

Rental Affordability Snapshot

Tasmania 2026

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SOCIAL
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CENTRE

Anglicare Tasmania acknowledges and pays respect to the Tasmanian Aboriginal community as the traditional and original owners and continuing custodians of this land, Lutruwita/ Tasmania, on which this project has taken place. We acknowledge Elders past and present, and Aboriginal people who have participated in and are connected with this research.

Acknowledgements

The assistance of staff of Anglicare Tasmania's frontline services in the preparation of this report is gratefully acknowledged. Thank you for the important work you do, and to the people you work with for their strength and resilience.

Content warning

This report discusses experiences of people seeking housing and experiencing homelessness, including the effect on mental health. If the content raises any issues for you and you would like to speak to someone for support, the below services can be contacted 24/7:

Lifeline

Phone 13 11 14, online www.lifeline.org.au

13YARN

For Aboriginal and Torres Strait Islander people: phone [13 92 76](tel:139276)

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Anglicare's experience in housing services and advocacy

Anglicare Tasmania is a large community service organisation with offices in Hobart, Glenorchy, Launceston, St Helens, Devonport, Burnie, Sorell and Zeehan and a range of programs in rural areas. Anglicare's services include mental health services; support services following a motor vehicle accident; aged and home care services; alcohol and other drug services; financial and gambling counselling; and child, youth and family support.

Anglicare delivers housing services including the Housing Connect Front Door service statewide, long-term communal housing for people on a low income and Youth2Independence accommodation services. The Housing Connect Front Door service is funded by Homes Tasmania and is the entry point for people to access housing support, from emergency accommodation to a long-term home.¹ This begins with an assessment to understand their individual circumstances and help match them with the most suitable options available. Anglicare publishes a quarterly [Housing Connect Front Door Service Snapshot](#) that provides an overview of this service.

In addition, Anglicare's Social Action and Research Centre (SARC) conducts research, policy and advocacy with a focus on issues affecting Tasmanians on low incomes experiencing disadvantage. SARC has published the Rental Affordability Snapshot every year since 2007.

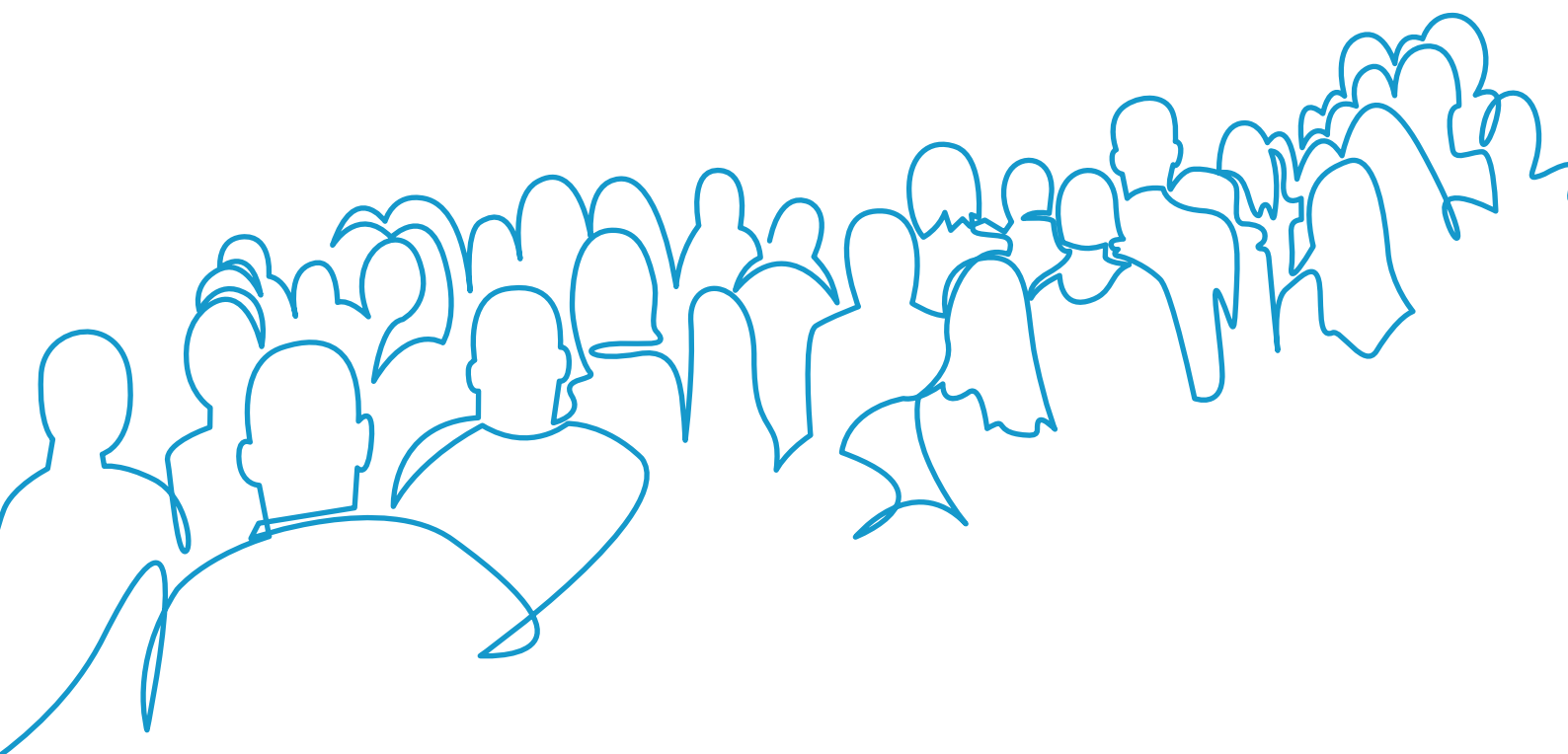
¹ The Housing Connect Front Door service assists Tasmanians to apply for housing options including crisis accommodation, private rental assistance and social housing, but does not directly provide housing or allocate social housing.

Rental Affordability Snapshot methodology

Every year Anglicare Tasmania, along with Anglicare Australia and other agencies across the country, runs the Rental Affordability Snapshot to test whether it is possible for people on low incomes to afford a home in the private rental market.

The Snapshot looks at all properties listed for rent on realestate.com.au and flatmates.com.au on a weekend in March every year. We then assess whether each property is affordable and appropriate for 14 types of households on low incomes, including young people, single parents, families, older people and people with disability. For more details on our methodology, please see our Frequently Asked Questions section (page 37).

Our report also presents stories of Anglicare Tasmania clients who have been searching for housing. Their experiences show how the private rental market in Tasmania works, and doesn't work, for people today. All stories have had names and details changed to protect client privacy.



Key findings

The number of affordable rentals has declined further, with 9% fewer listings than last year and less than half the number of properties that were available ten years ago.

For 13 out of 14 household types, the number of affordable properties was as low or lower than last year. This correlates with the unprecedented low vacancy rates that have persisted in every region of Tasmania.

The situation for older people has continued to worsen, with the number of affordable properties declining by 55% for singles on the Age Pension and 5% for couples on the Age Pension, compared to last year.

Rent growth is outstripping incomes. For the first time in the 20-year history of the Rental Affordability Snapshot, median rent on a room in a sharehouse is now unaffordable for low-income single households, including those on the minimum wage.

The lack of affordable rental properties is continuing to drive up demand for social housing and force Tasmanians into homelessness.



770 properties listed 9%

Less than half the number of properties available 10 years ago.

0%

of properties listed were affordable for:

Solo parent families receiving **Single Parenting Payment** or **JobSeeker**



Young Tasmanians receiving **Youth Allowance**



Single Tasmanians receiving **JobSeeker**



Tasmanians receiving **Disability Support Pension**

Availability

Despite government efforts to increase the supply of housing in Tasmania, the private rental market has again shrunk in volume. We found just 770 properties advertised for rent, 9% less than last year and less than half the number of properties available ten years ago. With such a limited supply of properties, large numbers of people must compete against each other for available rentals. Lower income earners are at a disadvantage in this environment.

For 13 out of 14 household types, the number of affordable properties was as few or fewer than last year. Such a limited supply of properties results in extremely low vacancy rates and extreme stress for renters. The number of properties affordable and appropriate for each household type is shown in the table on page 9.

