

Hi Kimbra,

Hobart City Mission provides emergency assistance in addition to Housing Connect accommodation support services. We continue to see an increase in the level of demand for emergency assistance. For every two people we are able to provide assistance to, we turn another one away. Increasingly we are being approached by “the working poor” seeking assistance. That is people who are employed, earning a reasonable wage, who simply are not able to make ends meet. Dramatically higher rent levels are a significant factor in this, as well as low income growth rates.

What is possibly of even greater concern is that we are hearing more and more stories of people “couch surfing”: living with family or friends because they simply cannot find properties to rent, let alone at affordable rates. This is starting to impact every day, middle class families, which we have not seen before.

The reality is we don't see this situation improving any time soon, but in fact worsening. It will be some years before the building industry is able to address the dramatic and ever increasing shortage of housing in Tasmania, and particularly in the greater Hobart area.

We are thus keen to support the development of short-term and medium-term housing solutions to help address the growing need until such time as a longer-term, permanent housing solution is reached.

We look forward to working with the Council in the near future to address this present and growing need.

*John*

**John A. Stublely**  
FCA GAICD

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