

Housing, Disability and Community Services

# QUARTERLY HOUSING REPORT

Jul - Sep 2018



## *Achievements from the Affordable Housing Action Plan 2015-19*

We are on track to assist over 1 600 households by June 2019  
including new supply of 941 affordable lots and homes

We have assisted a total of 977 new households as at the end of September 2018

Of which:

288 households have been assisted into affordable home ownership including:

- 137 households assisted through Streets Ahead
- 151 households assisted through HomeShare

194 affordable land lots have been released

199 new social housing dwellings have been constructed including:

- 176 new public and community housing dwellings
- 23 units of disability and elderly accommodation

186 households have been assisted into affordable private rentals including:

- 140 households assisted in escaping family violence
- 6 households assisted after exiting care and rehabilitation facilities
- 40 households assisted through private rental incentives

110 new units of homeless accommodation have been provided including:

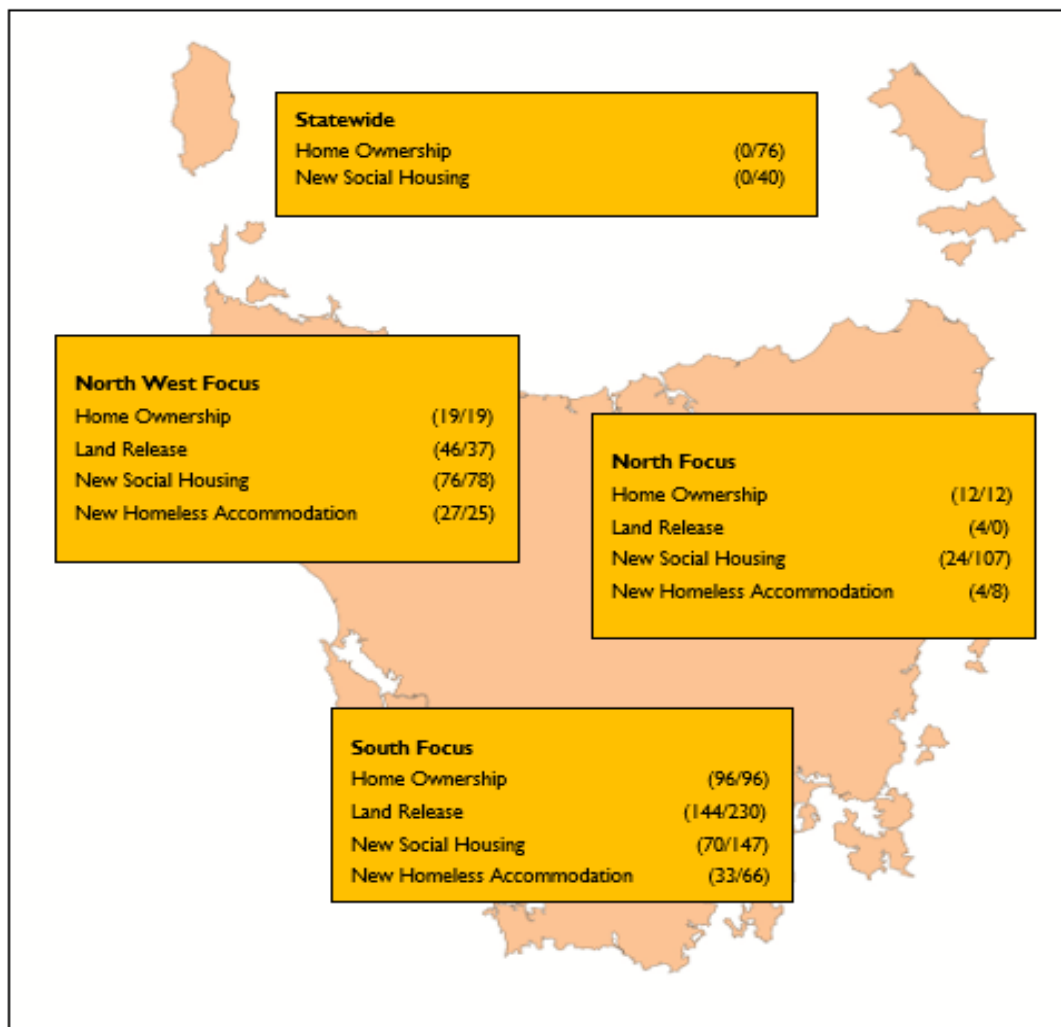
- 39 units of crisis and transitional accommodation
- 71 units of youth supported accommodation