Number of properties advertised in Tasmania on Snapshot weekend, 2013-2026

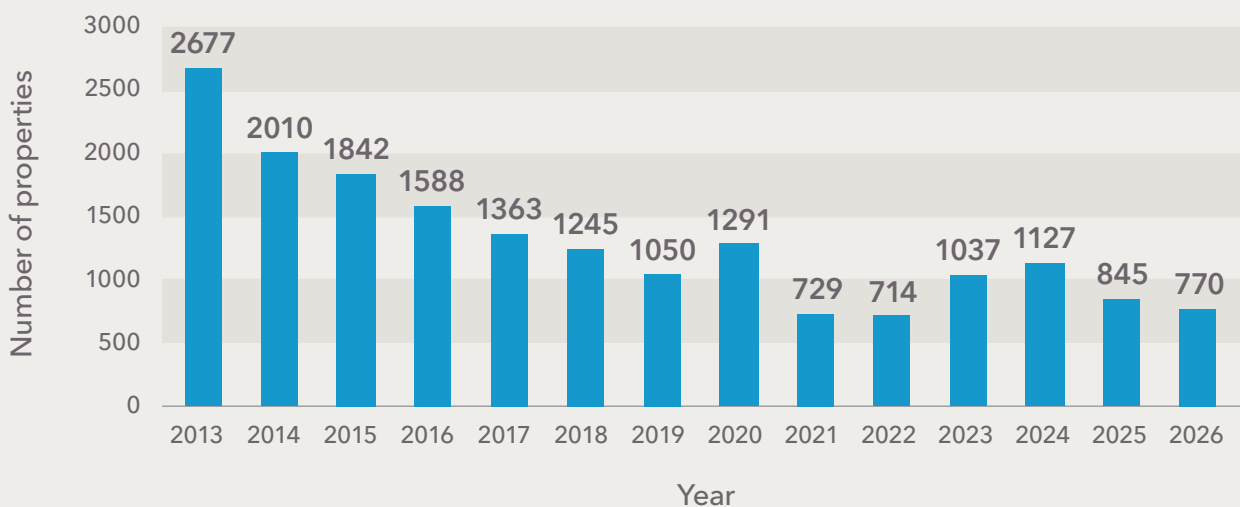


Figure 1: Number of advertised properties, Tasmania

Data source: Anglicare Tasmania, Rental Affordability Snapshot

■ Number of properties

Affordability

The average price for a property in this year's Snapshot is \$508, from small units in Rosebery to large executive apartments in Hobart.

For a family with two children and two adults earning minimum wage, around 45% of the appropriate properties are affordable. They could expect to pay \$450-\$550 a week for a three-to-four-bedroom suburban house. However, if there is only one adult in the household earning minimum wage, their prospects fall dramatically. Now they can afford only 10% of appropriate properties, and those are more likely to be in rural areas.

Families with adults not in employment will struggle to afford a place to live, as the rate of Centrelink income support payments has not kept pace with the cost of living. Any who do secure a tenancy are likely to be raising their children in poverty as rent eats up their income. They will be competing with families on higher incomes, including those who may be searching for cheaper rentals while saving for a house deposit.

A couple with two children receiving JobSeeker and Family Tax Benefit have an income of a little over \$1,000 a week. In today's market, about half of that income would have to be spent on rent. Properties that are truly affordable for them are rare and will be in locations with fewer employment opportunities.

The only houses and units affordable for a single parent receiving Single Parenting Payment are located on the West Coast. Even a small two-bedroom unit in Geeveston, nearly an hour from Hobart, is outside their price range.

Single people in Tasmania are increasingly likely to live in sharehouses, which make up 18% of our sample and average about \$260 a week. About 40% of sharehouses will be affordable for a minimum wage earner, compared to 6% of unshared one-bedroom units. Those who cannot or will not live in a sharehouse, such as some older people or people with disability, will have difficulty finding a home and will likely end up paying more than they can afford. The cheapest unshared property, at \$200, located in Rosebery, is affordable for someone on Age or Disability Pension, but it is the only one in that price range.

The private rental market is not an affordable option for people on JobSeeker or Youth Allowance. Even the cheapest sharehouse, at \$145, is too expensive for them. An average sharehouse would cost 50% of income for a person on JobSeeker, and 63% of a young person's income on Youth Allowance. Their income support payments are already well under the poverty line and paying this level of rent results in significant hardship.

Table 1

Cohort	Household type	Income type	Max weekly rent	Number affordable and appropriate	Percentage affordable and appropriate	Number by region
Young people	Single (18+)	Youth Allowance	\$110	0	0%	South: 0 North: 0 North West: 0
	Single (in a share house)	Youth Allowance	\$110	0	0%	South: 0 North: 0 North West: 0
Single adults	Single	Jobseeker Payment	\$136	0	0%	South: 0 North: 0 North West: 0
	Single (21+)	Disability Support Pension	\$210	1	0%	South: 0 North: 0 North West: 1
	Single	Minimum wage	\$246	60	8%	South: 35 North: 19 North West: 6
Older people	Single	Age Pension	\$210	25	3%	South: 14 North: 7 North West: 4
	Couple (no children)	Age Pension	\$303	18	2%	South: 0 North: 9 North West: 9
Single parents	Single, one child (14+)	Jobseeker Payment	\$225	1	0%	South: 0 North: 0 North West: 1
	Single, one child (<5)	Parenting Payment Single	\$258	2	0%	South: 0 North: 0 North West: 2
	Single, two children (one <5, one <10)	Parenting Payment Single	\$296	3	0%	South: 0 North: 0 North West: 3
	Single, two children (one <5, one <10)	Minimum wage	\$444	42	5%	South: 5 North: 14 North West: 23
Couples with children	Couple, two children (one <5, one <10)	Jobseeker Payment (both adults)	\$346	7	1%	South: 1 North: 1 North West: 5
	Couple, two children (one <5, one <10)	Minimum wage + Parenting Payment (partnered)	\$446	43	6%	South: 6 North: 14 North West: 23
	Couple, two children (one <5, one <10)	Minimum wage	\$563	194	25%	South: 52 North: 77 North West: 65

Vacancy rates have stayed at unprecedented lows

The vacancy rate is the percentage of all rental properties that are vacant and available to rent. When the vacancy rate falls below 3%, there are generally more people looking for rentals than there are properties available, and rents tend to rise. The further the rate falls below 3%, the tighter the market becomes and the faster rents increase. After dropping below 1% in every region in 2024,² vacancy rates have remained at unprecedented lows throughout the past 12 months, staying below 1% in every region of Tasmania.³

Residential rental vacancy rates, past 12 months

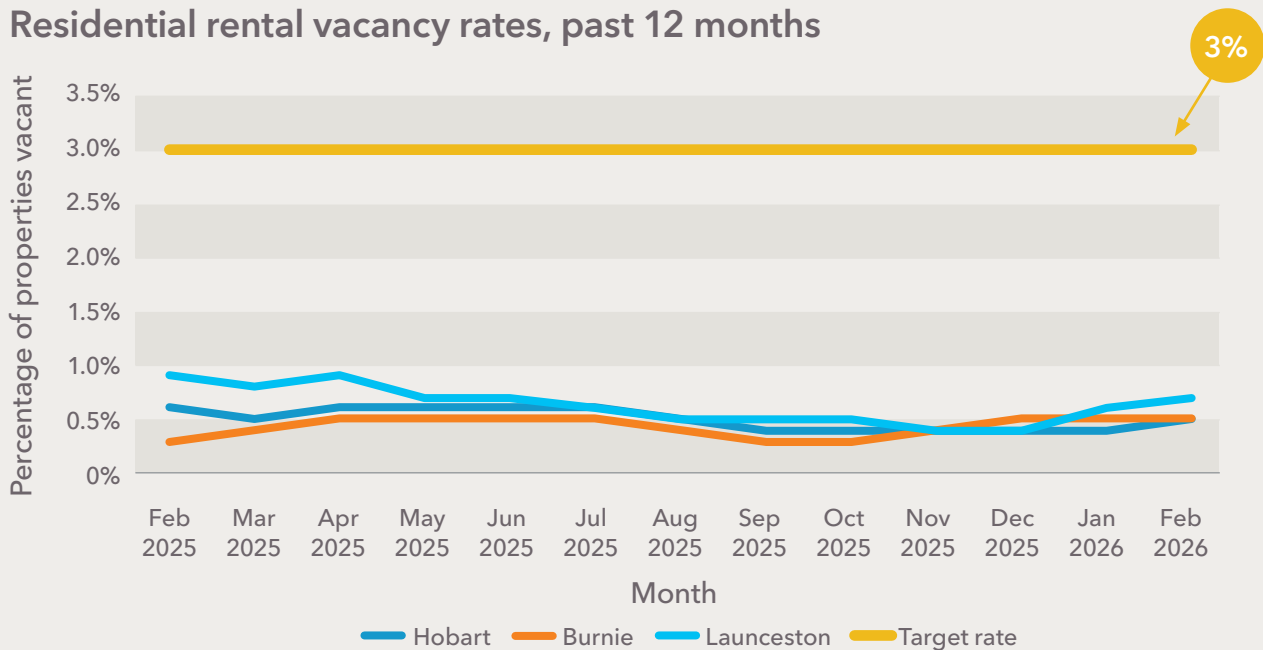


Figure 2: Residential rental vacancy rates⁴

Data source: Homes Tasmania Dashboard

Under these conditions it is difficult for anyone to find a rental at any price. For people on the lowest incomes, even the cheapest rentals are not affordable, and they are often outcompeted for these properties by people on higher incomes.

