



TASMANIAN HOUSING STRATEGY

Submission to the Discussion Paper

You can provide feedback on the [Tasmanian Housing Strategy Discussion Paper](#) using this template by responding to any or all of the questions below. Add additional pages if required.

Question 1: Should the vision for the Strategy include other factors?

Broadening the scope of housing options for young people 18-24 years who are aging out of Departmental Care (Child Safety Service)

- Short to medium term housing - Additional housing support for young people 18-24 years who are leaving care (aging out) of Departmental Care (Child Safety Service) through
 - Pod (single storey brick) community housing with onsite mentor (like the Catholic Care Pods or Moving on Program).
 - Pod (single storey brick) community housing with onsite mentor – no eligibility link to education or work.
 - Tiny Houses on Wheels community housing with onsite mentor accessing vacant council/government land.

N.B. Many young people aging out of Departmental Care struggle to use the shelters because of the challenge of the co-living arrangements and interpersonal conflicts.

- Short to medium term housing - Additional housing support for young people 18-24 years who are aging out of Departmental Care (Child Safety Service) through supporting existing family/important adult's relationships with co-housing options, while allowing the young person to have their own space and grow in their independence.
 - Increase the number of Pods that are available, with the pod housed next to the family/important adult's home - Homes Tasmania land.

- Tiny Houses on Wheels that are housed next to the family/important adult's home - Homes Tasmania land.
- Tiny Houses on Wheels that are housed next to the family/important adult's home – Private land.
- Long term housing - Additional housing support for young people 18-24 years who are aging out of Departmental Care (Child Safety Service) through
 - Pod (single storey brick) community housing with onsite mentor (like the Catholic Care Pods) and on reaching 24 years the young person is prioritised to transfer into Public Housing.
 - Increase the number of Pods that are available to be housed next to the family/important adult's home- Homes Tasmania land.
 - Rent to buy option Tiny Houses on Wheels that are housed next to the family/important adult's home - Homes Tasmania land.
 - Rent to buy option Tiny Houses on Wheels that are housed next to the family/important adult's home - private land.
 - Rent to buy option Pods that are housed next to the family/important adult's home - private land.

N.B. The option for allowing Tiny Houses on private land should be considered for young people that are able to stay with the foster or kinship carers as this would allow them to develop their independent living skills in a safe environment.

Provision for young people aging out or leaving Departmental Care (Child Safety Services) to be eligible to access housing supports as listed above from age 17 to allow for supported transitions while in care.

Broadening the scope of housing options for families engaged with Child Safety Services to include the following options:

- Increase access to emergency and short-term accommodation options for parents and children experiencing family violence so that they can leave the home if required by providing purpose specific housing.
- Increased access to alternative accommodation for perpetrators of family violence so that victim/survivors can remain in their own home.
- Increased access to short to medium term accommodation options for families nearing completion of planned restoration of children with parents to ensure homelessness or incapacity to access affordable housing is not a barrier to families being together.
- Medium to long term housing options for families where children are actively being restored or have returned to live with their family of origin to include options such as:
 - Rent to buy options for current social housing.
 - Additional options to repay outstanding rent and/or for past damages that have arisen due to family violence or financial disadvantage.
 - Increased access or priority access to areas that assist children to retain their connections to school, community and wider supports when being restored to family.

- Review of current housing procedures that limit options for houses such as requiring each child to have their own bedroom. While this would be the preference it is not in line with current community expectation or experience for families not engaging with OoHC.
- Access for families to low-cost loans to assist them to enter into private rental options that provide upfront bond and advance payment of rent. Access for families to subsidised private rental where social housing options are not available.
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Broadening the scope of housing options for young people and/or families engaged with Advice and Referral Line to include the following options:

- Increase access to short- or long-term housing for families experiencing family violence and wish to leave their current residence and “make a fresh start”. Ability for families to take their family pets with them.
- Ability for young persons to obtain their own independent accommodation especially young persons who are expectant parents and working with SFSK to create safety for themselves and their baby.
- Priority given to families to move but remain in their area if that is their wish.
- Increased options to transfer from their property where safety issues are identified for children/families at their current property or within their community – i.e., due to risks related to family violence, community violence, perpetrator living nearby and presents ongoing risk/trauma.