These initiatives have supplied 555 new lots of land and new affordable homes  
as at the end of September 2018

# Progress

| Housing Assistance            | Assistance to Last Quarter Jun 18 | Assistance This Quarter Sep 18 | Progressive Totals July 15 to Sep 18 |                  | Status   |
|-------------------------------|-----------------------------------|--------------------------------|--------------------------------------|------------------|----------|
|                               |                                   |                                | Supply                               | Total Assistance |          |
| 1. Home Ownership             | 262                               | 26                             | 127                                  | 288              | On track |
| 2. Land Release               | 194                               | -                              | 194                                  | 194              | On track |
| 3. New Social Housing         | 190                               | 9                              | 170                                  | 199              | On track |
| 4. Private Rental Access      | 122                               | 64                             | -                                    | 186              | On track |
| 5. New Homeless Accommodation | 110                               | -                              | 64                                   | 110              | On track |
| <b>Total</b>                  | <b>878</b>                        | <b>99</b>                      | <b>555</b>                           | <b>977</b>       |          |

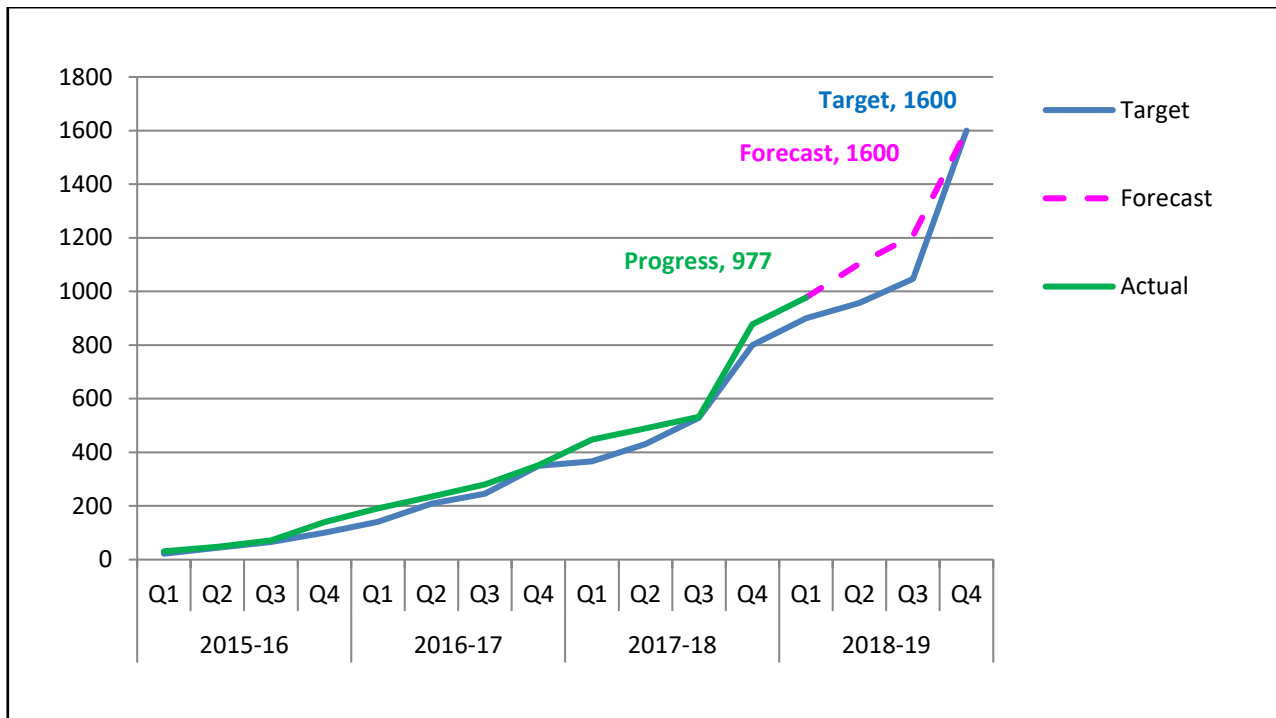
## Location of new supply projects



Notes: Actual progress at 30 September 2018 / Original Target

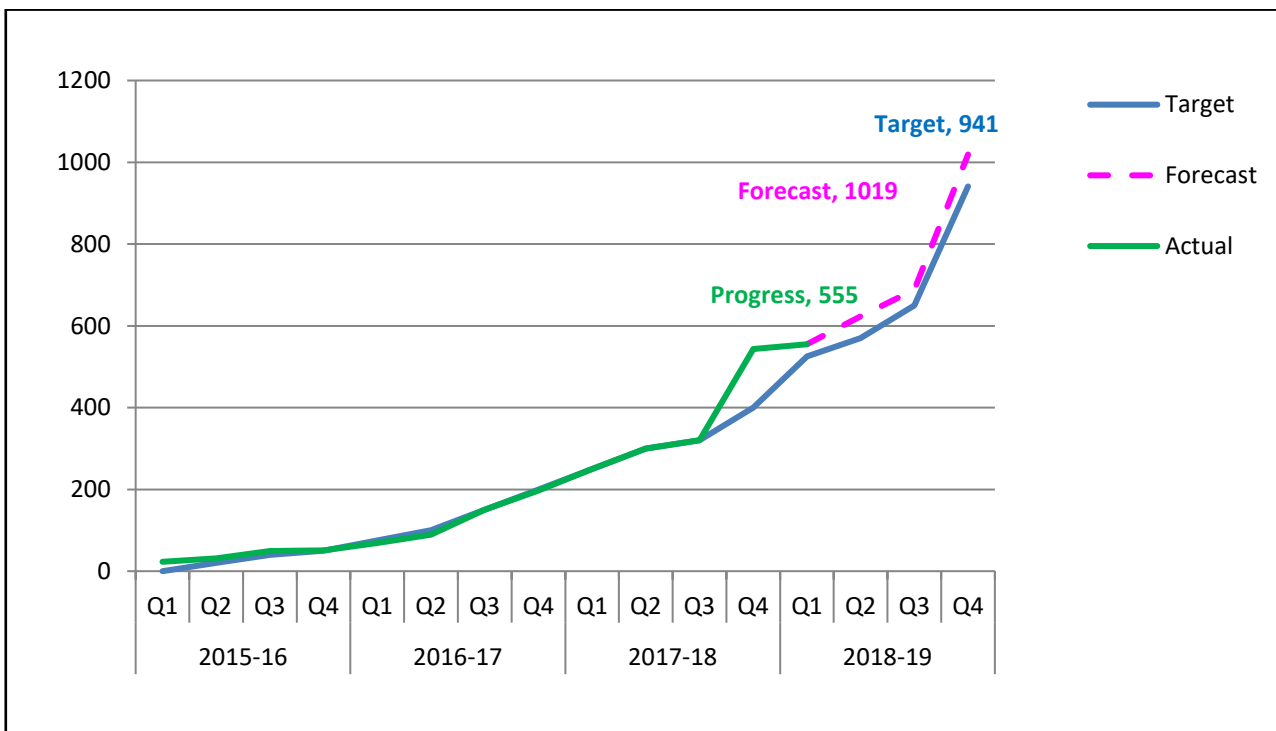
# Progress

## Total Assistance



We have assisted 977 households to access new housing assistance and are on track to achieve the original target of assisting 1 600 households through the Action Plan.