The number of people who are priced out of the rental market grows as the gap increases between advertised rents and what people can afford. This results in more people applying for social housing, and more people experiencing various forms of homelessness.

2 Homes Tasmania (2025) [Homes Tasmania Dashboard June 2025](#), accessed April 2026.

3 Homes Tasmania (2026) [Homes Tasmania Dashboard February 2026](#), accessed April 2026.

4 Homes Tasmania (2026) [Homes Tasmania Dashboard February 2026](#), accessed April 2026.

Regional analysis

South

Availability

The overall reduced number of properties in this year's Snapshot is due to a significant drop in the South of the state. There were only 370 properties advertised in the South this year, a reduction of 18%. This follows a drop of 32% the year before.

Number of properties advertised on Snapshot weekend in the South, 2013-2026

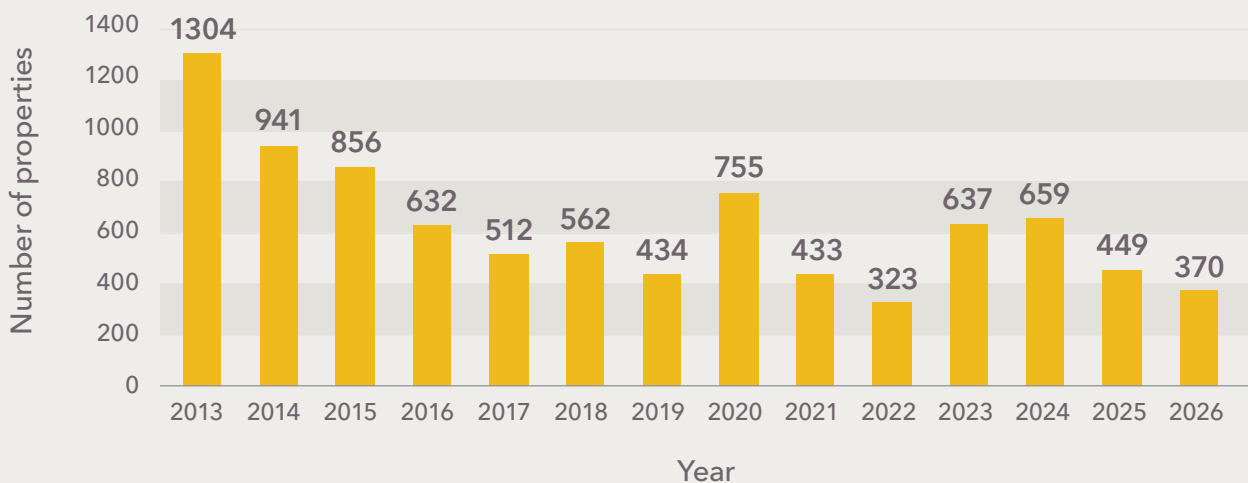


Figure 3: Number of properties advertised, South

■ Number of properties

Data source: Anglicare Tasmania, Rental Affordability Snapshot

Affordability

Singles



The cheapest unshared property in the South is a studio for \$310, outside the price range of even a person working full-time for the minimum wage. If that person wants or needs to live alone they must go into rental stress, paying over 50% of their income for the average one-bedroom unit. **Even the average sharehouse is unaffordable for a minimum wage-earner at \$257 a week**, though there are 35 cheaper ones within budget. A person relying on an Age or Disability Pension will find less than 20% of sharehouses affordable, and those receiving the lower JobSeeker or Youth Allowance payments have no chance of securing an affordable place to live.

Older people

The Age Pension is not high enough for an older person to secure an unshared rental property in the South, and less than 20% of sharehouses will be affordable for them. A couple on the Age Pension are a little better off. They have a joint income of just over \$1,000 a week, meaning a small one-bedroom or studio unit will be, at best, just over 30% of their income, but more likely about 40% of their income.



Single parent families



A person receiving Single Parenting Payment cannot afford to rent in the South. To secure an appropriate private rental for their family will require up to 60% of their income. Even the cheapest three-bedroom home, located in Liawenee, is not affordable. For these families, social housing is a must. For a single parent working for the minimum wage, affordable properties are few and are in remote and rural areas out of commuting range of Hobart.

Couple families

A couple with both adults earning minimum wage will find 52 out of 184 larger properties affordable for their family (28%). However, they are vulnerable if anything happens such as job loss or illness. If only one adult is earning a wage, they cannot rent a family-sized home without stress and hardship, as there are only 6 three-bedroom properties advertised in the South they can afford. If both parents become unemployed, the only affordable house is in the Central Highlands far from schools and services.



North

Availability

In the North, rental supply seems to have flatlined since recovering post-pandemic, while the South has seen greater volatility. The number of properties advertised has scarcely changed since last year, from 271 to 275.

Number of properties advertised for rent on Snapshot weekend in the North, 2013-2026

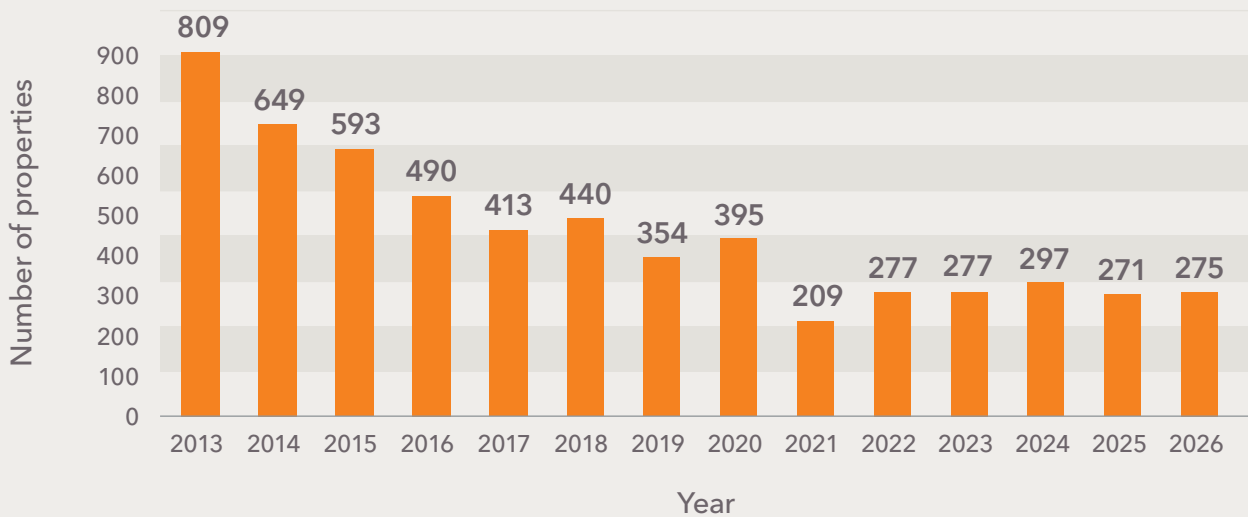


Figure 4: Number of properties advertised, North

Data source: Anglicare Tasmania, Rental Affordability Snapshot

■ Number of properties

Affordability

Singles



There were 48 sharehouse rooms advertised in the North on Snapshot weekend, at an average price of \$266 a week. This is unaffordable for single people on Centrelink income support payments. A person receiving Youth Allowance or JobSeeker cannot afford any of these sharehouses. A person receiving Age or Disability Support Pension can afford 15% of the sharehouses, but even the cheapest unshared properties are out of their budget. Even a person earning a full-time equivalent minimum wage can only afford 19 of the advertised properties, only 2 of them unshared.

Older people

An older couple on the Age Pension in the North will find 9 affordable properties, located in areas such as George Town or the East Coast. A one-bedroom unit in a Launceston suburb starts at \$320 a week, which would put them in rental stress. Such properties are also rare, with less than 10 advertised on the Snapshot weekend. An older person alone can afford \$210 a week in rent, which is only enough for the cheaper sharehouses.



Single parent families



A single parent looking for a two-bedroom unit will probably need to pay over \$400 a week to live in Launceston. This is around 50% of weekly income for someone receiving Single Parenting Payment and over 50% for a person with an older child receiving JobSeeker. There were 122 three-bedroom properties across the North, starting at \$340 a week for rural Weldborough, and averaging \$564. A single parent working for the minimum wage will find just 14 of the properties affordable.

Couple families

Couples with two children can afford \$563 a week if both adults earn a minimum wage, which puts them in a good position to afford the average three-bedroom property in the North. With their income, they will find 77 affordable and appropriate properties. However, if they have only one employment income, their options are reduced to the bottom 11% of the three-bedroom properties, where they will also be competing with those who have a higher income. Couples who are not in paid employment will either search for a rare cheap property in a rural area, or spend more than they can afford, resulting in financial hardship for their growing children.



