

Housing, Disability and Community Services

QUARTERLY HOUSING REPORT

Apr – Jun 2017



Achievements

We have assisted a total of 352 new households at the end of June 2017

Of which:

194 households have been assisted into affordable home ownership

46 households have been assisted into supported accommodation

33 households have been assisted into new social housing

65 affordable land lots have been released

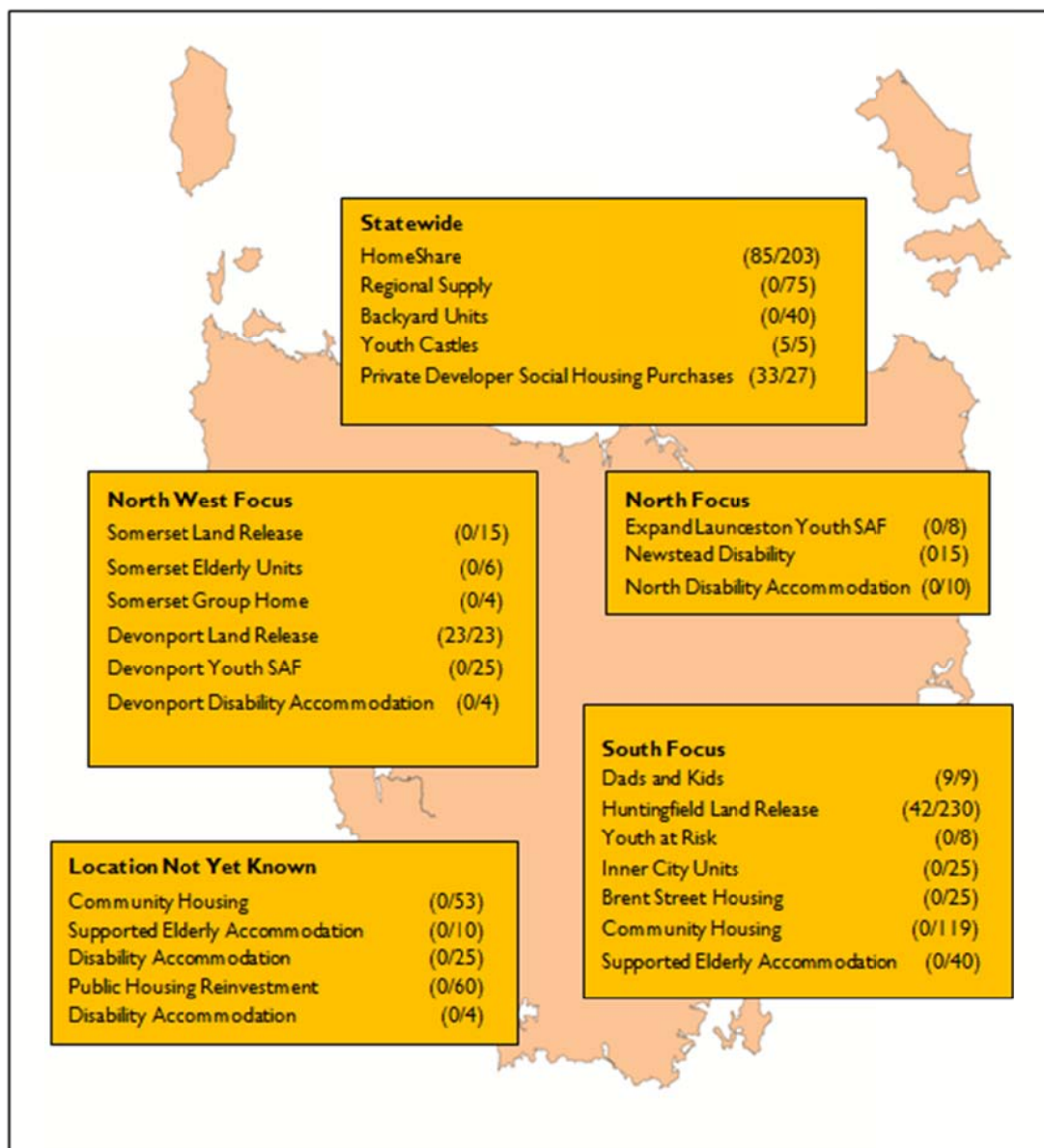
9 units of medium term (transitional) accommodation have been provided

