

---

# Affordable Housing

Homeless Social Media Groups:

Tasmanian Homeless Protocols Research,  
Community Discussion; Tasmania's Housing Crisis,  
Homeless In Hobart; The Peoples Stories,  
Homeless In Northern Tasmania

Submission Observations for Select Committee

---

## Some History

Social Media groups on Facebook have been hearing stories from those in housing stress and crisis and homeless people for over a year now. This submission is an attempt from homeless people to have a say and ask questions on housing since its not forthcoming from the Government. We want to see transparency from the Government and some real results on housing instead of the Minister who is taking care of housing spinning the same numbers or **inaccurate** numbers on resolving the housing issue. The minister sends the exact same email out to anyone who tries to communicate with him about the plan both old and the new one on housing. He minimally releases statements and in these statement are outright lies. We are very happy to hear of a committee to look into things.

We submitted to the select committee on the shared economy platforms such as Airbnb a year ago and am hopeful something will be done by the state to limit losing private rental stock to the shared economy and more investigation will be put by your committee into the phenomenon of housing values and rent increases whenever the shared economy comes to a region.

Side by side graph on Air BnB past few years and Median Rental Rise and we are expected to believe this is just a coincidence. Its Supply and Demand. Take away the supply and landlords can ask what they want often for horrific conditions in a home such as black mould and broken heating

. People who are fortunate enough to be renting privately are often in fear that if they put in for repairs or complaints about a neglectful landlord their leases will not be renewed. Buck for money is no longer always the case. Substandard rental properties are becoming common.