## Total Supply

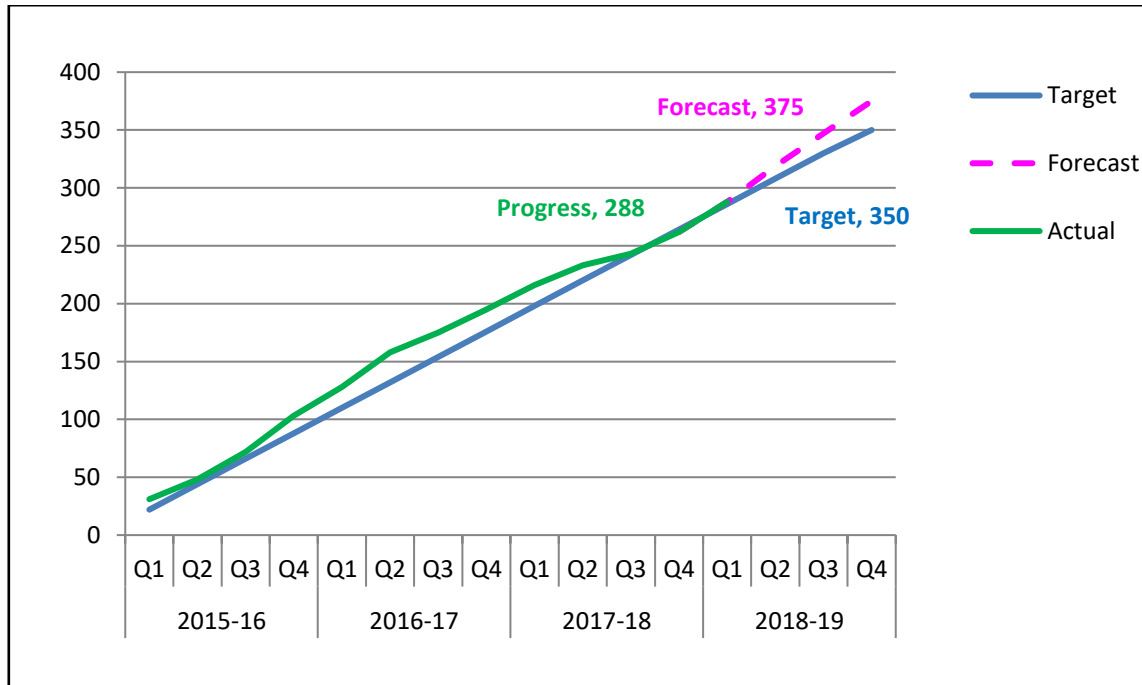


We have supplied 555 new affordable land lots and homes and are on track to achieve the original target of supplying 941 new lots and homes.

# I. Home Ownership

**Target | Assist 350 households on low to moderate incomes into home ownership through Streets Ahead and HomeShare by 2018-19**

**Progress | On track**



We have assisted 288 low to moderate income households into home ownership as at 30 September 2018.

The HomeShare program has assisted a total of 151 households into affordable home ownership from July 2015 to September 2018. Of the total households assisted, 127 affordable homes were supplied as new homes and house and land packages. The remaining 24 were households assisted to purchase existing Housing Tasmania homes.

The Streets Ahead program has assisted a total of 137 households into affordable home ownership from July 2015 to September 2018.

