



Future Housing Need and Housing Programs Tasmania - A State of Change

Deborah Leisser
Deputy Director
Housing Tasmania



How Small is Small?

Population

- ✎ Decentralised - 450,000

Housing Tasmania - Stock Numbers

- ✎ 12,000 public housing, 330 Aboriginal rental
- ✎ 450 Community managed (includes stock transfer 130)

Staff


- ✎ 4 Areas, 7 Service Centre's, 210 FTE's

Home Ownership Assistance

- ✎ 150

Private Rental Assistance

- ✎ 4,000



Small State – Same Issues

- ✖ Declining funding base
- ✖ CSHA requirements
- ✖ Unviable public housing portfolio
- ✖ Ageing and inappropriate stock
- ✖ Undeveloped alternative not-for-profit sector
- ✖ Demographic / Socio economic changes
- ✖ Complex needs
- ✖ Declining affordability
- ✖ All require a complex policy response



Housing Market Conditions

- ✖ Economy growing, population beginning to grow
- ✖ Labour market
 - Employment growth strongest in Aust @ 4.5% over past 12 months
- ✖ Average purchase price
 - Increased from \$146k to \$168k (15.9%) June 2002 – June 2003
- ✖ Average rent for 3 bedroom per f/n
 - Increased from \$248 to \$311 (25%) June 2002 - June 2003
- ✖ Housing affordability dropping
 - Down by 30.6% from June 2002 - June 2003
- ✖ Private Rental
 - Vacancy rates increasing – at the mid to high end

Housing Stress

- ✎ Currently in Tasmania – 20,000 households in housing stress. Projected to grow 24,000 by 2020.
- ✎ 15 life-cycle groups – top 4 priorities are:

**Lone people
< 35yrs**

2,300

**Lone parents
with children**

2,000

**Lone people
>65 yrs**

2,400

**Couple with
children <14**

1,000

**Total
7,700**



State Response

- ✖ Pressure has been building...
- ✖ People have been doing it tough...
- ✖ Community concern
- ✖ Wide media exposure
- ✖ Current housing market boom - swept over us
- ✖ Lobbying, education, exposing of issue.
 - Peak bodies, community sector, Housing Tasmania
 - Funded University of Tasmania – AHURI
- ✖ Led to the announcement by Government -
Affordable Housing Strategy



Strategy Development

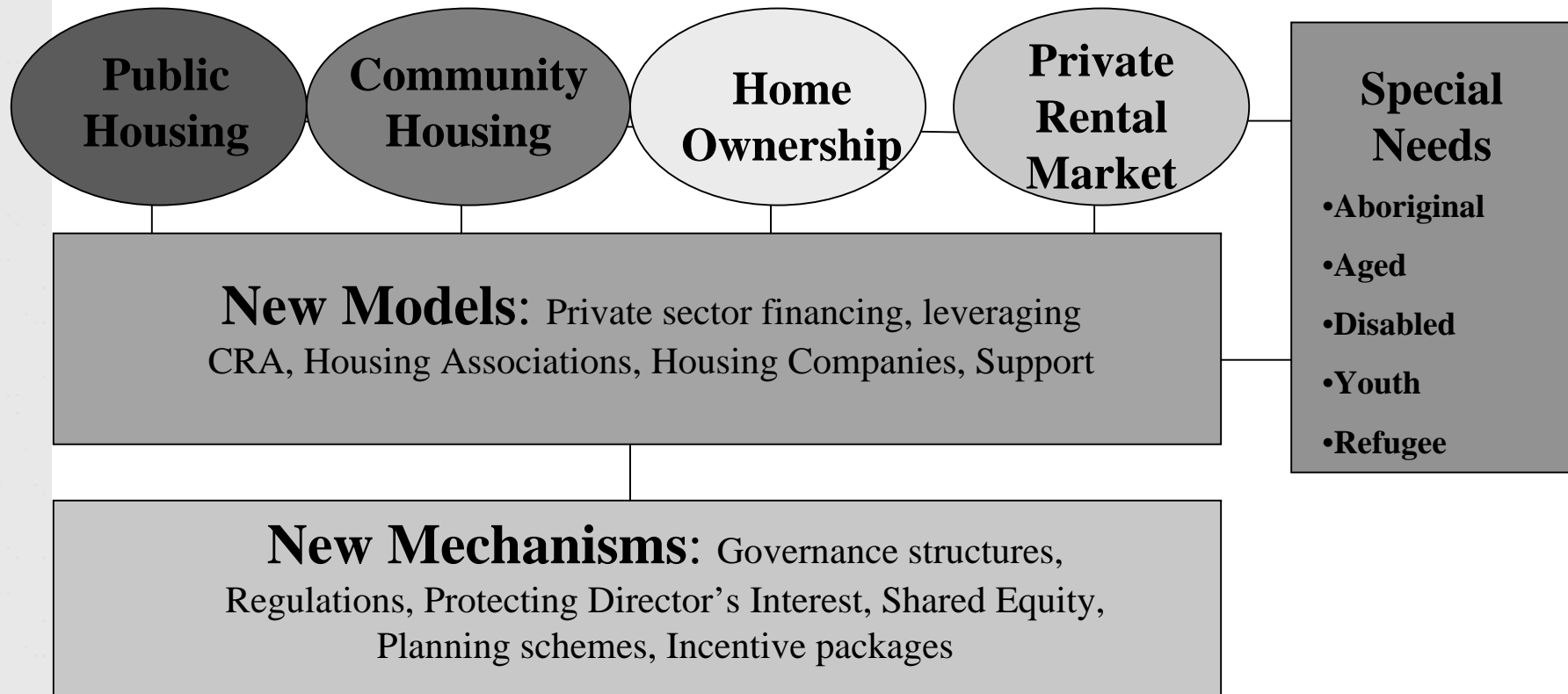
- ✎ Published Background Papers
- ✎ Undertaken community consultations
- ✎ Worked with local councils
- ✎ Established Stakeholder Reference Group
- ✎ Established Working Groups
- ✎ Targeted proposed products/responses to key life cycle stages
- ✎ Been to Cabinet 3 occasions
- ✎ Given \$3M extra in this year's budget
- ✎ Steering Committee – Treasurer and Minister



Affordable Housing Strategy

- ✎ Sets a framework and new direction
- ✎ Not just about public housing - whole of system response
- ✎ Increase affordability in private rental sector, home ownership and community housing.
- ✎ Diversify and grow
 - Introduce new partners – Expression Of Interest process
 - Lever additional funds
- ✎ In the context of uncertain CSHA

Dimensions of the Project





AHS - Aim

To ensure that there is safe, adequate and affordable housing into the future for Tasmanians who receive low incomes and/or have special needs



AHS - Principles

1. Access to safe, secure, affordable housing is central to health and wellbeing.
2. Housing linked with employment, education, health
3. Complex problem requiring a whole of government response.
4. Choice across tenure types.



AHS - Objectives

1. A sustainable social housing system.
2. Expand social and affordable housing
3. A range of models that meet a diverse range of housing needs,
4. A housing market that underpins economic growth, area vitality and strong, safe, resilient communities.



What is next?

- ✎ Think we have made ground re the basics
 - Importance of housing recognised
 - Public housing plays a fundamental role
 - Need for both a capital and recurrent response
- ✎ Strategy to be considered by Cabinet early December

- ✎ Announcement is imminent.....
- ✎ Check out next stages on - www.dhhs.tas.gov.au