- **420** new public housing dwelling to be built.
- **270** public houses to be upgraded.
- **800** new homes through, partnerships with private and community, by the release of crown land and expression of interest process.

Other Initiatives

- **3,000** extra households to be helped with private rental.
- **500** older homeowners to be helped.
- Reduce public housing sales to **150** per year and only to low income earners.
- **\$6,000** flat rate deposit assistance through Streets Ahead.
- Extend lending limit under Home Ownership Program to **\$100,000**.
- Establish **4 new** community run **boarding houses** across the State.
- Upgrade or replace **6 disability group homes**.

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Ongoing support of peak and advocacy bodies.

State Government leading the way in its commitment to Affordable Housing

On Monday 15th December 2003 the Premier Jim Bacon announced the launch of an *Affordable Housing Strategy* (AHS) for Tasmania 2004-8. This *Strategy* has been much anticipated and now much applauded across the community sector for its breadth and commitment to real funding dollars.

The *Strategy* is the biggest single social package ever announced by a Tasmanian Government. Many of the initiatives announced are those that Shelter and other key groups have been advocating for several years through budget submissions and lobbying. They include: The need for an affordable housing strategy for Tasmania, measures to increase the supply of affordable housing (including boarding houses and shop top accommodation), capacity building for the community sector to take on a greater role in housing provision, and for the use of stamp duty gains to be channelled into increasing the supply of affordable housing.

Shelter, therefore, particularly welcomed that the **'entire \$45 million' real estate stamp duty** windfall received from the State Government this year will be invested in affordable housing. This is an Australian first, and acknowledges the need for government intervention to redress, at least in part, the impact of the housing boom, as many Tasmanians on low incomes are facing a critical shortage of secure, appropriate and affordable housing.

The public housing system for many years has been starved of funding and attention by both state and federal governments. The *Strategy* has reversed this trend. A key element of the *Strategy* has been the recognition of the importance of maintaining a public housing and to establish a stronger community housing system.

Where to next?

To ensure the successful implementation of the *Strategy* it is imperative to build the capacity of the community and non-government sector and to include ongoing consultation and participation by community providers, consumers and representative bodies. As the peak body Shelter's role over 2004 is to ensure this happens. We look forward to working together with members and the government, non government and the private sectors on the *Strategy* over the coming years.

You can view the full *Strategy* at

www.dhhs.tas.gov.au/housing

Merry Christmas
and wishing you all a
Safe & Healthy New Year
from Shelter



Housing: A key to well-being

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Shelter Tas accepted as Community Housing Peak

Recently, Shelter Tas applied to the national community housing peak body— Community Housing Federation of Australia (CHFA) for membership as the recognised Tasmanian Community Housing Peak. This was accepted at CHFA's AGM on the 26th of November in Adelaide. Thank you to all the members who wrote letters in support of Shelter's application.

This status will allow for a closer working relationship with CHFA, and is very timely in light of the recent announcement of the

Afforded Housing Strategy and the need to build the community housing sector in this State to take on a greater role in housing provision. Shelter will now have formal input into the policy development of CHFA as well as receiving all the latest news on community housing in Australia.

* Findings from the CHFA consultation held at Shelter on the 21st of October 2003 will be distributed early in 2004.

National Housing Conference 2003—26-28 November Adelaide

The bi-annual national housing conference hosted by the South Australian Government and Australian Housing Research Institute, was recently held. The conference offered a diversity of issues and interest in housing from planning and design, to financing and to government policy; as well as discussing ways to increase affordable housing supply and the pressures faced by the social housing system, especially public housing.

For more information see www.nationalhousingconference.org.au

NEW

Management
Committee
for Shelter

Shelter Tasmania's new management committee was elected at our 2003 Annual General Meeting on the 20th of November. Contact Shelter for copies of the 2002/2003 Annual Report if you don't have one.

The committee consists of the following members:

- ★ Lisa Roberts - Colony 47
- ★ Kate Lord - Anglicare
- ★ Sylvia Engels - Bethlehem House
- ★ Narelle Butt - Richmond Fellowship
- ★ Roslyn Houston - Individual South
- ★ Helen Hudson - Individual South
- ★ Andrea Witt - Centacare
- ★ Jenny Bertram - Magnolia Place
- ★ Eleanor Taylor- Karinya Young Womyn's Refuge