5 households has been assisted into micro-housing

(these initiatives have supplied 197 new homes)

We are on track to assist over 1600 new households by June 2019

Location of new supply projects



Progress

Completed Projects		Milestones 2016-17 Apr - Jun	New Supply Targets 2016-17	Total Assistance Targets 2016-17	Total Assistance Actual 2016-17	Status
Initiative 1/4	Shovel Ready/Private Developer	☞ 27 Homes	27	27	33	Completed
Initiative 7	Youth Castles Pilot	☞ 5 Castles	5	5	5	Completed
Action 1c	Devonport Land Release	☞ 23 Lots	23	23	23	Completed

Commenced Projects		Milestones 2016-17 Apr - Jun	New Supply Targets 2016-17	Total Assistance Targets 2016-17	Total Assistance Actual 2016-17	Status
Initiative 2	Affordable Housing Site Preparation	Planning Approvals	-	-	-	On track
Initiative 3	Community Housing Stock Leverage	Planning Approval	-	-	-	On track
Initiative 5	HomeShare	☞ 63 Purchases	50	63	38	Rescheduled
Initiative 6	Youth Response Centre	☞ 8 Tenants	8	8	-	Rescheduled
Action 1b	Somerset Land Release	☞ 15 Lots	15	15	-	On track
Action 2a	Regional Supply	Select Builders	-	-	-	On track
Action 2b	Somerset Elderly Units	Planning Approval	-	-	-	On track
Action 2c	Inner City Housing Project	Site Acquisition	-	-	-	On track
Action 2d	Brent Street Glenorchy	Site Acquisition	-	-	-	On track
Action 3	Public Housing Reinvestment	Select Builders	-	-	-	On track
Action 4	Incremental Bonds	Agreed Direction	-	-	-	On track
Action 5	Stronger Remote Aboriginal Services	Planning Approval/ Agreements	-	-	-	On track
Action 6	Private Rental Landlord Incentives	Project Plan	-	-	-	On track
Action 8	Streets Ahead	☞ 25 Purchases	-	25	53	Ahead
Action 9	HC Awareness Campaign	Commence Consultation	-	-	-	On track
Action 11a	Devonport Youth SAF	Continue Build	-	-	-	On track
Action 15	SHIP Enhancements	Practice Guidelines/ Training	-	-	-	On track
Action 16/17	Outcomes Framework/Funding	New Grant Deeds for SHS	-	-	-	On track
Action 18	Investment in Crisis Shelters	Agreed Direction	-	-	-	On track
FVAP 10	Women and Kids Crisis Shelter	Commence Build	-	-	-	On track
FVAP 11	Rapid Rehousing	☞ 50 Homes	-	50	50	On track

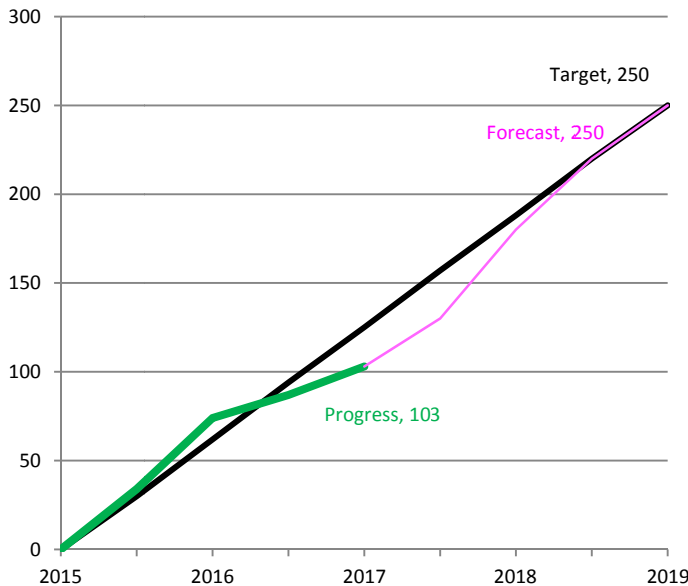
Note: FVAP is not included within target of assisting 1 600 households.