Figure 2.1. Number of Airbnb property listings, by area and type

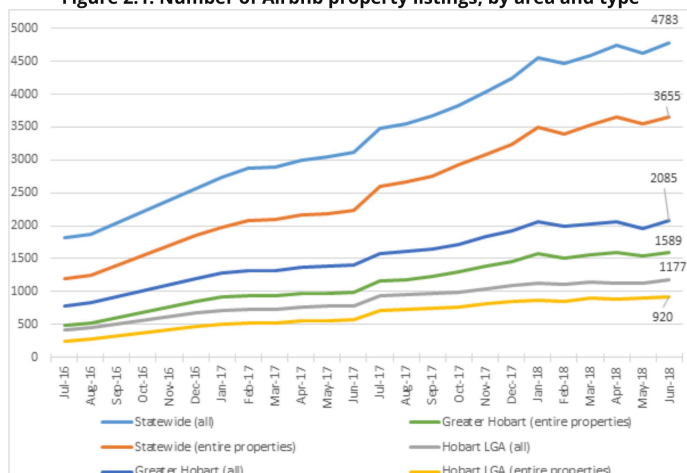
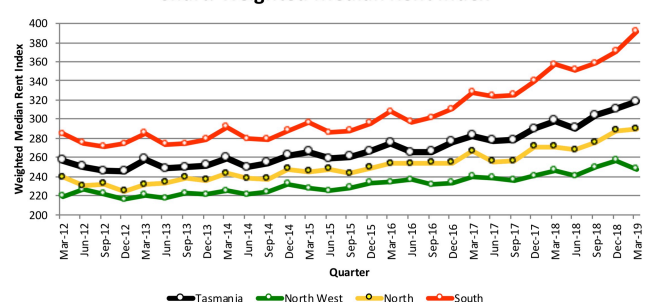
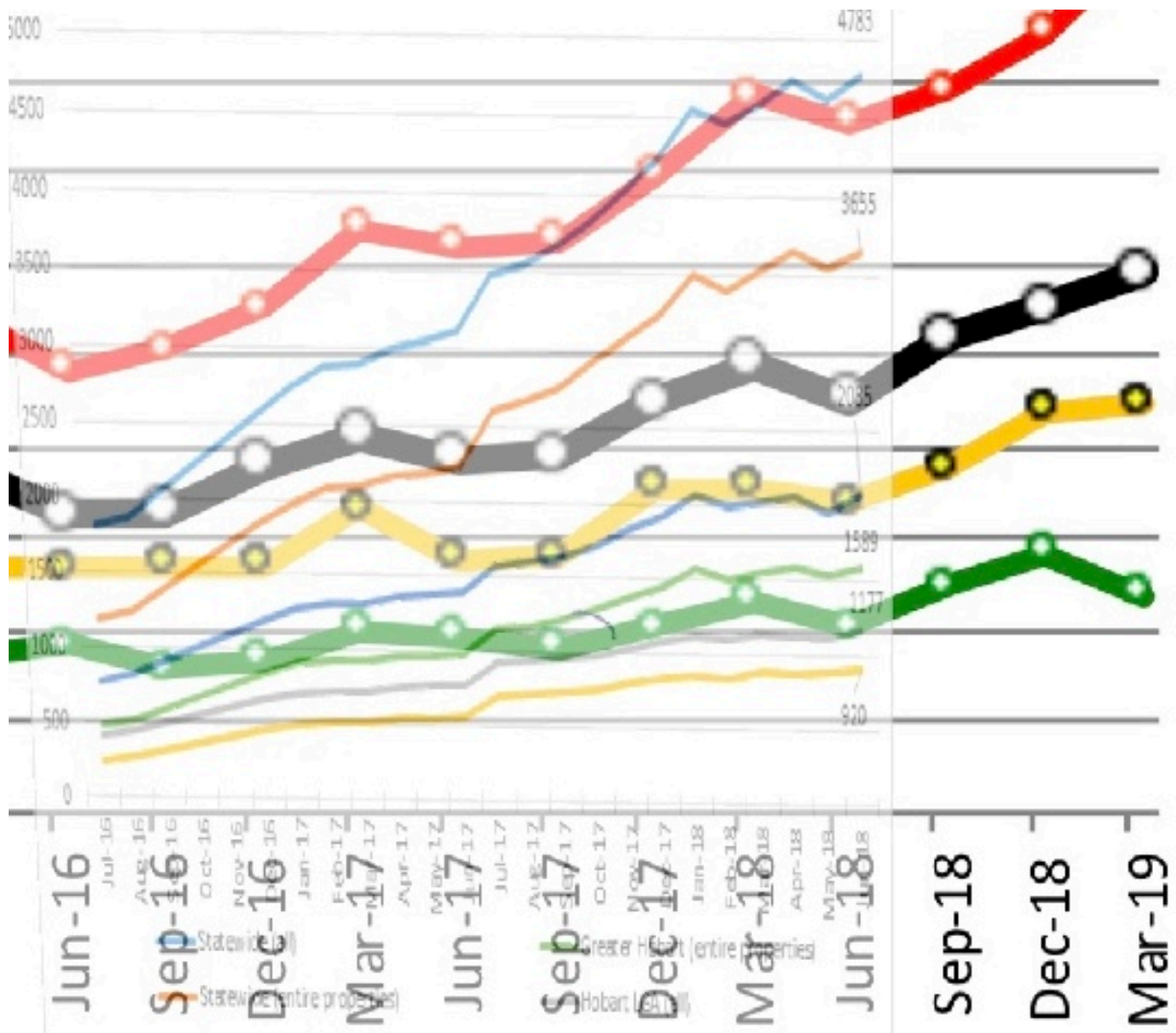


Chart: Weighted Median Rent Index<sup>1</sup>











Overlaying graphs since AirBnB came to town.



The government appears to be more interested in tourists to the state than its residents and last years budget post the housing crisis summit demonstrated this. This has been slightly improved this year but the term bringing forward money from the old plan that was nowhere near sufficient is not good enough.

<https://www.abc.net.au/news/2018-06-14/tasmania-budget-winners-and-losers/9845658>

WINNER	LOSER	WINNER	WINNER
			
HEALTH	HOUSING AND LIVING COSTS	EDUCATION	INFRASTRUCTURE
			

Tasmania's booming economy has resulted in more people wanting to live here, but without places for them all to rent. A summit was called in March to address the crisis. The State Government has pledged to bring \$25 million of its \$125 million Stage Two affordable housing plan forward to 2018-19.

This is part of Government's plan to provide an additional 1,500 new affordable homes.

Welfare groups had their fingers crossed for more funding for homeless services, so we can expect reaction from the welfare sector and opposition parties.

The Government is targeting a 25 per cent increase in building and construction over five years to 2013, and a 40 per cent increase in apprenticeships in private sector by 2025.

