



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ECONOMY AND GENDER AND ECONOMIC EQUALITY
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Submission Cover sheet

Inquiry into Housing and Rental Affordability

Submission number: 014

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To: [REDACTED]
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Date: Re-Enquiry into rental affordability
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Hello,

As a woman in her fifties in a low income (retail), I can tell you that there are no affordable rentals for me in Canberra. There are rentals, but because of the 30% affordability gauge, I don't qualify for any of them.

Yes, I have engaged with the 'affordable rental schemes', but even these deem my income too low. I am left with no options in Canberra and have vacated my lease and am house sitting in a bid to save money. So essentially I am now homeless in a sense as I don't have secure housing. Yet I am employed here and also run a small markets based creative business.

It is very upsetting to me that most 'affordable rental' schemes start above \$40k and there's one that has a threshold of \$50-\$100k income pa. It's very tough also to know that someone on \$60k is benefited from govt subsidised rent, whilst I on \$30k get nothing. Why are middle income rents being subsidised at the expense of lower income folk?

I am left with no other option but to apply for social housing, with the knowledge that it will take years to wait for a property to become available.

I URGE the ACT govt to make changes including,

1- Raise the subsidised amount of rent for 'affordable housing', higher for single folk like me who are priced out of properties due to the 'single tax'. For example, most agencies like Rentwell and Homeground will rent a tenancy at 75% of market rate and the landlord receives very generous tax payer subsidies for doing so. But even with that, my income is deemed too low. What if for households on low incomes like me, small properties could be part of the scheme but offered at 50-60% of market rent instead? It would save a lot of money having to be invested to build social housing. Why is this 25% figure set and could it be looked at being modified and made more flexible for the \$20-\$40k pa households who are missing out?

2- Please build more social housing - urgently! Why is money being invested in a tram when we have such a housing affordability crisis? What if the ACT govt bought 5-10% of all new apartments as social housing?

I'd love to provide further feedback on this and look forward to learning what the ACT governments plans are for improving the housing affordability crisis in the ACT.

Kind regards,
[REDACTED]

Sent from my iPad