Reform Direction 1 – New Affordable Supply - Prevention

Target | Assist 250 households on low to moderate incomes into home ownership through the HomeShare scheme by 2018-19

Progress | Rescheduled

HomeShare



HomeShare has assisted 103 households into affordable home ownership from July 2015 to June 2017 including:

- supply of 85 new dwellings
 - 77 house and land packages
 - 8 new dwellings
- purchase of 18 Housing Tasmania dwellings.

There will be additional land releases in 2017-18 for HomeShare purchases that will improve progress against the target.

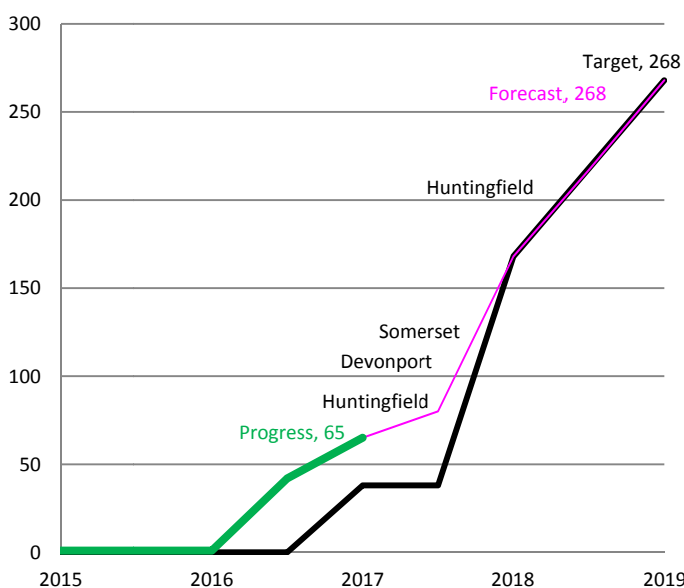
Notes:

1. HomeShare target is to purchase 203 households new dwellings (including house and land packages), and to assist 47 households through the sale of Housing Tasmania dwellings (Initiative 5).

Target | Release 268 land lots in Devonport, Somerset and Huntingfield by 2018-19

Progress | On track

Land Release



Works for the Somerset site preparation have been done and are only awaiting practical completion. The 15 lots will be ready for market in the first quarter of 2017-18.

The subdivision of the Devonport site was completed and provided 23 lots in 2016-17 ready and prepared for market.

The initial 42 lots of affordable land within the Huntingfield subdivision have been released to the market.

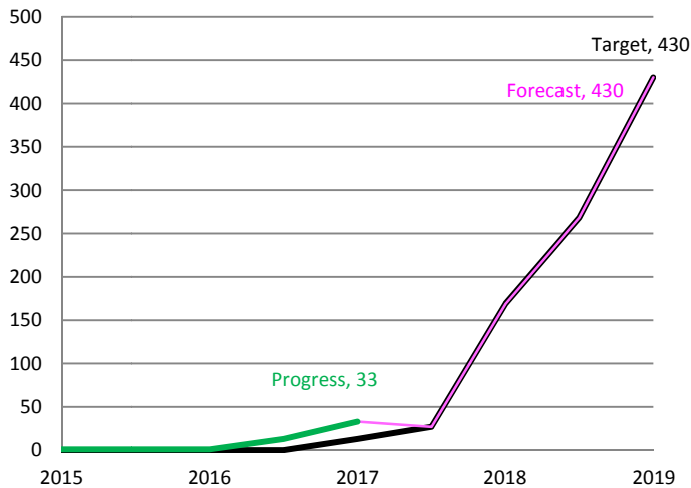
Notes:

