

New \$125m Affordable Housing Action Plan



A MAJORITY LIBERAL GOVERNMENT WILL:

- Invest a further \$125 million into the second stage of our Tasmanian Affordable Housing Strategy
 - Funding is in addition to \$73.5 million first stage of Strategy
 - Deliver an additional 1500 new affordable homes
 - \$20 million quarantined for purpose-built homes for people living with disability
 - Create over 900 jobs in the construction industry

More housing for Tasmanians in need

Affordable Housing Strategy – Stage I (2015-2019)

In 2015, the Hodgman Liberal Government released a ten-year Affordable Housing Strategy 2015-25, honouring a 2014 election commitment.

It is the most comprehensive affordable housing strategy ever developed in the State.

The Strategy, backed by a \$73.5 million investment over four years from 2015 to 2019, will deliver more than 900 new homes over four years, and assist over 1600 households into affordable housing.

We are on track to deliver on the Stage 1 outcomes, with a total of 491 new households assisted at the end of December 2017, and a total of 227 new homes to date, including –

- 233 households assisted into affordable home ownership;
- 46 new supported accommodation units provided;
- 33 households assisted into new social housing;
- 65 affordable land lots released;
- 9 new medium term (transitional) properties provided;
- 6 households assisted into micro housing;
- 10 households assisted into disability accommodation; and
- 89 households assisted in escaping family violence.

Largest State Government investment into affordable housing in Tasmania's history – extra \$125 million over five years

A re-elected Hodgman majority Liberal Government will invest an additional \$125 million over five years into the second stage of the Tasmanian Affordable Housing Strategy.

In acknowledgement of increasing demand, the additional \$25 million per annum investment will be brought forward, starting in 2018-19.

This brings the total Hodgman Liberal Government's investment into affordable housing to almost \$200 million over eight years – the largest ever State Government investment into affordable housing in Tasmania's history.

Stage II of the Strategy will provide an additional 1500 new affordable homes for Tasmanians, and assist around 2000 households.

Together with Stage I, it brings the total number of new affordable homes to 2400, with around 3600 households assisted.

Our Targets

#29: Treble the number of new affordable houses by 2025

#30: 10% increase in housing available for young people at risk by 2025

#15: A 25% increase in people employed in the building and construction sector over the next five years.

#36: Sustain home ownership rates of 5% above the national average

Why Tasmania Needs This

Every Tasmanian deserves a roof over their head and reducing housing stress and homelessness is a top priority for the Hodgman Liberal Government.

There is no doubt that Tasmania is experiencing growing pains – a growing economy has meant a growing population and an increase in demand for affordable housing options for Tasmanians.

The Hodgman Liberal Government's ten-year comprehensive Affordable Housing Strategy released in 2015 provides a solid evidence base to deliver additional investment into affordable housing, by building on the past three years to meet increased demand and provide additional supply.

The Tasmanian Liberals' Plan

Building
your
future

More housing for Tasmanians in need

Over 900 additional construction jobs

The development of more affordable housing properties will continue to stimulate our booming construction industry and provide even more jobs for Tasmanians.

Under a Hodgman Liberal Government, our building and construction industry has grown by around 6000 jobs.

Our additional \$125 million investment will further boost the sector, creating over 900 new jobs, including apprenticeships for young Tasmanians and add \$375 million to the Tasmanian economy.

More disability housing

As part of our additional \$125 million investment into affordable housing, \$20 million over three years will be quarantined for purpose-built homes for people living with disability.

The Hodgman Liberal Government is one of the biggest supporters of the National Disability Insurance Scheme (NDIS). We are investing \$750 million to fund the NDIS, to better support people with disability and their carers.

The NDIS will see an increased demand on appropriate and affordable housing, with projections that over a 10-year period, 35,000-50,000 new dwellings are required nationally.

Our additional funding provides opportunity for the Tasmanian Government to work in partnership with disability service providers, community housing providers and the private sector, to deliver these homes.

Homes for all

Our Affordable Housing Strategy addresses the entire housing spectrum from home ownership to affordable rental, public and community housing and crisis accommodation, across all demographics, in all regions of the State.

Our additional \$125 million investment will continue to be broadly targeted, including social housing for those most in need, as well as a continuation of the public housing reinvestment program.

Other successful elements of the Affordable Housing Strategy Stage I will continue, including the Private Rental Access Program, Rapid Rehousing, Landlord Incentives and Head Leasing, as well as continuing our increased support for Streets Ahead and HomeShare home ownership programs for low income Tasmanians.

Support for the Liberal's Affordable Housing Strategy

"Tasmania should be really proud, as this strategy is over and above and sets a direction that no other state has done so clearly..."

(Pattie Chugg, CEO Shelter Tasmania, Peak Body, 23/09/15)

"This is an excellent example of government and the private sector working together to deliver a fairer and more equitable Tasmania through job creation and delivering homes for those who need it most".

(Brian Wightman, Executive Director, Property Council, Examiner, 24/9/15)

"The State Government deserves credit for its approach. This new strategy is not just a thought bubble. The Government has taken time to consult with many groups in the welfare and business sectors".

(Mercury Editorial, 24/9/2015)



More housing for Tasmanians in need

Our innovative approaches to leverage the maximum number of affordable homes from our investment, through our partnerships with the private sector and community housing providers, will also continue.

No vacant property tax

Both Labor and the Greens have proposed a vacant property tax, so if you own your own home, or are a mum and dad investor, Labor and the Greens want to tell you how much time you're allowed to spend at home.

Under Labor and the Greens, if you live less than six months of the year in your own home, you'll have to pay a new annual tax, of up to \$5000.

A re-elected Hodgman Liberal majority Government will not impose a vacant property tax on Tasmanians.

Cost

The cost of this policy is \$125 million over five years.