Question 2: Are there important issues not covered by the focus areas?

Young People leaving care:

- Tiny Houses on Wheels community with an onsite mentor.
- Pods rent to buy option.
- Tiny Houses on Wheels rent to buy option.
- Tiny Houses on Wheels as an alternative, affordable living options.
- Tiny Houses on Wheels – short, medium & long-term accommodation.
- Council regulations differ across Tasmania for Tiny Houses on Wheels medium & long-term accommodation.
- Home share accommodation – through the community sector where individuals can rent out vacant rooms in their home.
- Consideration given to young people house sharing through the community sector rather than there being an expectation they will receive their own property.
- Assistance for young people leaving care to access housing rental subsidies in the private sector, bond assistance, and negotiated longer leases until they are 21. This will provide the additional stability they require to focus on education and/or accessing and maintaining employment.

- Review of how young people who have damaged property in the past are assessed for social housing into the future. Young people who experience the impact and consequences of cumulative harm and abuse often have behaviours that result in damage to the properties they reside in (social and/or OoHC provided). Consideration to increasing social supports as part of housing packages to these young people who greatly assist in reducing property damage and the potential for them to be unable to access social housing. Potentially the administration of pockets of social housing specifically for young people could be tendered out to NGOs who can then also provide funded wrap around services such as mentoring, counselling, and independent living skills coaching that will contribute to more stable and longer-term housing for young people.

Young People leaving AYDC:

- Young people leaving the Ashley Youth Detention Centre face higher than average risk of being homeless whether engaged with the OoHC sector or not. For young people who are on Care and Protection orders and engaged with the OoHC sector there is the possibility of providing a funded residential care placement. The capacity of NGOs to meet this need is limited due to the lack of housing options for them to access and ongoing lack of access to staff. Provision of specific housing to NGOs could assist in being able to house and then support young people.
- For young people aging out of AYDC there is even less access to housing, particularly in the private sector, and they generally have limited, if any, social or professional networks to assist them. Greater collaboration between the AYDC, OoHC sector and Housing to prioritise these young people and ensure access to housing on release is vital if they are to be supported to achieve better longer-term outcomes.
- It is also important to include mental health and medical service providers such as CAMHS and/or the OoHC paediatric unit public hospitals as part of the collaborative process as early as possible. Many young people have significant mental health needs and they lack access to supports has immediate impacts on how they engage with services and their capacity to maintain accommodation. A whole of government approach to provision of services, not just accommodation, is required as housing is more than providing a structure to reside in.
- Planning for release options should be prioritised on the entry of a young person into AYDC and initial collaboration meetings occur within a short period of a young person being detained. Ongoing discussions between the Magistrates Courts and government should also be prioritised to reduce the likelihood of young people being detained at AYDC due to having no adequate bail address. If there were more shelter options that provided support beyond 6 weeks for young people in the youth justice area it is more likely they will not be remanded to AYDC and subsequently have greater access to supports.

Families engaged with OoHC and/or ARL:

- Family Violence – concerns that people are staying in dangerous relationships due to the obstacles of finding safe accommodation. Greater access to shelters for the offender, so they can be relocated, rather than the victim and children needing to relocate to a shelter.