North West

Availability

The number of available properties in the North West has not changed since last year. Apart from a spike in 2024, the number of properties advertised has remained similar since the pandemic. Under current conditions, there is little hope that the market might return to the relative plenty of ten years ago.

Number of properties advertised on Snapshot weekend in the North West, 2013-2026

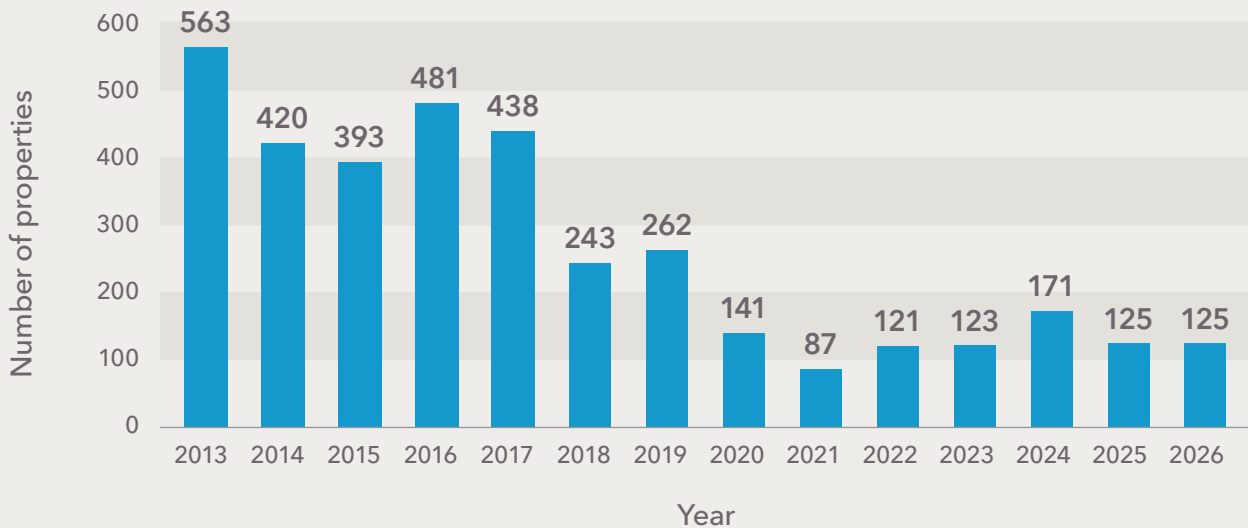


Figure 5: Number of properties advertised, North West

Data source: Anglicare Tasmania, Rental Affordability Snapshot

■ Number of properties

Affordability



Singles

The North West has very few properties available for anyone, and single households are worst off. Even a person earning a full-time minimum wage can only afford 6 of the advertised properties, and a person relying on Centrelink payments can afford just 4. One-bedroom units in Burnie or Devonport tend to be priced around \$300, which is over 35% of income for an employed person on the minimum wage. Those on lower Centrelink payments, such as JobSeeker or Youth Allowance, will not be able to afford any properties advertised, and if they apply for a more expensive place, will find their income uncompetitive compared to other applicants.

Older people

Most properties in the North West are larger homes with three or more bedrooms. An older couple who have downsized, and cannot afford a big house in any case, will find only 20% of properties are smaller. At an average of \$363 a week, most of these properties will leave an older couple on the Age Pension in rental stress. An older person alone, perhaps widowed or divorced, will find the average small unit costs around 50% of their Age Pension, and even affordable sharehouses are rare.



Single parent families

The North West is the only region where a person receiving Single Parenting Payment has a chance of finding an affordable property, but these few are exclusively located on the West Coast. A single parent looking to live in Burnie or Devonport, close to schools and services, is no better off than their counterpart in the South. An employed single parent working for the minimum wage has a budget of \$444 a week, which falls short of the average three-bedroom property, but still gives them 23 to choose from across the region.

Couple families

There were 81 properties with three or more bedrooms advertised in the North West on Snapshot weekend, suitable for families. The average price for these larger properties was \$491, comfortably within budget for a family with two minimum wage-earners. For these families, availability may be more of a problem than affordability. Households who do not have two full-time employed adults cannot afford the average family-sized home and must look for cheaper options, often outside the main population centres. A family receiving only Centrelink payments will struggle, with the average property costing over 40% of their income. They are likely to be at a disadvantage when applying for properties, compared to employed applicants with higher incomes.



Rising rents are outstripping incomes

Analysis of Rental Affordability Snapshot data from 2013 to 2026 shows that median rents are rising faster than incomes, and this trend has largely intensified since 2020.⁵

Limited rental affordability and availability have broad impacts in the community and the economy. Housing insecurity impacts people's mental health and wellbeing, financial security, ability to parent, and ability to engage in paid work and the community.

Those most affected are people on low incomes, young people, people seeking employment, older people, and people with a disability.

In this section we explore how rising rents for different property types are impacting Tasmanians on low incomes who are looking for housing.



⁵ Median rent of listings from each Snapshot was calculated and compared against the maximum affordable rent for low-income households for whom the type of properties would be appropriate.

People seeking one-bedroom rentals

Figure 6 below shows that **for the first time the median rent of a sharehouse is now unaffordable for low-income single households, including those on the minimum wage.** There is generally no cheaper category of housing in the private rental market than a sharehouse room.

Median rents for sharehouse rooms on Snapshot weekend compared to maximum affordable rental price for various households, 2013-2026

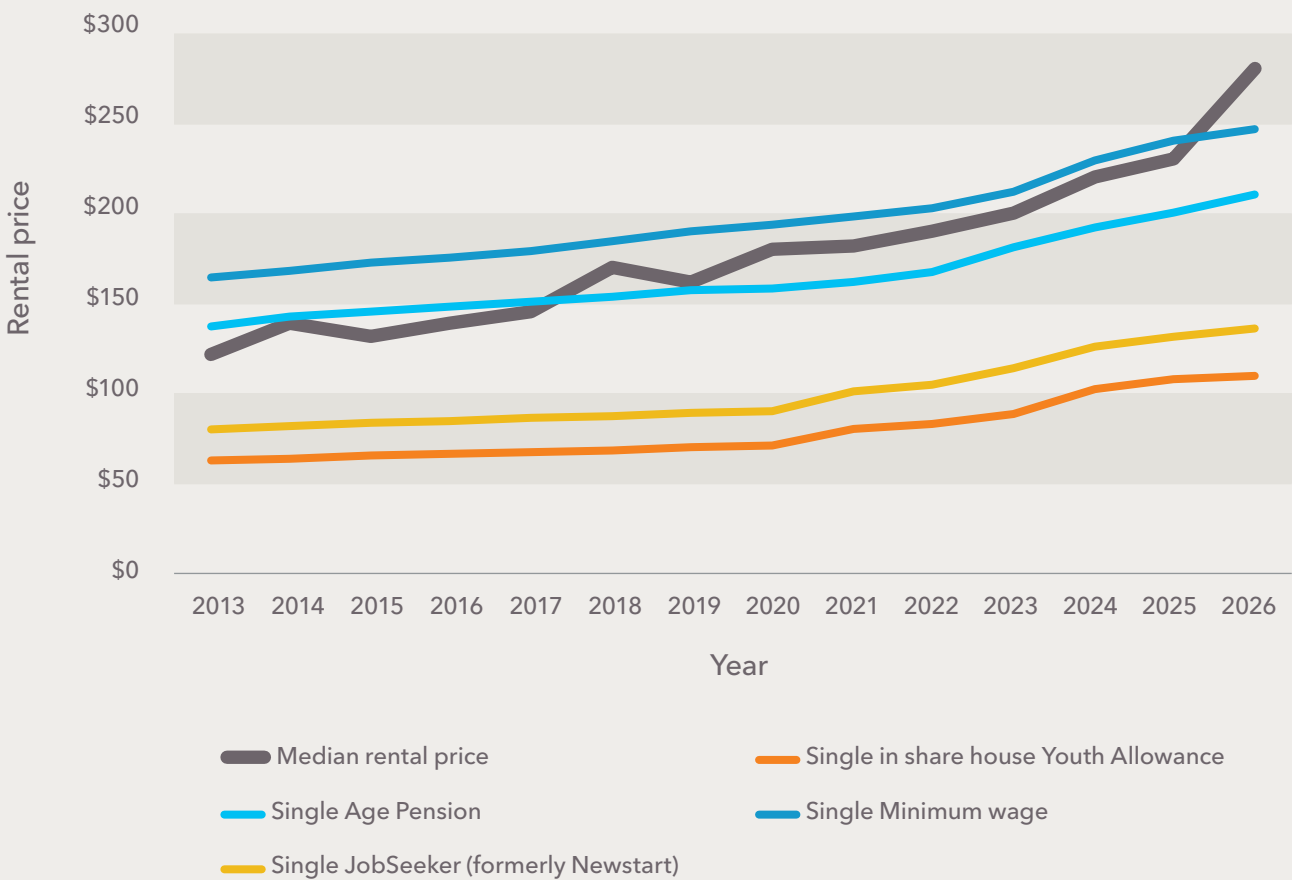


Figure 6: Median rents for sharehouse rooms in Snapshot week compared to maximum affordable rental price for various households, 2013-2026

Data source: Anglicare Tasmania, Rental Affordability Snapshot

Anglicare Tasmania's frontline workers support people experiencing housing instability and homelessness. Anglicare's [December 2025 Housing Connect Front Door Service Snapshot](#) found an increase of 41% in the number of Tasmanians seeking housing support through the service since the same time last year.⁶

People like Andy, who have not previously had difficulty finding a rental, are struggling in this market.

