

NSW

The NSW government will spend **\$36 million on getting rough sleepers into permanent homes** in what it describes as the biggest investment to tackle street homelessness in the state's history – housing and services 50/50 (i.e. transitional).

The Berejiklian government announced on 27 March 2020 a funding boost of **\$34 million to prevent homelessness** – get people off the streets (i.e. initial – crisis response)

The **\$60.5 million program** in the NSW Government's [\\$2.3 billion COVID-19 stimulus package](#) is delivering **maintenance works and upgrades on public housing properties**, including 50 per cent in regional NSW.

The NSW Government is investing **\$20 million in additional rental subsidies** until June 2021 to enable people to access and sustain private rental accommodation. **[RENT RELIEF]**

\$220million fund to provide **land tax relief to residential landlords**. In practical terms, however, there is limited rent relief available. The current package enables landlords **to pass on to renters the equivalent of a 25% land tax waiver or rebate**. **Given approximately only 16% of NSW landlords pay land tax however, we can expect very few renters to ultimately benefit from this arrangement.**

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	\$70 million – funding	Yes
Stimulus funding to build or upgrade social and affordable housing	\$60.5 million – funding. Only for upgrades. No new social and affordable housing.	Yes
Rental relief subsidies for private renters	Additional \$20 million available, but Rental Hardship Fund has not been implemented.	Somewhat. Yes, if the RHF is implemented.
Land tax relief for landlords	Max. \$220 million, but only 16% of landlords are eligible, AND it has not been implemented yet.	No
Total:	\$150 million in direct funding and relief. \$200m+ if implemented fully.	Yes, but could be better.

VIC

The Andrews government will undertake the biggest spend on **social housing** since the global financial crisis, as part of a **\$500 million package to build 168 new units and upgrade 23,000 more** – including \$58 million into new social housing units in Reservoir, Balaclava, Dandenong and Hampton Park. The biggest portion of the package will go towards maintenance and upgrade works that can be delivered quickly, such as painting and roofing. \$35 million for upgrades, maintenance and repairs of existing Aboriginal social housing.

The Andrews Labor Government is providing a **\$6 million funding boost to reduce the incidence of rough sleeping and homelessness** and to make sure those with COVID-19, who are experiencing homelessness, have somewhere safe to get well and get back on their feet.

The Victorian Government has established an **\$80 million rental assistance fund** to provide **rent relief** payments of up to \$2000 to Victorians experiencing rental hardship due to the coronavirus (COVID-19) pandemic.

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	\$6 million – funding	Yes, but could be better
Stimulus funding to build or upgrade social and affordable housing	\$500 million – funding, incl. \$58m for new dwellings, and \$35m for repairs to Aboriginal social housing	Yes – Green tick
Rental relief subsidies for private renters	\$80 million relief fund	Yes – Green tick
Land tax relief for landlords.	Max. \$420 million in relief for both commercial and residential landlords. Either through deferral or 25% reduction.	Yes – Green tick
Total:	\$586 million in direct funding. \$1bn+ incl. maximum land tax relief.	Yes – Green tick

ACT

The ACT Government’s funding will target the following supports:

Client Support – \$330,000 for OneLink to expand existing operations in response to increased demand on the homelessness services sector. All specialist homelessness service providers across the ACT can access this funding to support current and new clients who are at risk of homelessness due to COVID-19.

Accommodation Support – \$832,000 to provide both emergency and long-term accommodation for men, women and children who face the challenge of physical distancing in shelters, self-isolation when needed and potential quarantine, including:

- \$100,000 for CatholicCare to fast track the Axial Housing pilot as the preferred and primary option to house rough sleepers
- \$127,000 to upgrade and operate temporary accommodation at The Lodge run by Argyle Housing for men experiencing homelessness during COVID-19.
- \$150,000 for CatholicCare to establish and operate Mackillop House to respond to the growing need for safe supported housing for women and children who are experiencing homelessness during COVID-19.
- \$150,000 for OneLink to increase its existing capacity to coordinate referrals for temporary accommodation options
- \$305,000 to furnish and upgrade existing public housing to be made available as crisis and shelter accommodation.

Responding to domestic and family violence – \$550,000 to respond to an increase in demand for domestic and family violence and sexual assault services and provide emergency accommodation.

\$1.712m total.

There was a further \$61 million stimulus announcement last week that extends our 'Growing and Renewing Public Housing Program' by an extra year to 2025/6

- 60 New Class C units accessible to people with physical disabilities (\$32,000,000)
- Upgrades to several multiunit complexes (Average age of assets 45 years) to keep them tenatable longer (\$29,000,000)
- Lifting the cap (from 100 - 125) on Land Tax and Residential Rates exemptions for mum & dad investors who let their properties at 74.9% of Median Area Market Rent or less with property management services provided by CHPs registered under the NRSCH. 2 of our providers have established not-for-profit real Estate enterprises (CHC Australia & YWCA Canberra) - Foregone Revenue <\$100,000 p.a.

(source – Travis Gilbert, ACT Shelter)

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	\$1.712 million total: \$330,000 for services; \$832,000 to provide both emergency and long-term accommodation; \$550,000 for domestic and family violence and sexual assault services and to provide emergency accommodation	Yes – good funding directly to services and for accommodation.
Stimulus funding to build or upgrade social and affordable housing	\$61 million stimulus announcement that extends the 'Growing and Renewing Public Housing Program' by an extra year	Could be better - very specific.
Rental relief subsidies for private renters	No direct support for private renters.	No.
Land tax relief for landlords.	Some land tax relief, <\$100,000 in foregone revenue	Could be better.
Total:	~\$62.8 million	Good, but could be better, especially for renters.