- No new or increased taxes for households or business
- The Government is working with TasWater and Local Government to freeze water and sewerage prices rises in 2019-20 and cap future price rises to no more than 3.5 per cent
- 50 per cent stamp duty holiday for first home buyers purchasing property worth up to \$400,000, a saving of up to \$7,000
- 50 per cent stamp duty holiday for seniors downsizing to a home that better suits their needs, saving \$7,000
- An extension of the boosted first home builders' grant of \$20,000 to encourage housing construction
- Three-year land tax holiday for all new-build homes for long-term rental



1/3 of Social Housing homes needed by TODAY'S figures let alone by 2023.

Homeless Accommodation 121 rooms: again another year without mention of upping the units for Hobart Women's Shelter who are turning away women in danger of domestic violence and have a waiting list. IT IS NOT ACCEPTABLE FOR ANYONE TO GET AWAY FROM VIOLENCE TO BE EXPECTED TO WAIT. All target groups men, women over 50, families, youth, released prisoners, disabled (State wards) mental health clients, anyone literally and their dog. Are being rejected for private rentals and need a roof. There should have been a giant initiative in building **temporary emergency accommodation** post summit last year. The repeated claims by the department that there are cabins and motels available for emergency accommodation needs to be looked into. Why has there not been?

Land release is still not going well with the 'not in our backyard' mentality if Kingston is anything to go by.

Private Rentals: Wasn't the incentives program last year to be 500 homes? Why were potential landlords who offered homes for this program last year not contacted or rejected when they met the criteria and just wanted to help? We are sick of seeing statements in the media that are not in evidence.

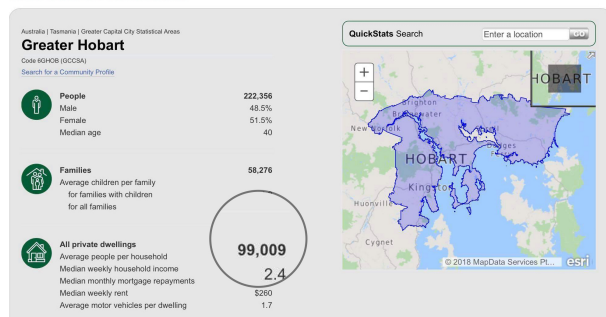
Research has been supported by the government for the greater Hobart supply analysis for tourists. *Where are all the glossy reports and needs for residents to have a roof over their heads?*

For the T21 target, Greater Hobart requires an additional 1 700 rooms by 2020 which includes 1 478 rooms in Hobart City. If visitor numbers continue to grow at the current growth rate the requirements could be as high, or higher than 1 763 rooms in Hobart and 2 069 in Greater Hobart. ([https://www.cg.tas.gov.au/home/investment\\_attraction/investment\\_opportunities/investment\\_opportunities2/tourism/tourism\\_accommodation\\_supply\\_analysis/hobart\\_demand\\_sudy](https://www.cg.tas.gov.au/home/investment_attraction/investment_opportunities/investment_opportunities2/tourism/tourism_accommodation_supply_analysis/hobart_demand_sudy))

*The government wants an additional 2,069 accomodation rooms by 2020; goodness knows how many households will need somewhere to live by then when the governments housing list now requires 3,318 houses not rooms!*

It is a year since a Select Committee gathered submissions on the shared economy impact on housing and yet no breaks have been applied to this. In the past year the number of full homes listed on Air BnB for the greater Hobart area has increased and the below figures where taken in the non tourist season last winter and this.

#### 2016 Census QuickStats



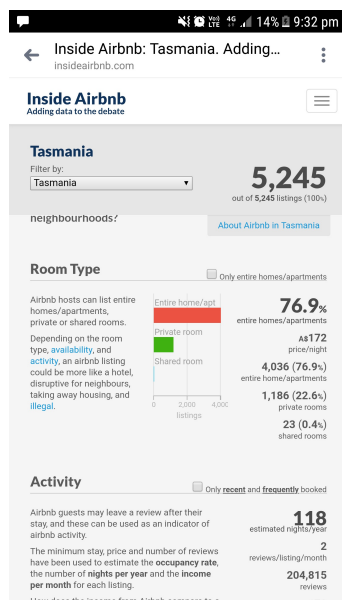
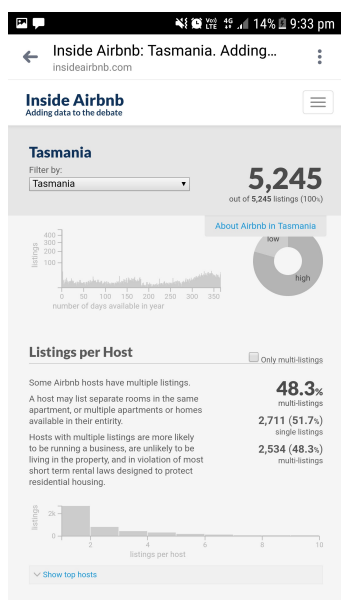
2018 same geographic area. pictured 1,539 1.5% of private properties used not as a homes rather a quasi hotel listing. Entire Homes listed. Winter this week 1, 892. And the scary part if one is to look at Inside Airbnb is more investors are buying and having multiple listings! There is no way when you scroll through the young woman's portfolio of 22 homes listed that some of these houses were not family homes or rental properties only a couple of years ago.



