

A HOME FOR ALL TASMANIANS

BUILDING BACK GREENER & FAIRER: A GREEN NEW DEAL FOR LUTRUWITA/TASMANIA

BACKGROUND

Having a secure place to call home is a basic human right, yet it's one thousands of Tasmanians are denied. The housing waiting list is at its highest level in a decade, rents are soaring, and homelessness is on the rise. The Liberal Government's failure to invest in housing supply, and regulate short stay accommodation laid the foundations for the housing crisis.

Between 2010 and 2015, Hobart house prices rose by 2%. Between 2015 and 2020, Hobart house prices have risen 50%. Whether they are looking to rent or buy, Tasmanians are being priced out of their own paradise.

As a State, we urgently need to build more homes for Tasmanians. The Greens' plan delivers more than 8000 new, affordable and energy efficient homes over the next decade.

A Housing Led Recovery

The twin social and economic crises caused by the pandemic are also an opportunity for a fresh start on housing. Experience tells us the best 'bang for buck' stimulus spend is on housing.

We can solve the housing crisis and invest in the construction workforce, with skills and training in green building design and construction. It's win win.

A Housing Led Recovery can reshape our society to be greener and fairer, while at the same time supporting local jobs and kickstarting the economy.

Building the Construction Workforce

Construction workforce limitations are a significant gridlock in resolving the housing crisis. The workforce steadily increased between 2013 and 2017, but has been in decline since 2017. Since 2013, construction apprenticeship and traineeship completions have declined, and cancellations have tripled.

We will establish a Department of Public Works to deliver well planned public housing, lowering the cost of increasing housing supply to taxpayers, and driving down private sector costs through competition.

The Department of Public Works will provide secure work with appropriately paid, stable working conditions for apprentices and trainees, improving completion rates for trades training.

Housing First

Finland's Housing First policy has resulted in Finland being the only country in the European Union to experience a decrease in homelessness in recent years. The model provides a secure home, and tailored wrap around services and supports to meet the needs of the person.

The Finnish Government made a choice to prioritise the wellbeing of its most marginalized citizens. We can do this in lutruwita/Tasmania too.

We will adopt a Housing First approach to homelessness, providing secure tenancy and wrap-around supports to homeless Tasmanians and changing lives for the long term.

We will invest in 8357 additional social and affordable homes by 2030 in order to meet the 11000 homes deficit. This will include an early investment in 4,000 public housing dwellings to meet current housing waiting list demands, and 2000 rent-to-buy affordable homes for low to middle income earners.

Regulating Short-Stay Accommodation

The most contemporary estimate for Hobart indicates a short-stay housing density of 12% - one of the highest globally. The unchecked proliferation of short-stay accommodation has taken thousands of Tasmanian homes out of the rental market.

This has made a significant contribution to the level of desperation being felt by people who can't find a home or can't afford the rent. Urgent regulation is needed to take immediate pressure off the wildly overheating rental and housing markets.

We will regulate short-stay accommodation to limit the number of whole properties able to be used as short-stay in residential zones in tight rental markets. The regulations will exempt people listing a part of their principal residence, or those listing their principal residence while they are temporarily absent.

We will institute an immediate freeze on new listings in areas of rental shortage, and provide Local Government with powers to refuse to issue or renew permits when areas are under rental shortages. The determinations of rental shortages will be made by the office of the State Demographer.

The Tasmanian Greens acknowledge and pay respect to the palawa/pakana people as the original owners and ongoing custodians of lutruwita/Tasmania. We are committed to Truth, Treaty, Justice, and the return of lands.

GREEN NEW DEAL

