

HOUSING SUMMIT – ATTENDEE INPUT

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To guide the Housing Summit discussion, we would like to hear your views on the current housing demand, what Tasmania's housing future should look like, and what immediate actions we can take.

Please return this input with your RSVP by COB Tuesday 13 March to:

premier.invitations@dpac.tas.gov.au

CURRENT STATE

Please provide a short description of your views on the current state of housing in Tasmania:

Top three issues:

1. The Rental Affordability Index, the Rental Availability Snapshot and Specialist Homelessness Services have been highlighting the growing rental crisis for some time, particularly in Hobart. Tasmania lacks up-to-date housing projections and an integrated approach to planning for our housing needs. The Affordable Housing Strategy has not been integrated with other important strategies that also impact on housing supply and demand, such as the State's population growth and tourist visitor growth targets, and the urban planning system. The way out of this crisis is more integrated forward planning.
2. We have a system under pressure. As the housing crisis deepens, housing and homelessness services are seeing increasing numbers of individuals and families seeking help. The number of people experiencing repeated episodes of homelessness is growing. Front Door and homelessness services are overwhelmed and unable to meet demand for shelter or support; for example, one shelter reports an increase in unassisted requests for help from 60 a month to 300 a month in just 3 years.
3. The shortage of affordable rental housing has led to a bottleneck in the emergency housing system. People in shelters are staying for longer because they can't find an affordable rental home to move to. This keeps them in homelessness for longer and means that others in need of shelter can't get it. One of the groups most affected are single parents with children, with **1 in 5 homeless people now under 9 years old.**

FUTURE STATE

All Tasmanians have access to safe and secure homes. We achieve this using a strategic, whole-of-system approach that integrates forward planning for housing with planning for the State's population growth, economic development, land use and infrastructure.

The strategy is based on up-to-date data, a sound understanding of the causes, effective long term solutions, supported with regular monitoring and evaluation. It is overseen by a cross-sector governance structure capturing broad expertise and ensuring accountability back to the community.

The solutions are delivered through ongoing collaboration between governments, the private and the community sectors.

POSSIBLE SOLUTIONS

Please list your top three immediate actions:

1. Increase the targets for new public and community housing supply by directing more funding to Tasmania's Affordable Housing Strategy (from stamp duty windfalls and retiring our public housing debt); and by guaranteeing that any land released for residential development as a result of the State Government's land audit will include a minimum of 20% affordable rental housing.
2. Ensure that any immediate housing responses are embedded in a longer term solution designed to guarantee that those people housed do not experience repeated homelessness. Immediate responses without a long term plan for sustained housing security will not work.
3. Better tenure security protections for renters through review of the Residential Tenancies Act and better regulation of the disruptive impact of Airbnb on our long term rental housing supply.