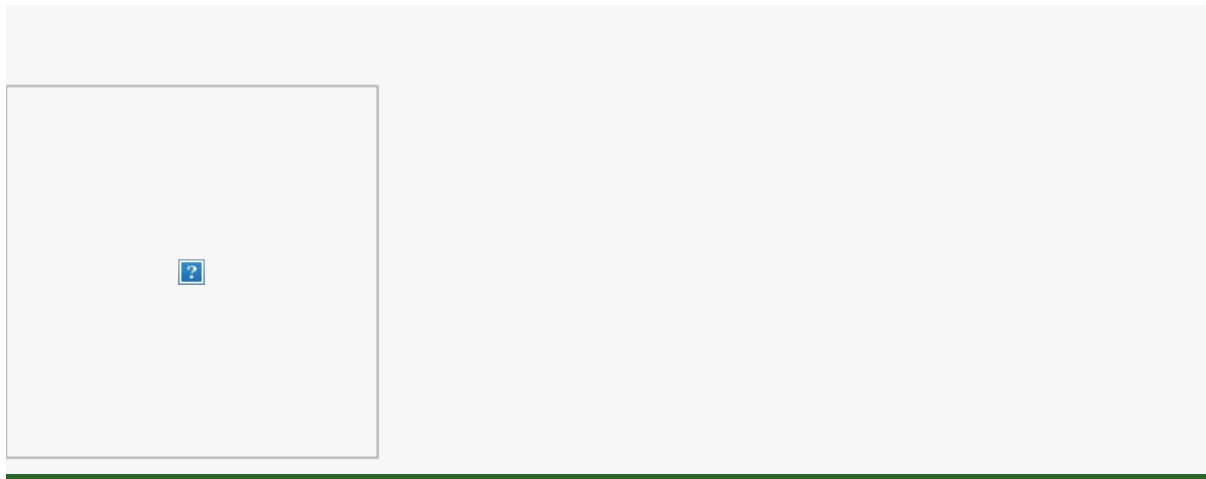


From: [Shape Tasmania's Housing Future](#)
To: [Housing Strategy Submissions](#)
Subject: Draft Tasmanian Housing Strategy - Online Feedback Form Submission
Date: Monday, 3 July 2023 8:22:13 AM



Draft Tasmanian Housing Strategy - Online Feedback Form Submission

There has been a submission of the form Draft Tasmanian Housing Strategy - Online Feedback through your Shape Tasmania's Housing Future website.

First Name

JOSHUA

Last Name

GANI

What is your registered email address?

██

Postcode

██████

Year of Birth

██████

Are you making a submission on behalf of:

community organisation

Entity name if applicable

The Salvation Army

Keep submission confidential?

No

'Our way forward' identifies several levers for achieving a more equitable housing system for all Tasmanians. Are there additional or alternative more important levers that you believe

should be addressed?

Additional Levers:

Social housing must be viewed as essential infrastructure, with immediate and ongoing investment. Equity of access to social housing must be improved, such as to facilitate housing of larger households and families.

Despite the Draft Strategy discussing partnerships with local government, the government must implement a state-wide approach to short-stay accommodation, rather than a piecemeal approach through local government authorities.

Clarity of the government's position and strategy will provide Community Housing Providers the certainty necessary to assist in building and managing community housing.

Theme one identifies the need for 'more homes, built faster'. Are there additional or alternative objectives you recommend for consideration?

Additional Objectives:

Consideration must be afforded to land zoning for the construction of social and affordable housing stock. These rezoning applications should be accelerated to reduce delivery times.

Additionally, social housing stock must be versatile. Properties must be able to meet the needs of current tenants, and be adaptable to changing needs over the course of the occupant's tenancy.

Theme two centres on 'affordability in the private market'. Are there additional or alternative objectives you recommend for consideration?

Standards set out in the Residential Tenancy Act must be enforced and monitored to ensure tenants are not disadvantaged by poor quality accommodation, and unreasonable landlord behaviour.

The Government should consider changes to planning regulation to help with the construction of more social and affordable housing properties. However, expediting planning processes must not come at the expense of build quality.

Theme three places 'people at the centre' of the draft Strategy. Are there additional or alternative objectives you recommend for consideration?

Additional objectives:

The homelessness workforce must be staffed and equipped to support people to address barriers to housing.

As well as being trauma-informed, the approach must incorporate wraparound supports to provide a holistic level of care for the multifaceted forms of disadvantage community members face.

The Draft Strategy must focus on both rough sleeping and what support homelessness services can provide to those at risk of homelessness and those who are living in inadequate housing, such as overcrowding.

There must be a specific goal, and concerted effort to as much as halve the rate of homelessness within 5 years, including those who are not adequately housed, not just rough sleepers.

Theme four highlights 'local prosperity' as a priority. Are there additional or alternative objectives you recommend for consideration?

Additional objectives:

The Strategy must work alongside communities to develop positive community attitudes to social and affordable housing projects to deliver timely construction of social and affordable housing. This can be done by promoting the benefits of social and affordable housing and the ways in which it can be good for the community.

All targets for social and affordable housing must be proportionate to population, to prevent population growth overwhelming targets.

Social housing stock improvements, including energy efficiency and age of dwelling liability, should be invested in to minimise ongoing costs and maximise tenant quality of life.

Work must be done to integrate social and affordable housing into communities. Lower density 'salt and pepper' approaches to social housing decrease stigma and help prevent community backlash.

Are there other ways the government could make its actions and progress to meet the proposed objectives more transparent and accessible?

To increase transparency, periodic updates and reporting timelines are necessary to measure the Strategy's ongoing successes and areas for improvement. This allows the government to identify ways to improve the Strategy on an ongoing basis, and that the Strategy is properly resourced to address the long term goals.

Key performance indicators, such as housing construction timelines must be clearly broken down by year, along with short, medium and long-term measures.

Do you have any comment on what this draft Strategy does well?

The Draft Strategy provides a clear outline of government intention to reduce housing stress throughout the state. The Draft Strategy also takes a fulsome approach to the housing spectrum and the ways in which population growth, and demographic, economic and climate changes must be incorporated into the state's long-term housing needs.

Is there anything you think the draft Strategy does not cover but should, or that it mentions but could be highlighted more?

Ideally, the Draft Strategy would include provision for all major state projects to conduct a Housing Impact Analysis, centring the need for social and affordable housing throughout the state in the consideration of all major infrastructure projects.

To view all of this form's submissions, visit

https://tashousingstrategy.homestasmania.com.au/index.php/dashboard/reports/forms_new/data/37

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