



Invest in making homes affordable in Budget 2022

Dear Treasurer,

Every Australian deserves the security and stability of a home. But after a year of surging rents and house price growth, an increasing number of low and middle-income Australians face severe housing stress or the risk of homelessness.

This letter is a united call from 150 150 organisations working at the coalface of the housing and homelessness crisis, for your government to use the coming Budget to improve housing affordability for Australians struggling in the rental market.

Australia's housing crisis has worsened during COVID-19.

In the year to December 2021, rents across Australia increased 9.4 per cent while capital city house prices were up 21 per cent. By contrast wages grew on average only 2.2 per cent.

Regional Australia is particularly hard hit with rents increasing 12.1 per cent, and house prices increasing 26 per cent in the past year.

These rent rises are having a devastating impact on rental affordability. People on the lowest incomes, particularly those on Jobseeker are worst affected. In 2021, 45.7 per cent of people receiving Commonwealth Rent Assistance spent more than 30 per cent of their income on housing, up from 40.5 per cent in 2019. In 2020, when the Government increased income support, rent stress plummeted to 29.4 per cent.

Despite worsening rental affordability federal funding for social housing continues to decline. In 2013-14 federal funding for social and Indigenous housing was over \$2 billion, but on current forecasts the Commonwealth will spend just \$1.6 billion in 2023-24.

Accounting for population growth and inflation this is a decline in real terms of more than \$1 billion.

This Budget we are calling on you to make homes for affordable for renters by:

- ✓ **investing in a program to enable the delivery of 25,000 social and affordable housing properties per year**, and
- ✓ **increasing Commonwealth Rent Assistance by at least 50 per cent.**

Investing in social housing realises significant economic and social benefits. Building 25,000 social and affordable homes per year would generate annual economic output of \$12.7 billion and create 15,700 jobs.

It would also relieve pressure on homelessness, mental health and domestic violence services, giving more Australians the chance to look after their health and participate in paid work.

In regional Australia, more social and affordable housing would help secure the workforce needed to grow local economies.

Providing adequate income support for people to afford rent will make everyday life more affordable for thousands of families, enabling them to stay housed and cover the basics.

We, the undersigned, ask you to re-examine this important area of public policy and commit to an appropriate level of investment.

Sincerely,



Kate Colvin

National Spokesperson , Everybody's Home on behalf of

Access Community Housing Company

ACOSS

ACT Council of Social Service

Affordable Development Outcomes

Agencies for South West Accommodation Inc

Anchor Inc

Anglicare WA

AnglicareSA

Anti-Poverty Week

Australian Communities Foundation

Australian Nursing & Midwifery Federation

B Miles Women's Foundation

Ballarat Community Health

Baptist Care Australia

Baptist Care SA

Barnardos Australia

Berry Street

Better Renting

Blue Mountains Women's Health & Resource Centre

Blue Sky Community Services Ltd

Brisbane Housing Company

Caroline Chisholm Society

Castlemaine Health - CHIRP

Catholic Social Services Victoria

Central Coast Tenants' Advice and Advocacy Service

Centre for Excellence in Child and Family Welfare

Coffs Harbour Older Women's Network

cohealth

Combined Pensioners & Superannuants Association

Common Ground Queensland

Community Housing Industry Association

Community Housing Industry Association - Victoria

Community Housing Limited

Community Information & Support Victoria

Council of Single Mothers and their Children

Council to Homeless Persons

Daydawn Advocacy Centre

Democracy in Colour

Diocese of Parramatta: Peace, Justice, Ecology

Disability Advocacy Service

Domestic Violence NSW

Domestic Violence Service Management

EACH/ EACH Housing

Eastern Community Legal Centre

Eastern Domestic Violence Service (EDVOS)

Elizabeth Morgan House Aboriginal Women's Service Inc
Emerge Women and Children's Support Network
Enduring Domain Architecture
Equality Rights Alliance
Family Access Network Inc
Financial Counselling Australia
Flat Out Inc
Full Stop Australia
GEGAC
Gold Coast Project for Homeless Youth
Good Shepherd Australia New Zealand
Hodyl & Co
Holy Fools Inc
Homelessness Australia
Homelessness NSW
Housing Choices South Australia
Housing for the Aged Action Group
Hume Riverina Community Legal Service
Illawarra Women's Health Centre
Indian (Sub-Cont) Crisis & Support Agency
Jenny's Place Inc
Jesuit Social Services
Justice Connect
Karinya House for Mothers and Babies
Kommuniti HQ
Kyabra Community Association Inc
Launch Housing
Linking Communities Network Ltd
Lirata Ltd
Lokahi Foundation
MCM
MediaWise
Melbourne City Mission

Mentis Assist
Mercy Foundation
Metal Health
Metro Community Housing Co-op Ltd
Mind Australia
Mornington Community Information and Support Centre
Mornington Peninsula Shire
National Alliance of Seniors for Housing NASH
National Older Women's Network Inc
National Shelter
National Union of Students
NCOSS
Neami National
North Coast Community Housing
Nova for Women and Children
Pacific Link Housing
Parkerville Children and Youth Care Inc
Parramatta Mission
Perth Inner City Youth Service
Playgroup Association of the NT Inc
Project Youth
Quantum Support Services
Queensland Council of Social Service (QCOSS)
Roseberry QLD
Sacred Heart Mission
Safe and Equal
Safe Steps Family Violence Response Centre
Shelter Housing Action Cairns (SHAC)
Shelter NSW
Shelter Tas
Shelter WA
Social Futures
South Port Community Housing Group

Southern Homelessness Services Network
St Vincent De Paul (Cairns)
St Vincent de Paul WA
St Vincent de Paul Society National Council of Australia
St Vincent's Health Australia
StreetSmart Australia
Sunbury and Cobaw Community Health
Tableland Community Housing
Ted Noffs Foundation
Tenants' Union of NSW
Tenants Victoria
The Hervey Bay Neighbourhood Centre
The Money Project
The Salvation Army
The Sexual Assault & Family Violence Centre
Thrive Services
Tumut Regional Family Services Inc.
U Ethical

Unions Shoalhaven
Uniting Church in Australia, Synod of Victoria and Tasmania
Uniting NSW.ACT
Uniting Vic.Tas
UnitingCare Australia
Veritas House
Victorian Alcohol and Drug Association
Victorian Public Tenants' Association
Vinnies NSW
Wayss
Weave Youth and Community Services
Wintringham
Wollongong Emergency Family Housing
Women Working Wonders
Women's Housing Company
Women's Property Initiatives
YETI
Yfoundations
Youth Projects Ltd (The Living Room)