1. Huntingfield Land Release will provide 230 land lots (Action 1a).
2. Somerset Land Release will provide 15 land lots (Action 1b).
3. Devonport Land Release will provide 23 land lots (Action 1c).

Target | Provide 430 new social housing dwellings by 2018-19

Progress | On track

Social Housing



Thirty-three new homes have been completed under the Private Developer Social Housing Purchases initiative, including eight units in the South and 25 units in the North West. This has exceeded the target of 27 new homes.

Centacare Evolve Housing (CEH) signed the first successful agreement under the Community Housing Stock Leverage initiative, committing 119 new dwellings and 31 refurbished dwellings for priority applicants from the Housing Register. Discussions have progressed with three other community housing organisations, resulting in one submitted offer and two more to follow. An additional 53 homes will be provided under the initiative.

The original target of 150 homes to be built is now expected to be exceeded, with 172 new homes provided and 31 existing homes upgraded under the initiative.

Building is set to commence for Regional Supply, Somerset Elderly Units, and Public Housing Reinvestment initiatives. These projects will provide a combined 141 new dwellings for those in need of safe, secure and affordable housing.

We are on track towards the increased target of 430 new dwellings by 2018-19.

Notes:

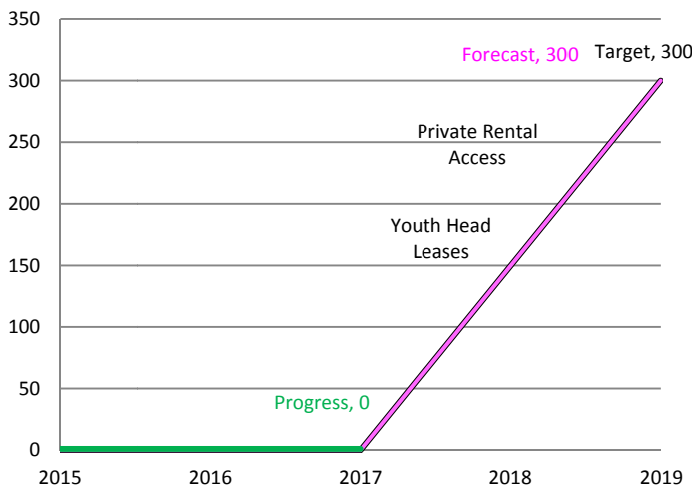
1. Private Developer Social Housing Purchases will provide 27 new social housing dwellings (Initiative 1/4).
2. Community Housing Stock Leverage will provide 172 new social housing dwellings (Initiative 3).
3. Regional Supply will provide 75 new social housing dwellings and Brent Street, Glenorchy will provide 25 new social housing dwellings (Action 2a and 2d).
4. Elderly Units will be provided in Somerset (six), and Inner City (25) for elderly people (Actions 2b and 2c).
5. Public Housing Reinvestment will provide 60 new homes for public housing (Action 3).
6. Backyard Units will provide 40 new social housing dwellings for young people (Action 10).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 300 households eligible for social housing with affordable private rental by 2018-19

Progress | On track

Private Landlords



Private rental initiatives have been combined to provide a range of incentives for private landlords to increase the number of affordable rentals to people on low to moderate incomes.

Project planning has been completed and a direction has been agreed upon.

A media campaign to promote participation in the program by private landlords is planned and expected to contribute towards the forecast of 100 assisted households in 2017-18.

The media campaign will also assist in providing 50 Youth Head Leases to young people under 25 years of age for secure and affordable housing.