TAS

<https://www.coronavirus.tas.gov.au/stimulus-and-support/tasmanian-social-and-economic-support-measures-update>

The Tasmanian Government will expand its first home builders funding of \$20,000 for any owner-occupier to build a house and commit **\$100 million for social housing** under a new package in response to the coronavirus pandemic.

11,500 households across Tasmania in social housing have been provided with **rent relief**, equivalent to around **\$6.7 million**;

1,500 Government property leases impacted by COVID-19 have been provided with **rent relief** to the value of approximately **\$4.8 million**;

\$2.62 million to expand the current Safe Night Space pilot, which currently provides a safe, overnight place **for those sleeping rough in Hobart**

\$513,760 to support young people who are under 16 and at risk of **homelessness** by increasing capacity to deliver services

The additional **\$260,000** will allow a further **20 properties for rapid rehousing of domestic and family violence victims** to be available by 30 June 2020.

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	\$3.12 million – funding, incl >\$500K for young people.	Yes
Stimulus funding to build or upgrade social and affordable housing	\$100 million in funding for new and refurbished social housing. \$260,000 for properties for DV victims	Yes
Rental relief subsidies for private renters	Unlimited rental relief fund - \$2000 available for at-risk private renters. \$11.5 million for social housing tenants and govt property leases.	Yes
Land tax relief for landlords.	Only for commercial properties.	No
Total:	>\$115 million, depending on uptake of rental relief fund.	Yes

SA

A total of **\$7.8 million** will be paid to South Australians receiving the Centrelink Jobseeker Payment to assist them with **everyday expenses** – and people are being urged to see if they are eligible.

South Australian residential tenants who are suffering significant financial hardship as a result of COVID-19 restrictions may be eligible for rent relief through a \$1000 grant to their landlords. Worth approximately **\$10 million in rent support**.

A **\$1.6 million government funding boost to relief organisations**, NGOs and charities will ensure vulnerable South Australians can put food on the table, pay their bills and get access to financial counselling services.

The state government is providing **approximately \$50 million in emergency land tax relief for landlords**, which is expected to assist thousands of SME businesses and residential tenants across South Australia. Treasurer Rob Lucas said landlords would be required to pass on the full benefit of the \$50m in land tax relief to their tenants affected by COVID-19 restrictions.

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	\$1.6 million for relief organisations. No direct support for rough sleepers or homeless people generally	No.
Stimulus funding to build or upgrade social and affordable housing	\$10 million funding for upgrades, repairs. No funding for new dwellings.	Yes, but could be better.
Rental relief subsidies for private renters	Approx. \$10 million available through \$1000 support payments to renters.	Yes
Land tax relief for landlords.	Approx. \$50 million for commercial and residential.	Yes, but could be better
Total:	Approx. \$71.6 million, though some is for commercial landlords, and no direct funding for homelessness or social housing.	Yes, but could be better.

QLD

The Queensland Government has announced big ticket cash grants for first homeowners, small businesses, seniors needing household repairs and a **\$100 million program to build social housing around the state**. Ms Palaszczuk said the money would be used to pay for social housing contracts across the Gold Coast, Sunshine Coast, Cairns, Townsville, Mackay, Rockhampton, Gladstone, Wide Bay, Moreton Bay, Toowoomba and Ipswich.

The COVID-19 Rental Grant is a one-off payment of up to 4 weeks rent (**maximum of \$2000**) available to **those affected** by the COVID-19 pandemic **who do not have access to other financial assistance**. No upper limit specified for this relief fund – might be unlimited.

\$24.7 million coronavirus housing and homelessness response. The Palaszczuk Government will immediately implement a range of measures to provide **support for vulnerable Queenslanders, particularly those who are homeless or at risk of homelessness** in the wake of the coronavirus pandemic.

\$11.25m Household Resilience Program—to support local industry by **improving the resilience of North and Central Queensland homes against natural disasters**

\$200m Works for Queensland COVID Recovery Package—to support local jobs and Local Governments with **funding for building productive infrastructure**. [not necessarily housing]

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	\$24.7 million funding for “a range of measures” for those at risk of homelessness.	Yes
Stimulus funding to build or upgrade social and affordable housing	\$100 million to build social housing	Yes

Rental relief subsidies for private renters	Unlimited fund for rent relief via \$2000 support payments to tenants. \$500 million in utilities bill relief.	Yes
Land tax relief for landlords.	\$400 million in tax relief – for commercial and residential.	Split unclear. May be good.
Total:	\$124.7 million in direct funding for housing and homelessness, plus unlimited rent relief support payments for eligible tenants. Others measures unclear where money will go.	Yes.

WA

The McGowan Labor Government has announced a **\$444 million housing stimulus package** to deliver a major boost to Western Australia's COVID-19 economic recovery, and support the building and construction sectors.

- Major housing package to support about 4,300 jobs across Western Australia
- **\$319 million to build, buy, renovate and maintain social housing across the State**
- \$117 million to provide homebuyers who build new houses with a \$20,000 grant
- \$8.2 million allocated to expand the existing 75 per cent off-the-plan transfer duty rebate, up to \$25,000, to purchases in multi-tiered developments under construction

The State Government is making available **\$30 million for grants of up to \$2,000** for Western Australian private residential tenants who lost their jobs

Measure	Spending	Is it effective?
Funding for homelessness services and housing for rough sleepers	Unclear – waived rent for NFPs but no direct funding.	No
Stimulus funding to build or upgrade social and affordable housing	\$319 million in funding to build, buy, renovate and maintain.	Yes
Rental relief subsidies for private renters	\$30 million fund for grants of up to \$2,000 for Western Australian private residential tenants.	Yes
Land tax relief for landlords.	Unclear.	No.
Total:	\$474 million incl. Social housing stimulus, rent relief, and other support funding.	Yes.