

FACT SHEET: ZONE IN CAMPAIGN

Why is affordable housing a priority election issue?

- Australia's housing system is in crisis and is not delivering sufficient supply of affordable housing.
- Housing is a fundamental human right and a determinant of social and overall wellbeing.
- Housing market costs and the failure of government housing policy to support average Australian households have denied many Australians "a place to call home."
- Budgets over the last 10 years have not delivered an adequate supply of Social and Affordable Housing to meet the needs of the most vulnerable households.
- The lives of many people in our region, across many household types and circumstances are impacted adversely because they are denied access to secure and affordable housing.

How big is the problem?

- An estimated 1.3 million households are in a state of housing need, and either unable to access the housing market or in rental stress. This figure is predicted to rise to 1.7 million by 2025. ¹
- 396,100 households were in Social Housing accommodation in 2018. ²
- Almost 190,000 Australians were on the Social Housing waiting list as the number of homes available fails to keep up with growth. ³

References

1. Australian Housing and Urban Research Institute report 2017
2. Australian Institute of Health and Welfare Report 2018
3. Ib id



What does this mean for our region?

- 17, 270 households in our region who do not own their own homes and only 2,040 affordable private rentals. ⁴
- Eastern Metropolitan Region has a shortfall of approximately 8,000 Social Housing dwellings. ⁵
- This shortfall in Social Housing dwellings will increase to nearly 11,500 dwellings by 2036. ⁶

What is social housing?

- Social housing is a classification of housing that targets households on very low and low incomes.
- Households with moderate incomes are eligible for housing that is designated as Affordable Housing.

Social Housing <i>Lowest 25% of income range</i>			Social Housing <i>Lowest 25%-30% of income range</i>		Affordable Housing <i>Lowest 30% of income range</i>			Market Driven		
Public Housing	Transitional Housing	Crisis and Emergency Housing	Community Housing	Other	Private rental	Private Rental	Property sale with locked in affordability	Private rental	Private property sale	Other
State Government	Medium term 12-18 months	Short term	Registered Housing Providers and Associations	Owned and managed by Councils, Not for profit groups	Registered Housing Provider, Not for profit groups	Owned and managed privately				

Who needs housing assistance?

- Insufficient household resources and housing market factors often combine with critical life events to lead households to seek housing assistance.
- Recipients of social housing are likely to be older couples, older single women, people with an intellectual or physical disability, families escaping violence and single parent households.

References

4. Minimum Supply of Social Housing Report 2016 Knox City Council (“minimum supply” required to meet the needs of household in the lowest 10% of household incomes)
5. Ib id
6. Ib id



How do the policy platforms of the major parties align with our Campaign “ASKS”?

EAHA ASKS	Liberal Party	Labor Party	The Greens
Federal Housing Minister	No Policy announcement	Federal Housing and Homelessness Minister	No position announced
National Housing Strategy	No Policy announcement	Policy for National Housing Strategy announcement. Re-establish the National Housing Supply Council.	No position announced
Change Tax Policy settings	No changes announced in the 2018-2019 Budget	Negative gearing to apply to new houses only, grandfathering existing arrangements. Capital gains tax concessions halved to 25 per cent. Strengthen National Agreements, including better rights for renters, planning reform, inclusionary zoning and accelerated land release.	Phase out negative gearing (owners of 2+ investment properties) over five years and on all future investment properties. Capital gains tax discount, to be wound back – 10%/year and replace stamp duty with land tax.
Additional funding for Social Housing	Re-committed to previous pledges affordable housing – \$1.7 billion towards state projects 2019/20. National Housing Finance and Investment Corporation – \$300 million raised for bond scheme.	250,000 affordable dwellings over next 10 years.	Establish a Federal Housing Trust to issue loans worth \$6.7 billion 2019-20 growing to \$8.49 billion in 2028-29. (500,000 public and community homes over 15 years).
Other		Increase fees for overseas investors buying Australian real estate. \$88 million over two years for new Safe Housing Fund.	Fund crisis housing services – \$500million/year guaranteed for 10 years. A national standard for renters’ rights.