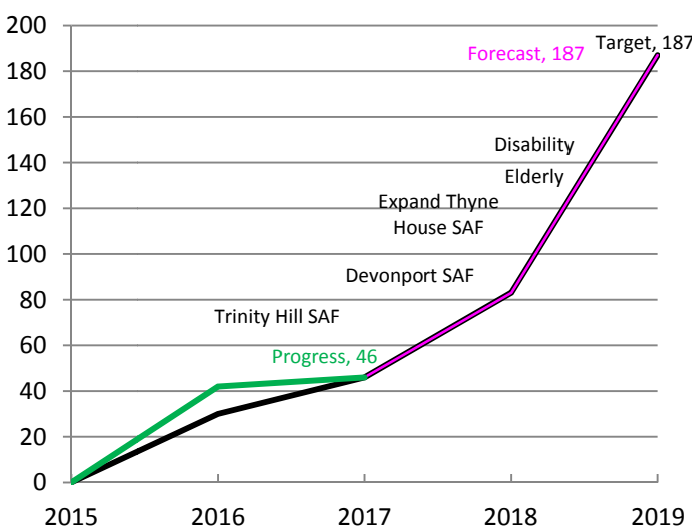
Notes:

1. Private Rental Landlord Incentives will provide an additional 200 households eligible for social housing with access to affordable private rental (Action 6).
2. Youth Head Leases will provide young people (under 25 years) eligible for social housing with access to 100 affordable private rental properties (Action 7).

Target | Provide 187 units of supported accommodation for people on low incomes who require support and housing assistance by 2018-19

Progress | On track

Supported Accommodation



Construction continues on the Devonport Youth Supported Accommodation Facility and will be completed in 2017-18.

A tender for a support provider will soon be released.

Building has commenced for the disability group home in Devonport and will provide four units when finalised in 2017-18.

Notes:

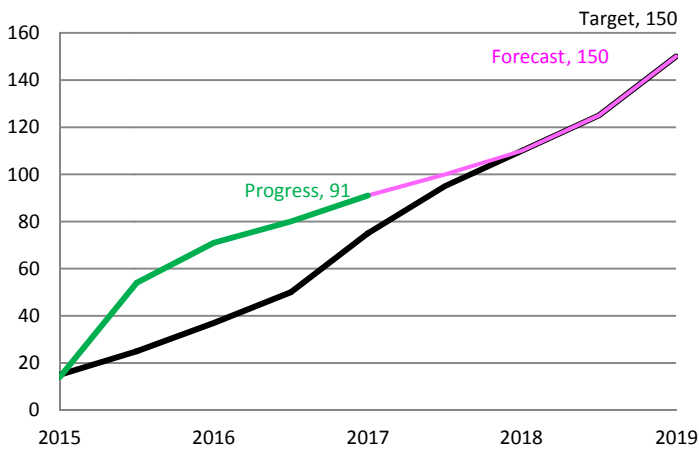
1. The Hobart Youth Accommodation Facility, Trinity Hill provided 46 units of supported accommodation for young people (Action 11c).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation Facility, Thyne House, will be expanded by eight units for young people (Action 11b).
4. Multiple Supported Disability Accommodation Facilities will be provided, resulting in a combined 58 units (Actions 12a, b, c, d, e).
5. Supported Elderly Accommodation will provide 50 safe and secure units for the elderly in need (Action 13).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Assist 150 households on low to moderate incomes into home ownership through the Streets Ahead Incentive Program by 2018-19

Progress | Ahead

Streets Ahead



Resulting from the early success of the Streets Ahead program, the original target of 100 assisted households has been increased to 150.

To date, 91 households have been assisted into affordable home ownership through the Streets Ahead Incentive Program from July 2015 to June 2017.

This is above the revised target and it is intended that this positive level of take up of the program will continue.

