

1st of July 2023

Homes Tasmania
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Dear Homes Tasmania team,

DRAFT TASMANIAN HOUSING STRATEGY – PUBLIC CONSULTATION

Thank you for the opportunity to provide feedback to the Draft Tasmanian Housing Strategy. With your permission I would like to start with a question.

Would you be against transforming the state’s housing business model to achieve a vision of “*high-quality housing for all*”?

So far what you’ve told us is that, although our current housing model has somewhat worked, it relies on outdated strategies and principles. And, as a result, you feel we have fallen behind because we could be doing so much better if we, as a state, had a stronger vision, a proven business model, and innovative legal framework conditions.

Residents from the Sorell region place a vision for *high-quality, community oriented, safe, and lifestyle supportive living* as a top priority. This was expressed in a recent independent community consultation that took part in late 2022, in which more than 100 residents from the 23 towns in the Sorell region took part.

Based on the results of the consultation the top areas of focus related to housing and living were *to enhance the safe and family feel of our towns, protect the uniqueness of our neighbourhoods, a network of social services and infrastructure to make our towns self-sufficient, strong people-centric mobility networks, protect the natural values, and nurture belonging.*

A “*high-quality housing for all*” vision will bring benefits beyond individuals, it will change our communities and neighbourhoods by bringing social and financial stability, social cohesion and mix, local stable building jobs, and affordable rents and purchase that allows for an all-age-all-income access to the housing market.

Would it be surprising to you to know that a “*high-quality housing for all*” business model that could host half the population in the state is achievable with these five fundamental elements?

- Managed by local governments in partnership with the state and commonwealth governments for transparent, uniform, and equitable allocation.
- A tenant-centred value proposition comprising of a combination of municipal, subsidised, and private social housing services.
- Revenue streams from rent, sales, rates, and state and commonwealth government subsidies.
- A broad, equitable, inclusive, and democratic tenant service across all demographics.
- Cost based on new, renovated, and maintained buildings and infrastructure.

Proof of the success of this model is the city of Viena, which social housing strategy has transformed their social and economic life for a century.

I encourage you to investigate alternative housing models such as the Viena model that more efficiently deliver the housing that is required in the state.

Thanks for reading this letter. I look forward to having an opportunity to collaborate with you to make our towns better.

The very best regards,

Marisol Miró Quesada Le Roux

Building Designer

Sorell Councillor (Note: This submission does not represent the views of the Sorell Council)

P.S.: In case you're one of those people who just skip to the end of the letter (like I sometimes do), here's a summary. The "safe, appropriate, and affordable" housing strategy proposed could be so much better if we, as a state, had a stronger vision, a proven business model, and innovative legal framework conditions. An evolved "high-quality housing for all" tenant-and-community-centred strategy based on the Viena model would transition our regions from places to live temporarily to ones that people will come to have a stable life, work, play, and stay for generations.

P.S.S.: And if you are wondering about the Viena model, here it is: <https://socialhousing.wien/>

If you have any further enquiries regarding this matter, please do not hesitate to contact me.