Andy

Andy had moved before and thought finding a new rental property would be routine. They were a good tenant - neat and tidy, quiet, always paying their rent on time. It was true that they hadn't moved since the pandemic and the rental market had changed, but they were willing to be flexible about location and would even consider a sharehouse, although not all sharehouse situations would be suitable for their disability.

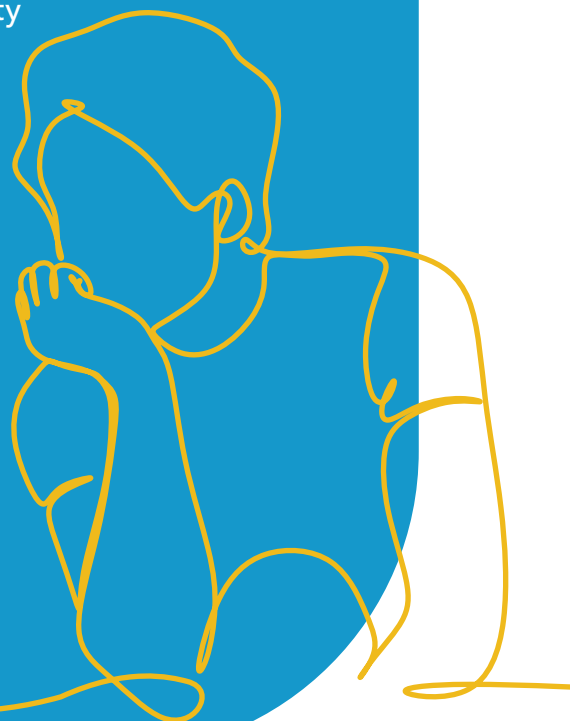
A month later, and Andy doesn't know what to do. The lease end date is fast approaching and they've applied for everything, even properties they can't really afford. They've been unsuccessful every time. Ten years ago, they would search for affordable units in the North West and find dozens. Now they're lucky to find more than one or two. They've attended property viewings that attracted crowds of people, each with their own story to tell.

A one-bedroom unit in Devonport is likely to cost around \$350 a week. Even with Commonwealth Rent Assistance factored in, that would be about half of Andy's income. A sharehouse would be cheaper, but Andy has not yet found one they feel they can live in, given their ongoing health needs.

Affordable budget: \$210

Suitable properties within budget:
0 unshared; 2 sharehouses

Cheapest suitable property:
\$280 (unshared); \$200 (sharehouse)



⁶ Anglicare Tasmania (2026) *Housing Connect Front Door Service Snapshot December 2025*, Social Action and Research Centre, Hobart.

Young people need a home to build a future

For young people, the challenge of securing a suitable home in the current private rental market is even greater. Finishing education, finding a home near employment and building a rental history is now near impossible for someone on Youth Allowance, like Sienna.

Sienna

It's been years since Sienna last had a home. She's only 16 and preparing for her Year 10 Leavers Dinner. Just getting this far has been an achievement – lots of young people in her situation don't stay connected with school.

Her family of origin long ago ceased to be an option. Family members are unavailable or unsafe to be around. Sienna feels she can only rely on herself. She's working on improving her independence, by saving money and learning to cook, clean and manage a home. The staff at Sienna's youth crisis shelter are supporting her with this, but there's a limit to how long she can stay at the shelter.

Private rental is not a good option for Sienna. The only income support available to her is Youth Allowance, which gives her a very low income. A cheap sharehouse in Launceston is likely to cost around \$200 a week. Although this would qualify her for the highest rate of Commonwealth Rent Assistance, paying this much would only leave \$215 a week for bills, food, transport, and other essentials. That's not enough to live on and will leave her in extreme rental stress and poverty.

Sienna's options to escape homelessness are to hope she can find an unusually cheap sharehouse that will be safe for her, or to apply for supported youth accommodation. There are many young people in Launceston like Sienna, applying for the same sharehouses and the same supported accommodation programs.



Affordable budget: \$110

Suitable properties within budget: 0

Cheapest suitable property: \$150

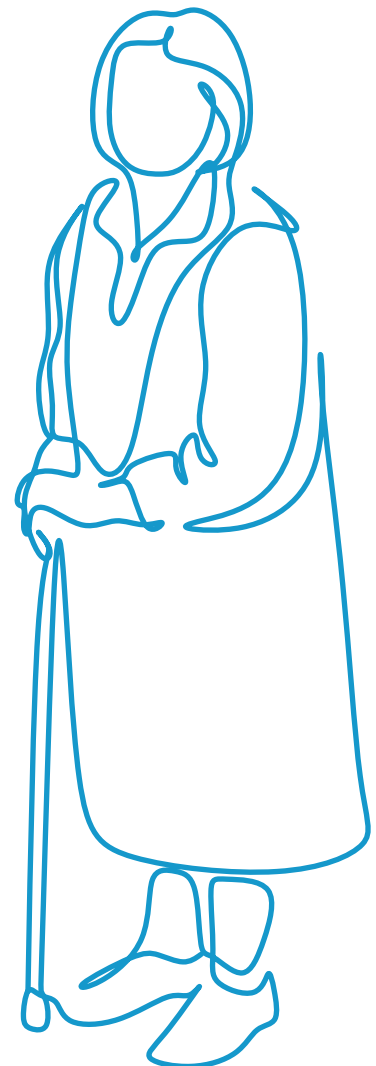
The situation for older people has continued to worsen

The number of affordable properties has declined by 55% for singles on the Age Pension and 5% for couples on the Age Pension, compared to last year. For people like Joan (page 23), there are very few affordable properties.

Older people are largely unable to afford private housing on the Age Pension unless they are homeowners. Anglicare Tasmania, together with other stakeholders, flagged this in its 2024 policy brief [Housing Security for Older Tasmanians](#). It also found that moving has a significant negative impact on older people that is not seen in younger people.⁷

For many older people, a sharehouse is not an option.

Figure 7 below shows how median rent prices of one-bedroom unshared properties are continuing to rise at much faster rates than the incomes of households who may be seeking those properties.



⁷ Anglicare Tasmania (2024) *Policy Brief: Housing Security for Older Tasmanians*, Social Action and Research Centre, Hobart.

Median rents for unshared one-bedroom properties on Snapshot weekend compared to maximum affordable rental price for various households, 2013-2026