Notes:

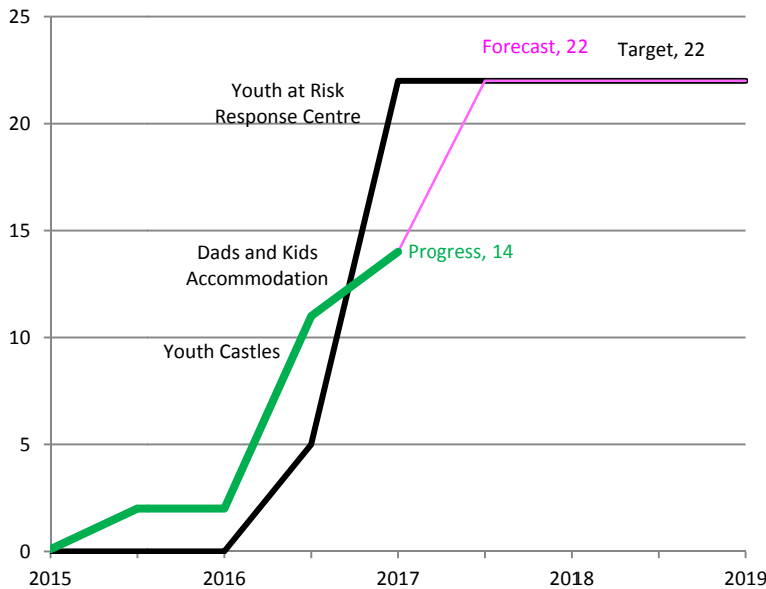
1. The Streets Ahead Incentive Program will assist 150 households on low to moderate incomes into home ownership (Action 8).

Reform Direction 3 – Rapid Assistance – Response and Recovery

Target | Provide 22 additional units of accommodation for people who are homeless or at risk of homelessness by 2016-17

Progress | **Rescheduled**

Rapid Assistance



Five Youth Castles have been purchased and tenanted across the North and North East of Tasmania.

Building continues on the Youth at Risk Response Centre and is expected to be completed in 2017-18.

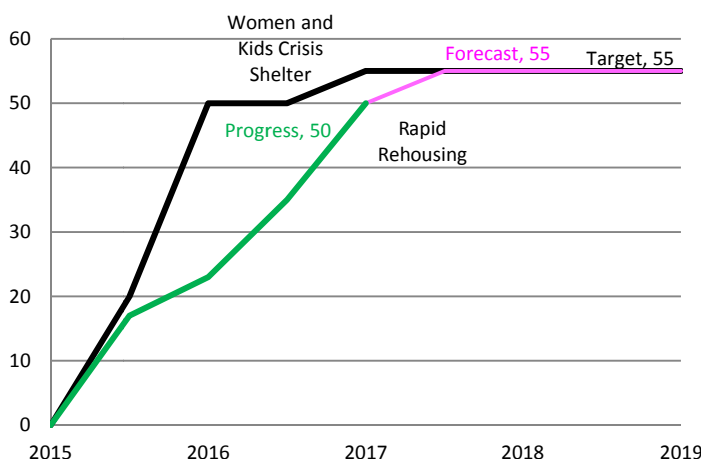
Notes:

1. Youth Castles will provide five units of accommodation for young people who are homeless or at risk of homelessness (Initiative 7).
2. A Youth at Risk Response Centre in the South will provide eight units for short term accommodation for young people (Initiative 6).
3. Dads and Kids Accommodation will provide medium term accommodation in the South for nine families who are homeless or at risk of homelessness (Initiative 8).

Target | Provide 55 additional units of accommodation for people who are homeless, at risk of homelessness and/or escaping family violence through the Family Violence Action Plan by 2016-17

Progress | **On track**

Family Violence Action Plan



In 2016-17, 50 properties were provided to assist people escaping family violence through the Rapid Rehousing initiative.

Building has commenced for the redevelopment of the Women and Kids Crisis Shelter and this will exceed the target of five additional units in 2017-2018.