76% of the entire homes listed of the 5,245 properties in Tasmania were homes or apartments and used as such.

48% have multiple listings. Easy enough for anyone to see who is buying up properties many are real estate agents according to their profiles. <http://insideairbnb.com/tasmania/>

neighbourhood=Hobart&filterEntireHomes=false&filterHighlyAvailable=false&filterRecentReviews=false&filterMultiListings=false



All well and good to have a special committee last year but action needed to happen on this earlier.

The UN rapporteur on housing has identified housing being used as commodities as a human rights issue. She is calling for governments to redefine their relationship with private investors, reform the governance of financial markets, and to reclaim housing as a

social good, “and thus ensure the human right to a place to live in security and dignity”. (<https://theconversation.com/explainer-the-financialisation-of-housing-and-what-can-be-done-about-it-73767>).

Again in History it is 11 years on since the Parliament had another Select Committee on Affordable Housing. Revisiting the past here are some of the highlights from the report:

*We now know there has also been a deep, dark side to this housing boom. Housing affordability in Tasmania is at an all-time low. Indeed, the entire nation is experiencing a housing affordability crisis, but in Tasmania where we continue to have the lowest incomes in the nation and with some of the highest relative increases in property prices.”*

- *The housing market boom has negatively impacted first homebuyers, private renters, the public housing system, and crisis accommodation providers and clients.*

- 
- *The lack of affordable housing affects levels of disadvantage, and impacts employment opportunities, health, education, and overall welfare.*
  - *Housing affordability is negatively impacting across wide segments of the population, including those who have never previously been financially incapable of securing housing. This will be costly for governments.*
  - *As more people are left without adequate housing options, a range of services face increased demand from clients with complex health and welfare needs.*
  - *The decline of housing affordability in Tasmania negatively impacts quality of life.*
  - *Housing is fundamental to the economic and social wellbeing of the Tasmanian community.*
  - *The provision of affordable housing is a question of government priorities. Where these priorities sit will determine the economic and social wellbeing of the Tasmanian community.*

### **Recommendations**

*Appropriate housing be viewed as a basic human right, and accordingly governments should commit to attaching a high level of priority to addressing the housing affordability issue.* (<http://www.parliament.tas.gov.au/ctee/Council/Archived/Reports/Housing%20Affordability%20Report.pdf>)

Perhaps the current government forgot to read this old report before consistently slipping backwards in building more social housing stock, selling off existing stock without replenishing it, cutting funding to things like the Reintegration of Ex-Offenders (REO) program, leaving ex-inmates to find their own supported accommodation when released, and throwing the doors open and encouraging full homes to being turned into commodities instead of being homes. The “Social wellbeing of the Tasmanian community” Has not been a priority of Government for the past 11 years. Why?

Instead of seeing a focus on housing by this government we see a focus on improving tourism. The report from the special committee on housing affordability could have been written last week for the issues identified and recommendation since have not changed. We have NO CONFIDENCE in the government to correct it as it has not given us cause to have any confidence or hope that it will.

Another nearly soon ten year anniversary is the Federal Government relaxing foreign ownership investments in property. The aim was to increase foreign investment in development of housing, not to increase house prices with the over-



---

demand for established properties. How much research and documenting of the effects of foreign ownership has been done by both the federal government and this state since this time to see if this balance of pros and cons has worked? There must be a need for this to be reviewed when time after time those who work at the coal face of homelessness are hearing the same story being : their long term rental was bought by a new Chinese owner who does not want to rent it out privately again and is planning to use it for accomodation. One homeless man who was looking to buy a property while at an auction was told by another bidder who was Chinese that this was the 20th property he had bought that weekend.