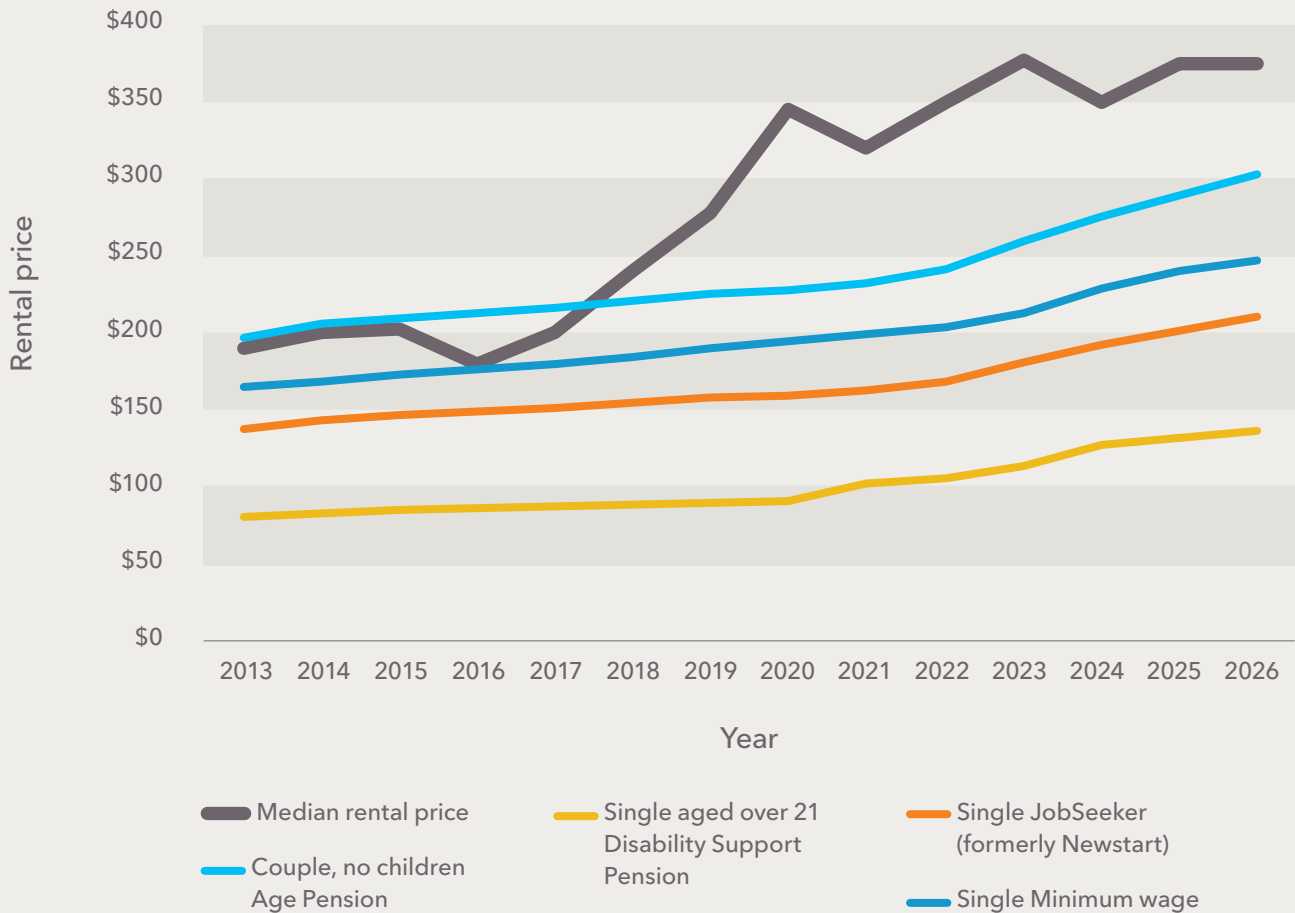


Figure 7: Median rents for unshared one-bedroom properties in Snapshot week compared to maximum affordable rental price for various households, 2013-2026⁸

Data source: Anglicare Tasmania, Rental Affordability Snapshot

⁸ Both Single Age Pension and Single (aged over 21) Disability Support Pension households have the same income and are represented in this chart by the maximum affordable rent for Single (aged over 21) Disability Support Pension.

Joan (and Ian)

Ian died three years ago, but Joan still feels his presence around the house. They lived together in the same rental property for three decades, turning it from just another rental into a home. Unfortunately Joan's landlord recently passed away. The property is to be sold and Joan will have to move on. Joan and Ian had no children, and her siblings have health problems that limit the support they can offer.

Caring for Ian through his final years took a toll on Joan's own health. She has developed chronic pain that also impacts her mental wellbeing. The stress of losing her home has led to some teary sessions with her supportive GP.

At the local library, she learned how to search for rental properties online. Fortunately her landlord's executors have given her several months to vacate the property, but that time is ticking away and she still hasn't found anywhere to live.

Joan's hoping she can stay in the same area, preferably the same suburb, where she and Ian were very much part of the community. But she knows that to get a roof over her head, she might have to relocate to an unfamiliar place. The future for Joan looks uncertain.

Affordable budget: \$210

Suitable properties within budget:
1 (unshared); 25 (statewide,
including sharehouses)



Stable housing is key to mental health and recovery

Anglicare's [Mind the Gap](#) report found that Tasmanians with mental health conditions who seek housing support from the Housing Connect Front Door service are significantly more likely to be experiencing homelessness, and are likely to have been homeless for longer periods compared to clients without a mental health condition.⁹ It also found that increasing housing security is a feasible policy lever to improve mental health.¹⁰

Stable housing would be an effective mental health intervention for Gareth and for Mel and Jack, for whom homelessness is causing their mental health to deteriorate.

Gareth

Gareth would rather live in a tent than a sharehouse. He's found that clashing needs and personalities cause so much drama, it's actively dangerous for his mental health. Even pitching his tent on a friend's property, he was exposed to conflict and abuse, until the situation became untenable. Gareth moved his tent to a local campsite, where he's paying \$20 a night.

He didn't always live in a tent. In fact, Gareth has a complete set of household furniture in storage, good quality stuff he'll need if he ever gets a house to put it in. He's paying over \$200 a month to store it. Strictly speaking, that might not be economical over the long term, but it's his stuff, a lifetime of belongings. If he can't keep it he'll have nothing to his name but one backpack.

Homelessness isn't good for anyone's mental health, and Gareth is struggling. The longer this goes on, the greater the danger for him. He knows that he has very little hope of finding a unit he can afford. On a Disability Support Pension, he can afford a bit over \$200 a week, which would only get him a unit if he was willing to live on the West Coast away from all his supports. That would be disastrous for his health, so he's looking at more like \$300 to stay in Burnie.

Affordable budget: \$210

Suitable properties within budget: 0

Cheapest available: \$280 (unshared)



9 Anglicare Tasmania (2025) [Mind the Gap](#), Social Action and Research Centre, Hobart.

10 Anglicare Tasmania (2025) [Mind the Gap](#), Social Action and Research Centre, Hobart.

Mel and Jack

Working in a rural business in the Midlands, Jack was provided with housing as part of his employment. When that job ended and there was no more work for him, Jack and his partner Mel moved to a motel as a temporary solution.

While he had employment and housing, Jack's mental health was stable. Now, the uncertainty is causing his illness to get worse again. Mel is watching him change by the day, putting a strain on their relationship. She's his carer as well as his partner, supporting him and keeping up with his medications, and it's distressing for her to see him deteriorate like this. It will also limit his prospects for getting paid employment in the future.

Mel has lived in rentals all her life and understands the process very well. She is putting in every application she can and is willing to consider properties all over the state. She just hopes landlords will be willing to consider them too. Jack's Disability Support Pension and Mel's Carer Payment give them an income of around \$1,000 a week, so an affordable rental would be about \$300. Fortunately they would be happy in a rural area; their budget isn't enough for Hobart or Launceston.

Affordable budget: \$300

Suitable properties within budget:
18 (statewide, unshared)



Families seeking larger homes

Figure 8 below demonstrates that median rent prices of three-bedroom properties are continuing to rise at much faster rates than the incomes of households seeking those properties.

Median rents for three-bedroom properties on Snapshot weekend compared to maximum affordable rental price for various households, 2013-2026

