

## Wiggins, Bridget B

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**From:** Shape Tasmania's Housing Future <noreply@socialpinpoint.com>  
**Sent:** Monday, 3 July 2023 2:42 PM  
**To:** Housing Strategy Submissions  
**Subject:** Draft Tasmanian Housing Strategy - Online Feedback Form Submission

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# 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

Oscar

### Last Name

Norton

### What is your registered email address?

[REDACTED]

### Postcode

[REDACTED]

### Year of Birth

[REDACTED]

### Are you making a submission on behalf of:

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community organisation

**Entity name if applicable**

Community Housing Ltd

**Keep submission confidential?**

No

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

The draft strategy does not offer any indication on what relationships would look like between the State Government, Community Housing providers or private sources of housing supply. What is the vision for these relationships and how will they interact as well as what the high-level roles and responsibilities are of each.

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

The strategy does not recognise or acknowledge the diversity of sectors in the property market, nor the interlinked effects each has on the other as a result of demand and affordability.

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

Nimby-ism is acknowledged but no mention is made as to what the intended strategy is to alter the long-term negative perceptions and, in some cases, blatant discrimination, against developments which support housing for tenants in social and affordable housing.

The draft also fails to offer any indication on the view of developments with mixed tenure or the effective social outcomes which such developments deliver.

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

It is not clear how the strategy intends to safeguard key worker housing from the market forces which have driven key workers from the current housing market. The draft refers to "supporting

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major investors to develop proposals" but not how affordability will be linked alongside availability.

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

The Government has done well in this area.

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

The draft should be lauded for recognising housing in all policies and the impacts of housing beyond merely a source of shelter.

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

The draft does not offer any indication how the success of the strategy will be assessed.

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