

Inquiry into Homelessness in Victoria

Mr howard marosi

Organisation Name:

Your position or role:

SURVEY QUESTIONS

Drag the statements below to reorder them. In order of priority, please rank the themes you believe are most important for this inquiry into homelessness to consider::

Public housing,Rough sleeping,Services,Indigenous people,Family violence,Housing affordability,Mental health,Employment

What best describes your interest in our Inquiry? (select all that apply) :

Concerned citizen

Are there any additional themes we should consider?

YOUR SUBMISSION

Submission:

Do you have any additional comments or suggestions?:

FILE ATTACHMENTS

File1: [5e2fcb12aac8e-SUBMISSION BY HOWARD MAROSI TO LEGISLATIVE COUNCIL INQUIRY ON HOMELESSNESS.docx](#)

File2:

File3:

Signature:

howard marosi

SUBMISSION BY HOWARD MAROSI TO LEGISLATIVE COUNCIL INQUIRY ON HOMELESSNESS, 2020

I have been working voluntarily with Public Housing (PH) tenants and homeless individuals and organizations for about the past 8 years, to stop the privatization of Public Housing. This submission is my own, not on behalf of the groups I work with.

It is clear from PH and homelessness groups and individuals and from the available evidence that homelessness could be avoided if enough PH were to be made available. Public Housing means housing owned and managed by Government. PH does satisfy the needs of homeless and those vulnerable to homelessness because rents are fixed at 25% of tenants' income, they have security of tenure, and all those on low incomes are accepted.

State Governments have instead for the past 30 years been handing over the management and/or ownership of their housing to private Housing Associations, also known as Community Housing. As well, State and Federal Governments have provided those Associations and private investors with other subsidy and financial support to provide what they mistakenly call "affordable housing", which in any case is well beyond the financial means of the homeless and those vulnerable to homelessness. The Housing Associations charge well above 25% of the tenants' income, do not give security of tenure, and cherry-pick those they want, leading to many higher income tenants being given priority over those on lower incomes.

Further adding to the problem, Government-owned land has been sold off to private investors, and 100% PH estates demolished, to be replaced by a combination of private housing and Housing Association-managed and/or owned properties.

The solution to homelessness is therefore to:

1. Keep management and ownership of existing Public Housing in the hands of Government- no more give-aways or sale to private ownership, including Housing Associations.
2. Build as much Government owned and managed housing as is needed as soon as possible- in Victoria we need at least 40,000 new units to provide for those on the PH waiting list, but more would be on the list if the wait weren't so long, and the list will probably increase in number because of the likely increase in house prices and rents and economic hardship.
3. Retain as much Government land as is needed for current and future PH, and re-development to be 100% PH until all PH needs are met
4. Government funding for housing to be exclusively for PH until the waiting list is cleared, then only for non-PH after all PH needs are met into the future.
5. There is probably no need to demolish current PH Estates which are capable of being renovated. There is probably enough land and money to satisfy PH requirements, and demolition unnecessarily disrupts tenants' lives and destroys established communities, as well as wasting resources and disrupting surrounding neighborhoods.
6. The current Social Housing Renewal Programme of the State Government actually violates many of these principles and should be scrapped.
7. An additional point to consider is that with all the building required, it would make more financial sense for the State Government to re-establish a Housing Construction Department, to build the PH directly, rather than its current policy of Public-Private construction, where the Government provides the funding, and the work is done privately and for profit.

Howard Marosi,



Member and activist,

Friends of Public Housing, Vic
Public Housing Defence Network
Save Public Housing Collective
Darebin Community Friends of Public Housing
Defend and Extend Public Housing Australia