- Provision of shelters that will accommodate whole families particularly where there are adolescent males. Currently shelters often accept parents experiencing family violence and young children but not older children, particularly if they are male.
- Triage system within shelters and purpose-built shelters for more volatile and aggressive youth that are at risk of entering the OoHC sector. Currently either volatile youth are not able to access supports/shelters due to their behaviours or if they do, they then expose other vulnerable youth people to their behaviours.
- Consideration of LGBTQI+ needs and the challenge of supporting the accommodation needs of vulnerable young people identifying as non-binary.
- There is an increasing number of young people aged between 13-17 who are leaving their primary residences and couch surfing and/or being homeless. Many of these young people are being referred to Child Safety for the primary purpose of accommodation support. Consideration to increasing the number of shelter options for young people in this cohort and live-in mentor housing options as already discussed above to provide medium to longer term accommodation options. Consideration to reviewing and reintroducing accommodation options that are linked to educational facilities such as the year 11 and 12 college campuses and TAFE campuses to provide accommodation and improve engagement with education.
- Access to social housing can be delayed for families and young people due to a lack of appropriate identification documents. Many families and/or young people fleeing family violence or abusive situations are hampered by not having photo identification and are already trying to navigate other government agencies such as Centrelink for income support. Provision of a centralised support or expansion of the roles of social housing support workers to assist families and/or young people to navigate the wider support structures will lead to families and young people being housed quicker. Also, review of criteria for families and young people to access social housing supports to ensure that they are not being blocked or delayed due to administrative processes.

Question 3: Are there additional objectives that are important for Tasmanians and should be included?

- Greater collaboration across government, at all levels, the private sector, charities, and philanthropic sector to provide joint projects that build sustainable housing quickly where it is needed most. Consideration to a wider group outside just government that meets semi-regularly to problem solve issues as they arise. This may provide additional opportunity for investment and leverage to be sort outside government and provide organisations with an opportunity to participate in the long-term housing strategy.

Question 4: Are there additional housing outcomes that are important for Tasmanians and should be included?

Young People leaving care or exiting from AYDC:

No young person leaving care (aging out) of Department Care (Child Safety Services) should be homeless (including couch surfing).

No young person aging out of Department Care (Child Safety Services) should have their year 12 College studies interrupted by homelessness or having to move out of the local suburb where transport becomes an obstacle, and the young person disengages from their studies.

In an ideal world, no young person leaving care or aging out of Department Care (Child Safety Service) should have to move away from their local community, unless they request it.

Families engaged with OoHC and/or ARL:

- Greater communication pathways between Housing and ARL so that families who are calling our service are not always having to repeat their story and are not always interacting with multiple systems when they are in crisis.
- The onus on victims of family violence to remove the risk is high and greater access to move offending parents from the family home and to alternative accommodation would be desirable.
- No child or young person should be homeless (including couch surfing, living in car or unsuitable dwelling) and priority housing should be available.

FOCUS AREA ONE: AFFORDABLE HOUSING

Question 5: What additional interventions could governments consider to improve housing affordability?

Young People leaving care or exiting from AYDC:

- Previous recommendations as listed above such as:
 - Tiny Houses on Wheels for medium & long-term accommodation.
 - Pods or Tiny Homes on Wheels Rent to buy.
 - Single story brick accommodation with onsite mentor for long term youth accommodation.
 - Greater access to case managers (Tenancy Officer, or Housing Connect Support Coach) for vulnerable people with a view to support the tenant to maintain their tenancy.
 - Longer term shelter options that do not require young people to be exited for 30 days before being able to return.
 - Centres that are 'drop in' based that provide shelter, warmth, food, access to showering/washing clothes etc on a user decides basis rather than shelters that require young people to return and have curfews.

Families engaged with OoHC and/or ARL:

- Greater access to financial support for victims of family violence to relocate. Less red tape and obstacles to jump over.
- Where victims are required to relocate temporarily (i.e. to a shelter) with their children to secure safety, financial/practical assistance should be provided for transport to assist children to continue to attend school during this period.
- Some victims of family violence incur a debt with Housing Tasmania/community housing to pay for repairs (ie holes in walls/doors etc) caused by the offender to which they were not at fault. This practice should be reviewed.

Question 6: What scope is there to increase the role of the private and community sectors in improving housing affordability?