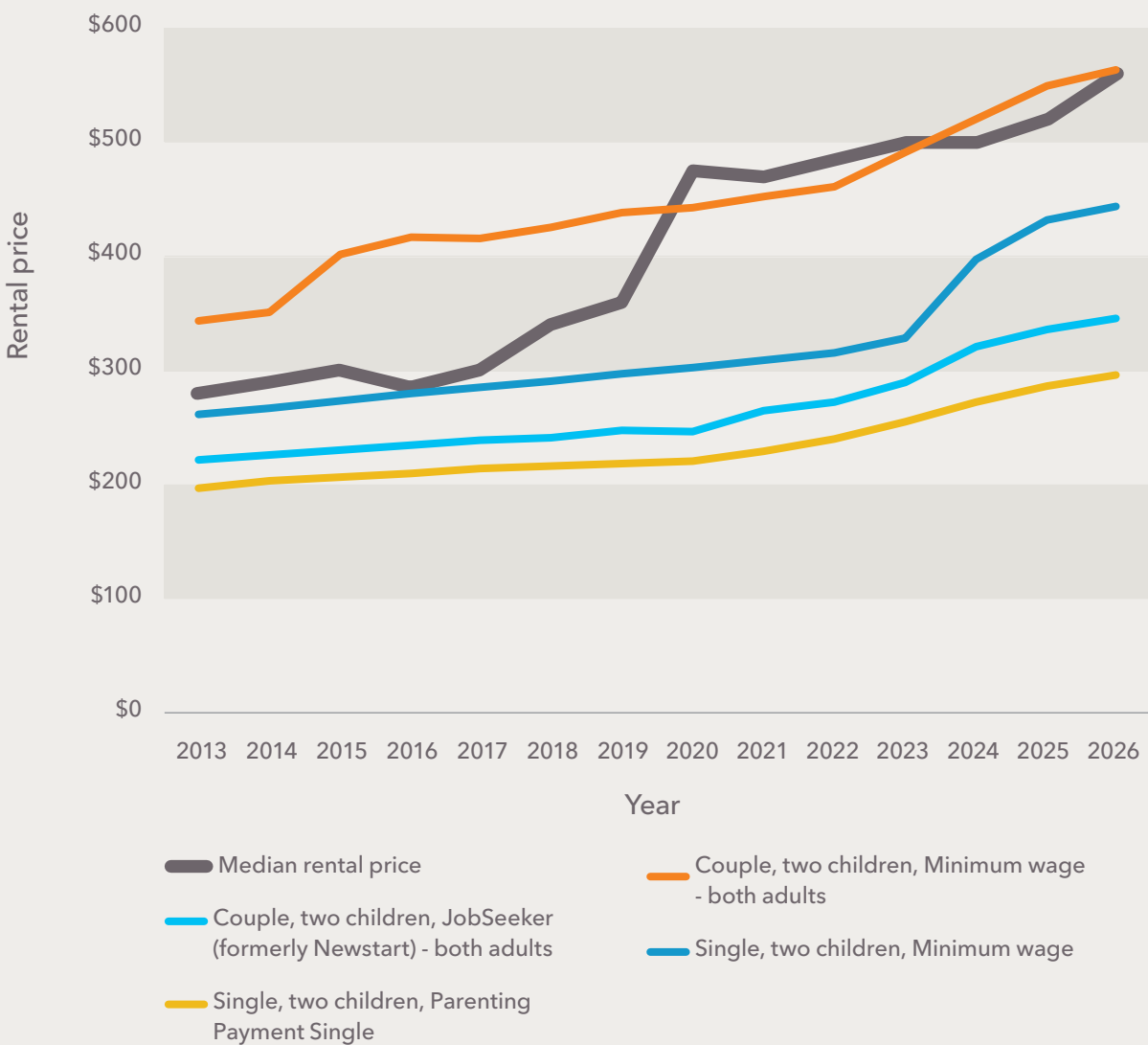


Figure 8: Median rents for three-bedroom properties in Snapshot week compared to maximum affordable rental price for various households, 2013-2016

Data source: Anglicare Tasmania, Rental Affordability Snapshot

Families and children need a stable home to flourish

The impact of housing insecurity on children is profound. It affects their health, development, opportunities and relationships. This is demonstrated in the story of Harmony, Hayden and Miranda on page 28.



Tasmanians are well aware of the pressures created by the rising cost of living. For children in families already experiencing disadvantage, the impact is compounded by housing stress, and can compromise their education, wellbeing and development.¹¹



Recent research by SARC, [Secure Foundations](#), has found that homelessness for children in families is often hidden. It showed that in 2025, more than 3 in 10 people who presented to the statewide Housing Connect Front Door service were part of a family with dependent children. These families included 4,237 children.¹²



Many of these families are not living in shelters or other crisis accommodation, making them less visible than other groups. Instead, they are staying with family or friends (often in overcrowded conditions), paying for rental accommodation they cannot afford, or, in some cases, living in cars, cabins and tents.¹³



11 Anglicare Tasmania (2026) [Secure Foundations](#), Social Action and Research Centre, Hobart.

12 Anglicare Tasmania (2026) [Secure Foundations](#), Social Action and Research Centre, Hobart.

13 Anglicare Tasmania (2026) [Secure Foundations](#), Social Action and Research Centre, Hobart.

Harmony, Hayden, and Miranda

Harmony is 15. She lives in a Toyota sedan with her mum and her younger brother Hayden. Harmony used to enjoy school, but when people found out she was homeless, they started laughing about it and calling her names. The family often can't shower or change their clothes for days, and Harmony has had to leave the classroom in tears because people say she smells. She and Hayden no longer attend school as regularly as they once did and Harmony says she doesn't want to continue past Year 10 if it's going to be like this.

Harmony's mum Miranda has had her family on the waitlist for shelter accommodation ever since their lease ended and they couldn't secure a new rental. Her car is both her home and her lifeline, so she's had to ask for financial help to keep it registered. She also worries about parking fines and safety at night.

The family has been homeless now for two months and the impact on the kids' mental health is massive. Their diet is heavy on takeaway junk food, because it's cheap and doesn't require a kitchen to prepare. Miranda is constantly applying for rentals but has had no luck getting any. Single parent payments are too low for her income to be competitive in the private rental market, and once Hayden turns 14 she will only be eligible for the even lower JobSeeker payment.



Affordable budget: \$310

Suitable properties within budget: 0

Cheapest suitable property:
\$445 (3 bedrooms); \$350 (2 bedrooms)

Casual work and income support payments are not enough to secure a rental property

Even if Em and Ryan apply for the cheapest suitable property outside of their budget, it is probable they may not get selected by the landlord due to other applicants having higher, more stable incomes.

Em and Ryan, and their growing family

Em always wanted a big family. It's how she grew up, and how she wants her kids to grow up. She has three beautiful young boys, and maybe another on the way – though her husband Ryan is hoping for a girl this time.

Em expects to work for as long as she possibly can through her pregnancy. The finances just don't stack up any other way. She and Ryan both have casual jobs, working irregular hours when they can get shifts. Some weeks they might have nearly full time hours, others almost nothing. Every hour has to be meticulously tracked and reported to Centrelink, as their JobSeeker payments go up and down accordingly. They rely on a network of family and friends for childcare, since paid childcare would be too expensive.

The private rental market is tough when you have small children. A three-year-old doesn't understand what a bond is and just wants to draw with his textas. Em and Ryan have struggled with hostile real estate agents and gone through a lot of stress from frequent moves. Their big focus is to keep their older boys at the same school, even if it means catching the bus across town. The school has been a lifesaver, providing the boys with supports like breakfast club.

In a good week, Em and Ryan might earn nearly \$3,000 between them, but in a bad week they might have no more than the \$1,300 of their combined JobSeeker allowance. They can't rely on getting good hours, so they're reluctant to commit to more than \$400 a week rent. At the moment they can manage with a three-bedroom house, although it's a bit crowded, but when the new baby arrives they will need more space.

Affordable budget: \$400

Suitable properties within budget: 0

Cheapest suitable: \$425 (3 bedrooms)



Families may be forced into overcrowded dwellings

Housing instability, including overcrowding, can greatly impact health. Gaurika experienced significant health impacts while she was living temporarily with others. In this rental market, her family is unlikely to find an affordable rental with an appropriate number of bedrooms.

Nuraj and Gaurika

A few years ago Nuraj and Gaurika brought their family to Australia following political unrest in Nepal. They settled in northern Tasmania, where Nuraj found casual farm work. Gaurika was happy she could get support for their two young daughters, who both have disabilities, and their older child was doing well at school.

When their landlord decided to terminate their lease, Nuraj and Gaurika applied for multiple properties, but were unable to secure a home before their lease expired. Moving in with friends, the family of five spent the summer crammed into one room. Gaurika became ill from stress and spent several nights in hospital. The two little girls suffered as routines necessary for their health were disrupted.

Nuraj earns less than a full-time wage, and Gaurika receives Carer Payment to look after the girls. A four-bedroom property would be ideal to give the children more space, but those usually cost well over \$500 a week. Nuraj and Gaurika can afford \$445, which is only enough for a three-bedroom.

They will be facing stiff competition, and meanwhile everyone's physical and mental health is declining in overcrowded conditions.



Affordable budget: \$445

Suitable properties within budget: 9 (3 bedrooms)

Cheapest suitable 4-bedroom: \$470

What do people do if they can't find a private rental?



Stay with others temporarily

Nuraj and Gaurika



Stay in a motel

Mel and Jack



Stay in a crisis shelter

Sienna



Stay in a tent

Gareth



Stay in a car

**Harmony, Hayden
and Miranda**

All of the above options are forms of homelessness. Living in improvised dwellings and sleeping rough such as in tents are considered primary homelessness.¹⁴ Living in overcrowded, inadequate, or temporary dwellings is considered a form of secondary homelessness.¹⁵

When people cannot find an affordable rental, they are likely to experience a form of homelessness while waiting for affordable housing options, such as social housing. Few of the above options will land the person's application for social housing in the highest priority category in Tasmania.¹⁶

There is no option in between the private rental market and social housing. For people who are priced out of buying a home, they can generally fall back on renting. For those priced out of renting, what can they fall back on?

14 AIHW (2025) [Homelessness services: Glossary](#), accessed April 2026.

15 AIHW (2025) [Homelessness services: Glossary](#), accessed April 2026.

16 Homes Tasmania (2024) [Social housing policy](#), accessed April 2026.

Urgent action is needed to improve circumstances for people on the lowest incomes

For people on the lowest incomes, the private rental market does not provide secure, affordable housing. A range of measures to address housing affordability and availability for people on low incomes are outlined below. **Increasing the supply of social housing and raising the rate of income support payments will have the greatest impact and must be the highest priority.**

Increasing supply of social housing

Government investment in social housing has failed to keep up with demand. As of February 2026, there were 5,408 applications on the housing register.¹⁷ The supply of social housing must be proportionate to the number of people who need it.

