

Report highlights Tasmania's critical shortage of rental accommodation

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Shelter Tas, Tasmania's peak body for affordable housing and homelessness services, welcomes the release of Anglicare's annual Rental Affordability Snapshot, but is concerned that the number of rental properties across the State continues to decrease.

"The annual Rental Affordability Snapshot highlights the lack of affordable rental properties across Tasmania and provides important data to help track trends over time," Shelter Tas Chair Andrea Witt said.

"The 2019 Snapshot confirms what other reports tell us - that the number of affordable rental properties in Tasmania is declining year by year," Ms Witt said.

"In 2013, the Snapshot found twice as many rental properties advertised as were found this year. When one in four Tasmanian households are renting, the 60% decline over seven years, from 2,676 properties to just 1,050 across Tasmania is unacceptable," Ms Witt said.

There were no properties anywhere in Tasmania affordable to a person on Youth Allowance, and only eight properties in the entire State that a single parent on Newstart with one child could afford.

"It is very concerning that young people and single parents on Newstart could only find rental accommodation by spending more than 30% of their income on rent, placing themselves in rental stress," Ms Witt said.

This report shows that the private rental market is increasingly unaffordable for many Tasmanians on low to moderate incomes. In such a competitive and unaffordable rental market, those with the fewest resources are suffering the greatest impact.

"Many low income earners must make impossible choices between essentials such as food and heating or having a home. Single parent working families, young people and aged and disability pensioners are the worst affected," Ms Witt said.

"We know that the Tasmanian Government's Affordable Housing Strategy and Action Plans are intended to improve supply of affordable housing for vulnerable Tasmanians, and we look forward to seeing those outcomes reflected in future editions of the RAS," Ms Witt said.

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