Notes:

1. A Women and Kids Crisis Shelter, the Hobart Women's Shelter, will be redeveloped and will provide five additional crisis units for women and children (FVAP Action 10).
2. The Rapid Rehousing initiative will provide 50 homes for people escaping family violence (FVAP Action 11).

Supported Residential Facilities Upgraded to Increase Independence of Tenants

Indigo Lodge in the North of the State recently welcomed the redevelopment of existing facilities and addition of a new southern wing. Previously, residents were sharing some bathroom facilities. The upgrade has now provided 11 new ensuite rooms, a lounge room, games room and laundry. Residents are saying that they feel more at 'home' and are very thankful for the improved accommodation.

There are four Supported Residential Facilities in Tasmania. Bilton Lodge and Bayview Lodge in the South, Indigo Lodge in the North and Burnie Lodge in the North West. They provide a safe and secure environment for vulnerable clients that are in need of accommodation and assistance with basic support needs, such as food and laundry services.

The residents enjoy living in this environment because although their support needs are met, they keep their independence. In a recent survey, residents highlighted that with the ongoing care and support, companionship, and security, they feel more confident in achieving their goals. This includes better social and economic participation in the community.

In the safe and secure environment the facilities offer, residents have the opportunity to engage with the broader community, and improve health and relationships in the process.

Better Housing Futures Providers Supporting their Local Communities

Mission Australia Housing (MAH) is a community housing organisation that manages Better Housing Futures properties in Rokeby and Clarendon Vale in the South.

Recently, the Clarendon Vale community was experiencing a high volume of abandoned vehicles being dumped in and around the suburb.

Mission Australia Housing, Tasmania Police, Clarence City Council and the Green Army developed a collaborative partnership to tackle the issue.

The multi-faceted response includes removing over 100 dumped cars, blocking access points and building new homes. This will add to the appeal of the area for existing and future residents.

'Getting to know your neighbour' is part of the philosophy at Mission Australia Housing, and they believe working with residents and other community bodies contribute to building happy, healthy and enjoyable communities to live in.

In a recent newsletter, Mission Australia Housing reiterated this belief through the statement that 'over the past 4 years we have discovered a strong and resilient community who are passionate about showcasing what is great about Clarence Plains and passionate about creating the best future for their families'.

Proposed Wintringham Model to Provide Safe, Secure and Affordable Housing for Elderly Tasmanians

Australian Government funding has been secured for a proposed supported accommodation facility to provide safe, secure and affordable housing for up to 50 elderly Tasmanians in need. An ideal setting near Bellerive beach is the preferred site for the initiative, which is close to services, transport, shops and recreational areas.

The funding to manage the proposed facility would be provided to the award-winning ‘Wintringham Aged Care Specialist’. This is a not-for-profit organisation with an outstanding reputation, specialising in the housing and care of frail and vulnerable elderly people.

In 2011, Wintringham was awarded the United Nations human settlements program ‘Habitat Scroll of Honour’, the first award of its kind to be received by an Australian organisation. The purpose of the award is to acknowledge the difference made to the lives of thousands of elderly people.

The average age of residents in Wintringham properties is 70. With Tasmania having the highest proportion of persons aged 65 years and over in Australia, the importance of providing safe, secure and affordable housing to the elderly cannot be underestimated.

In addition, the proposed facility will create 90 jobs during construction, as well as over 30 ongoing full time jobs, injecting \$4.2m into the local economy.

Consultation with the local community is underway to consider the initial plans for the facility.