Previous modelling by Anglicare Tasmania projected that the social housing register will exceed 8,000 applications by 2032.¹⁸ Anglicare Tasmania has advocated for action by the Tasmanian government to address the harmful impacts of waiting for social housing, including by establishing targets to reduce the number of applicants on the social housing register.¹⁹ Increasing the supply of social housing would address the distress of clients of housing and homelessness services and reduce the workplace trauma of frontline workers.²⁰

State and Federal Governments need to work together to increase the supply of social housing at the scale needed.

17 Homes Tasmania (2026) *Homes Tasmania Dashboard February 2026*, accessed April 2026.

18 Anglicare Tasmania (2025) *Housing Connect Front Door Service Snapshot September 2025*, Social Action and Research Centre, Hobart.

19 Anglicare Tasmania (2025) *Housing Connect Front Door Service Snapshot September 2025*, Social Action and Research Centre, Hobart.

20 Batterham D, Barnes E, Hartley C, Flanagan K, Veeroja P, Robinson C and Mackelprang J (2026) *Workplace trauma on the social housing and homelessness frontline*, AHURI Final Report No. 455, Australian Housing and Urban Research Institute Limited, Melbourne.

Increasing income support payments

Research has established that current income support payment levels are inadequate to meet the cost of living.²¹

The Australian Senate Community Affairs Committee explored the extent and nature of poverty in Australia and recommended that the Australian Government take urgent action to address it, including through considering the suitability, adequacy and effectiveness of the income support system.²²

Anglicare will continue to advocate that **government income support payments must be raised above the poverty line.**

Anglicare Australia estimated in 2025 that raising JobSeeker, Parenting Payment and Carer Payment to the poverty line would pull almost 2.3 million Australians out of poverty, including 840,000 children.²³

Increases to income support payments must be accompanied by expansion in housing supply and a more sustainable vacancy rate or there is a risk that rent increases would absorb the increase to payments.



21 Power ER, Mitchell E, Wiesel I and Mee KJ (2026) *Surviving in a cost-of-living crisis: Australia's fraying care infrastructures*, Western Sydney University.

22 Commonwealth of Australia (2024), *The extent and nature of poverty in Australia: Final report*, Senate Community Affairs Reference Committee.

23 Anglicare Australia (2025) *Investing in People: Anglicare Australia's Plan for Australia's Federal Budget*.

Active government intervention to raise the vacancy rate toward a 3% target

Government responses to the reality being experienced at the Housing Connect Front Door should include:

- increasing social housing sufficient to reduce the number of people on the social housing register
- effective initiatives to provide appropriate housing for people with complex needs including those with mental health challenges or escaping domestic and family violence
- active government intervention to raise the vacancy rate toward a 3% target.²⁴

Homes Tasmania states that delivering more affordable rentals and affordable home ownership will reduce pressure on the social housing system.²⁵ However this does not include targeted measures to increase the vacancy rate in the private rental market. Affordable rentals delivered by Homes Tasmania include Private Rental Incentives Scheme and Family Violence Rapid Rehousing properties.²⁶ Tasmanian Government efforts to increase the number of properties in these schemes have not resulted in the targeted increases.²⁷

Measures to increase supply are required to raise the vacancy rate.

24 Anglicare Tasmania (2025) *Housing Connect Front Door Service Snapshot September 2025*, Social Action and Research Centre, Hobart.

25 Homes Tasmania (2026) *Homes Tasmania Dashboard January 2026*, accessed April 2026.

26 Homes Tasmania (2026) *Affordable private rentals*, accessed April 2026.

27 Anglicare Tasmania (2025) *Housing Connect Front Door Service Snapshot September 2025*, Social Action and Research Centre, Hobart.

Addressing the impact of short-stay accommodation

The Tasmanian Government is introducing a levy on short stay accommodation.²⁸ When announcing the levy, Premier Rockliff stated ‘...there is no doubt that the increasing number of houses on the short stay market has reduced the availability of long stay rentals and contributed to higher rents.’²⁹

The short stay levy will produce a new stream of revenue for the Tasmanian Government. Anglicare Tasmania has called on the Government to **directly target the revenue towards Tasmanians least able to afford housing**, better address the negative spillover impacts of the short stay rental market on rental affordability, and avoid further escalating house prices by:

- directing 100% of the revenue from the levy to fund the construction of social housing and homelessness services
- imposing a levy of 7.5% (an increase from the proposed 5%)
- ensuring that revenue from the levy does not assist the purchase of existing homes.³⁰

Change tax system incentives to prioritise those most in need of housing

The purpose of the housing system should primarily be to provide homes for people to live in. Housing is a human right and a social determinant of health. Government spending on housing would reduce spending in other areas, including on health and justice system costs.

The current tax system has produced outcomes that favour property investors over those who most need housing. Concessions for property investors include the Capital Gains Tax (CGT) discount and negative gearing. There is evidence that these concessions are fuelling inequality. For example, the CGT discount disproportionately favours the wealthiest households who are able to acquire and hold assets.³¹

Recommended changes at the federal level include winding back these concessions for property investors. At the state level, a switch from stamp duty to a broad-based land tax would be more equitable and encourage more efficient use of existing housing stock by removing a barrier to moving house, including downsizing.³² This is unlikely to be achieved without assistance from the Federal Government.

28 Tasmanian Government (2026) [Short Stay Levy Bill tabled in Parliament](#), accessed April 2026.

29 Tasmanian Government (2026) [Making it easier for Tasmanians to own their own home - 5% Short Stay Levy](#), accessed April 2026.

30 Anglicare Tasmania (2026) [Submission to consultation on Short Stay Levy Bill 2025](#).

31 Azize, M (2026) [Rebalancing Capital Gains Tax: Housing, Inequality and the Case for Reform](#), Anglicare Australia, Canberra.

32 Eslake, S (2024) [Independent review of Tasmania's state finances](#).

Key Recommendations

Federal Government

Anglicare Tasmania calls on the Federal Government to:

1. Increase funding and work with states and territories to deliver social housing at scale.
2. Raise the rate of income support payments above the poverty line.

State Government

Anglicare Tasmania calls on the State Government to:

1. Increase funding and work with the Federal Government to increase the number of social housing properties beyond the current commitment.



Frequently Asked Questions

1. What sort of properties are counted in the Rental Affordability Snapshot (RAS)?

RAS counts houses, units, flats, bedsits and rooms in sharehouses that are advertised for long-term rental (at least 6 months) and are available within one month of the data collection date. It does not count boarding houses, caravan parks, holiday accommodation, retirement villages, student accommodation run by the University of Tasmania or other educational institutions, or dedicated backpacker/fruitpicker accommodation. Sharehouses must offer private individual rooms, not just a bed in a shared room. Accommodation that asks for farm work, childcare etc. instead of or in addition to monetary rent is not counted.

2. Where are properties advertised?

We get our property information from two sources: realestate.com.au and flatmates.com.au. Care is taken to ensure properties are not counted twice due to being advertised on both platforms. Since 2025 we have moved from using Gumtree, a declining platform producing lower volumes of listings, to flatmates.com.au, the current major site for sharehouse listings in Australia.

3. Is Commonwealth Rent Assistance included in income?

Yes. Incomes include all available government income support, including Rent Assistance, Family Tax Benefit, Energy Supplement, Pension Supplements, and Pharmaceutical Allowance, where eligible.

4. What does 'affordable' mean?

For people on lower incomes, a property is affordable if no more than 30% of income is spent on rent. This is a widely recognised, internationally accepted standard that leaves sufficient income for a reasonable standard of living.

5. What does 'appropriate' mean?

An appropriate property is one that has enough bedrooms for the whole household (one bedroom for a single or couple, two bedrooms for a single or couple with one child, 3 bedrooms if there are two children). We only count sharehouses as appropriate for singles, as many do not allow couples sharing a room. In addition, it is not considered appropriate for a person on the Disability Support Pension to live in a sharehouse, in recognition of the fact that some people with disability have needs that cannot be easily accommodated in a sharehouse. We realise that this is not the case for all people with disability and that many would choose or prefer this style of living. (To see what is available when sharehouses are counted in, please refer to the 'Single on Age Pension' cohort, as the two have the same income.)

6. Why are sharehouses counted separately for people on Youth Allowance?

People on Youth Allowance receive a different amount of Commonwealth Rent Assistance depending on whether they live in a sharehouse.

7. Aren't sharehouses just for students? Can anyone live in a sharehouse?

In response to Tasmania's tight rental market, it is increasingly common for working singles or older adults to live in sharehouses. It is true, however, that many sharehouses are designed and set up for students and may be reluctant to accept non-students. In addition, it is common for advertisements to specify that applicants must be working, discriminating against people on income support benefits.

Some sharehouses ask for specific genders (for example, only women), ethnicities or other personal characteristics ("must be vegetarian or vegan"). We have omitted these as they are not truly 'available' to much of the population.

8. Do prices include power, water, internet etc?

This varies from one advertisement to another. Unfortunately, in most cases it is not possible to determine the base rent exclusive of utilities.