Additional housing support for young people 18-24 years who are aging out of Departmental Care (Child Safety Service) and/or exiting AYDC

- Pod (single storey brick) community housing with onsite mentor (like the Catholic Care Pods) and on reaching 24 years the young person is prioritised to transfer into a Public Housing.
- Supported Independent Living (for example the Moving on Program) where a mentor lives on site to support young people aged 18-24 years.
- Tiny Houses on Wheels community housing with onsite mentor accessing vacant council/government land.
- Increase the number of Pods that are available to be housed next to the family/important adult's home- Homes Tasmania land.
- Rent to buy option Tiny Houses on Wheels that are housed next to the family/important adult's home - Homes Tasmania land.
- Rent to buy option Tiny Houses on Wheels that are housed next to the family/important adult's home - private land.
- Rent to buy option Pods that are housed next to the family/important adult's home - private land.

Families engaged with OoHC / ARL:

- Additional rent subsidy for private rentals, including bond / assistance with relocation costs, to support families that are on the brink of homelessness to prevent them from losing their homes, forcing children into homelessness.
- Targeted public communication campaign to reduce the stigma associated with families that are in lower socio-economic demographic and to increase community buy in and presence in problem solving homelessness within the community.
- Change of regulations and/or incentive to private building projects to allocate a percentage of homes/units within complexes to social housing.

Question 7: What other issues would you like to be considered regarding housing affordability?

Young People leaving care / exiting AYDC:

- Supporting young people aged 18-24 with a rent subsidy for private rentals. Where the property owner is subsidised by the government for the difference in market rental value compared to what the tenant can afford.
- Supporting more share home options where there is a level of insured coverage for landlords leasing to young people to avoid costs such as properties being left vacant, damage and/or lost of rent. This may encourage more landlords to lease properties to groups of young people.

Families engaged with OoHC and/or ARL:

- Supporting families that are at risk of children entering care, where homelessness or financial disadvantage is a significant risk, with accessing additional rent subsidy for private rentals through either direct subsidy to the owner or provision of bond/advanced rent payments.
- Provision for families to remain in properties that may be damaged by children/young people impacted by trauma while repairs occur, and it is safe to do so.

Question 8: Noting increased rental prices and decreased rental vacancies across Tasmania, what are some of the ways the challenges in the private rental sector, particularly around security of tenure, could be addressed?

Families engaged with OoHC:

- Supporting people with a rent subsidy for private rentals. Where the property owner is subsidised by the government for the difference in market rental value compared to what the tenant can afford.
- Financial support for victims of family violence to have their homes repaired, after the offender has left the property, so the victim's tenancy is not placed at risk due to property damage.

Question 9: How could the effects of the short-stay accommodation industry on the rental sector be managed into the future?

Families engaged with OoHC:

- Greater oversight by state government on local council decision making around short stay accommodation.

FOCUS AREA TWO: HOUSING SUPPLY

Question 10: What must be considered to make sure new housing meets diverse needs into the future?

Inclusion of clear points within the housing strategy trajectory to review existing and proposed projects that includes wider community, private sector, charity, and philanthropic input. Continuation of discussion and consultation with staff from the Advice and Referral Line and Child Safety to ensure that the changing needs of our clients are fully captured and represented in proposal discussions and evaluations of current and past housing projects.

Young People leaving care and/or AYDC:

- Many young people aging out of Departmental Care (Child Safety Service) have strong relationships with family/important adults, however they require their own space to support their developing independent living. New housing could better support growing adults (18-24 years) by promoting co-living arrangements through pods (temporary or permanent) or Tiny Houses on Wheels.
- Many young people aging out of Departmental Care struggle to use the shelters because of the challenge of the co-living arrangements and interpersonal conflicts. Many young people leaving care have low literacy and social skills and require considerable support in learning and practising independence skills. For these young people, a better model may be Pod (single storey brick) community housing with an onsite mentor.
- Many young people aging out of Departmental Care may struggle to access Education First Youth Foyers due to their mental health, drug use, family violence, aggressive behaviour etc. However, housing is vital for all young people to support their safety and stability and the first step in supporting the young person to address other concerns. For these young people, a better model may be Pod (single storey brick) community housing with an onsite mentor.
- Provision of more youth-based supports in the north and north-west of the state so that young people are not forced to relocate to Hobart to find accommodation and then lose access to valued networks/family.
- Provision of youth based 'drop in' shelters as an alternative to the traditional short term stay shelters should be considered. Youth from 13+ to have access to a place where they can shower, access information, access a kitchen, have one-on-one discussion with a mentor, and obtain advice about education/medical services. Many youths do not wish, or are encouraged by peers, not to remain in a shelter for up to six weeks. Such a venue could also provide storage

capacity for belonging so that homeless or those couch surfing do not lose their personal items. In addition, it provides a triage point for at risk youth to access immediate assistance or be referred to appropriate agencies.

Families engaged with OoHC and/or ARL:

- Provision of social housing needs to be sought/built in areas that vulnerable families can continue to access supports or where infrastructure is being planned. Infrastructure and supports considered need to be beyond traditional needs such as education, health, or recreation to include parenting supports, childcare supports, access to NGOs and federal government services.
- Location of social housing is also an important factor with thought given to the demographics of people accessing it. To build communities, people from diverse and varying socio-economic backgrounds are better placed together as opposed to placing large groups of specific demographic clients together. To demonstrate, rather than placing high numbers of youth or single parents in one large complex, providing singular accommodation options in various locations within a wider community to all client types accessing accommodation builds more sustainable and supportive communities.

Question 11: How can housing supply respond rapidly to changing social and economic environments?

Families engaged with OoHC and/or ARL:

- Greater engagement with the services providing support to clients experiencing negative effects from social and environmental change. If housing services met regularly with non-Government providers such as Catholic Care, Life without Barriers, Doorways to Parenting, or TYSS to name a few they would have access to information about wider systemic issues, feedback on what works/does not work, and potential solutions.
- Consideration to feedback from families that their relationship with their housing support worker is not compatible and assistance in accessing alternative workers or engagement with NGOs. This may reduce families from disengaging with the service.
- Reduction of 'red tape' and streamlined processes to allow quick applications that are responsive to time sensitive scenarios.
- Consideration to families being able to 'swap housing' with other's, particularly when families are engaging in change programs such as Bringing Baby Home Program or IFES.
- Longer lead times for properties to be vacant when young people or parents are unable to occupy due to hospitalisation, incarceration, and/or fleeing from domestic violence.

- Stronger engagement and planned paths for parents exiting prison and/or young people leaving AYDC that actively work towards a housing option being available prior to release.

Question 12: What additional interventions could governments consider to improve housing supply?

Young People leaving care and/or AYDC

- Youth work program to mentor and train young people to build their own homes.
- Expand the 'Build Up Tassie' model

Families engaged with OoHC:

- Provision of housing specifically for families engaged in OoHC to reduce the need for them to be in competition with other families in the community that are not at risk of children coming into care or experiencing an active restoration process.
- Pool of housing specifically for parents at risk of remaining in prison while the only obstacle to parole and restoration with children is appropriate accommodation.

Question 13: What other interventions could improve housing supply?

Question 14: What can be done further to improve planning processes in Tasmania, particularly in the context of the delivery of social and affordable housing and increased density via infill development?

Question 15: What scope is there to increase the role of private developers and local government in improving housing supply?

Question 16: How can we bring whole communities along to promote the benefits of social and affordable housing in local areas?

FOCUS AREA 3: HOUSING SUSTAINABILITY

Question 17: What actions are needed to improve sustainability of housing?

Question 18: What Government assistance programs could help young people and people with changed life circumstances access affordable home ownership?

Question 19: What can be done to improve the energy efficiency of existing and new homes?

Question 20: What else can be done by stakeholders to improve sustainability?