Next Steps

Work Program	Milestones 2017-18 Jul-Sep	Milestones 2017-18 Oct-Dec	Milestones 2017-18 Jan-Mar	Milestones 2017-18 Apr-Jun	Targets 2017-18
Initiative 1/4 Private Developer Social Housing Purchases	Completed	Completed	Completed	Completed	-
Initiative 2 Affordable Housing Site Preparation	Strategic Site Identification	Planning Approvals	-	-	-
Initiative 3 Community Housing Stock Leverage	Planning Approvals/Contract Execution	Commence Builds	Continue Builds	⌘ 61 Tenants	61
Initiative 5 HomeShare	Continue Sales	-	-	⌘ 63 Purchases	63
Initiative 6 Youth at Risk Response Centre	Continue Build	-	-	⌘ 8 Tenants	8
Initiative 7 Youth Castles	Completed	Completed	Completed	Completed	-
Initiative 8 Dads and Kids Accommodation Facility	Completed	Completed	Completed	Completed	-
Action 1a Huntingfield Land Release (Stage 1)	Completed	Completed	Completed	Completed	-
Action 1ab Huntingfield Land Release (Stage 2)	Select Planner	Prepare Draft Master Plan	Public Consultation	Planning Approvals	-
Action 1b Somerset Land Release	⌘ 15 Lots	Completed	-	-	15
Action 1c Devonport Land Release	Completed	Completed	Completed	Completed	-
Action 2a Regional Supply	Contract Development/Execution	Commence Builds	Continue Builds	⌘ 20 Homes	20
Action 2b Somerset Elderly Units	Commence Builds	Continue Builds	-	⌘ 6 Tenants	6
Action 2c Inner City Housing Project	Purchase Land/Select Architect	Design	Planning Approval	Select Builder	-
Action 2d Brent Street Glenorchy	Select Builder	Commence Build	Continue Build	⌘ 25 Homes	25
Action 2e Newstead Disability	-	-	Commence Consultation	Continue Consultation	-
Action 3 Public Housing Reinvestment	Commence Builds	Continue Builds	-	⌘ 30 Homes	30
Action 4 Incremental Bonds	Commence Implementation	Continue Implementation	-	-	-
Action 5 Stronger Remote Aboriginal Services	Ongoing Program of Works	-	-	-	-
Action 6 Private Landlord Incentives	Commence Consultation	Continue Consultation	Media Campaign	⌘ 100 Tenants	100
Action 7 Youth Head Leases	Commence Consultation	Continue Consultation	Media Campaign	⌘ 50 Tenants	50
Action 8 Streets Ahead	Continue Sales	-	-	⌘ 25 Purchases	25
Action 9 Housing Connect Awareness Campaign	Continue Consultation	-	Practice Guidelines	-	-
Action 10 Backyard Units	-	-	Design / Agreed Direction	-	-
Action 11a Devonport Youth SAF	Tender Support Provider	Select Tenants	⌘ 25 Units	Completed	25
Action 11b Expand Thyne House	Select Builder	Planning Approval	Commence Build	⌘ 8 Units	8
Action 11c Trinity Hill SAF	Completed	Completed	Completed	Completed	-
Action 12a Disability Accommodation	-	-	-	-	-
Action 12b Devonport Disability Accommodation	Commence Build	Continue Build	⌘ 4 Units	Completed	4
Action 12c North Disability Accommodation	-	-	-	-	-
Action 13a Supported Elderly Accommodation – Wintringham	Continue Consultation	-	-	Design / Architect	-
Action 14 Expand Access to Housing Register	Access to SAFs	Completed	-	-	-
Action 15 SHIP Enhancements	Release	Completed	-	-	-
Action 16/17 Outcomes Framework/ Funding	Commence Reporting for SHS	Project Planning with CHPs	Commence Consultation with CHPs	Finalise CHPs	-
Action 18 Investment in Crisis Shelters	Commence Consultations	Planning Approval	Select Builder	Commence Build	-
Action 19 Under 16s SAF	-	-	-	Explore Housing Models	-
FVAP 10 Women and Kids Crisis Shelter	Continue Build	⌘ 5 Units	Completed	-	5
FVAP 11 Rapid Rehousing	Ongoing	-	-	-	50