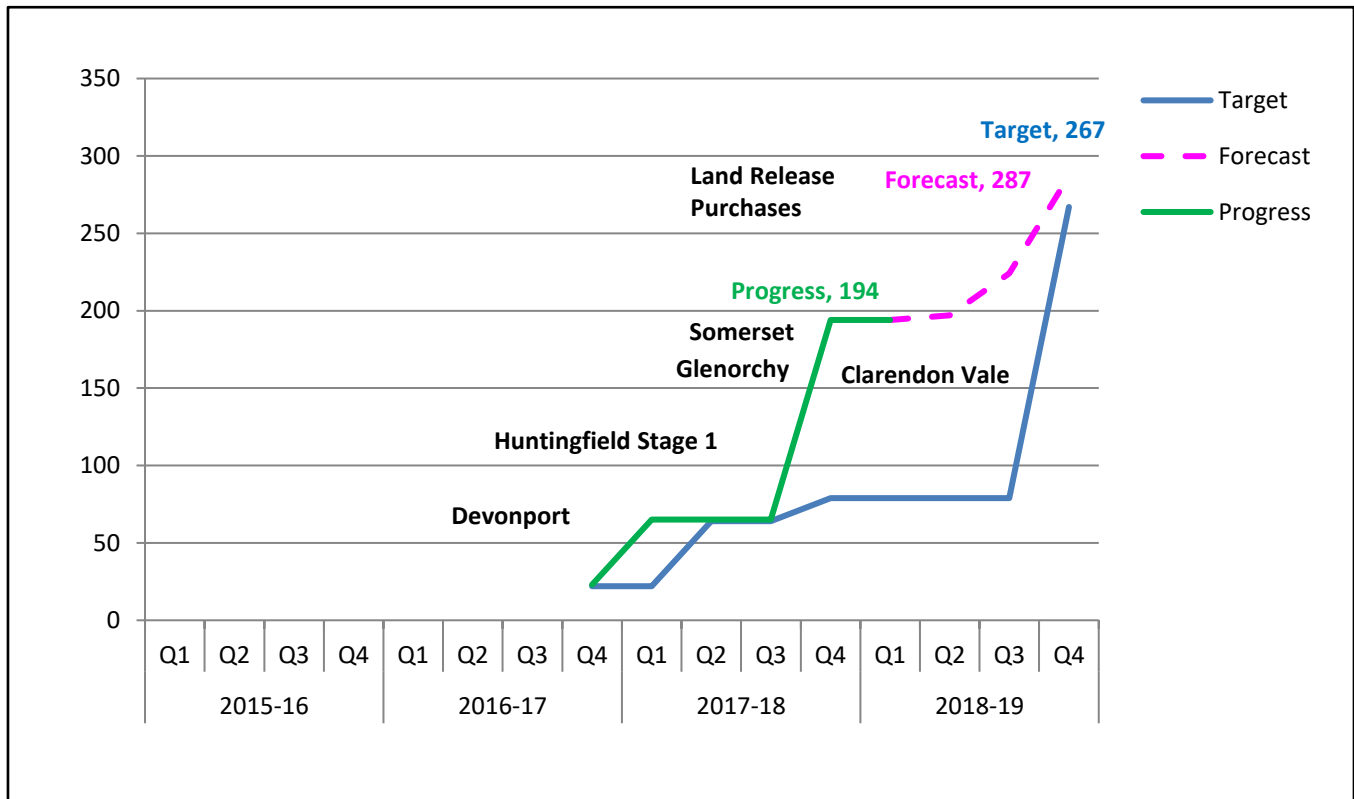
## Activity Next Quarter

| Housing Ownership | Progressive Total<br>Jul 15 to Sep 18 | Projected    |              |
|-------------------|---------------------------------------|--------------|--------------|
|                   |                                       | Next Quarter | At June 2019 |
| HomeShare         | 151                                   | 17           | 200          |
| Streets Ahead     | 137                                   | 12           | 175          |
| <b>Total</b>      | <b>288</b>                            | <b>29</b>    | <b>375</b>   |

## 2. Land Release

**Target** | Release 267 affordable land lots by 2018-19

**Progress** | **On track**



A total of 194 affordable land lots have been released at the end of September 2018.

Due to the scale and complexity of the Huntingfield Stage 2 land release, this project will now be completed post 30 June 2019. Despite this, Land Release remains on track to exceed the original target of 267 land lots released before the end of June 2019.

There has been an increased focus of the Action Plan towards providing additional new affordable housing supply for Tasmanians in need in the current housing market.

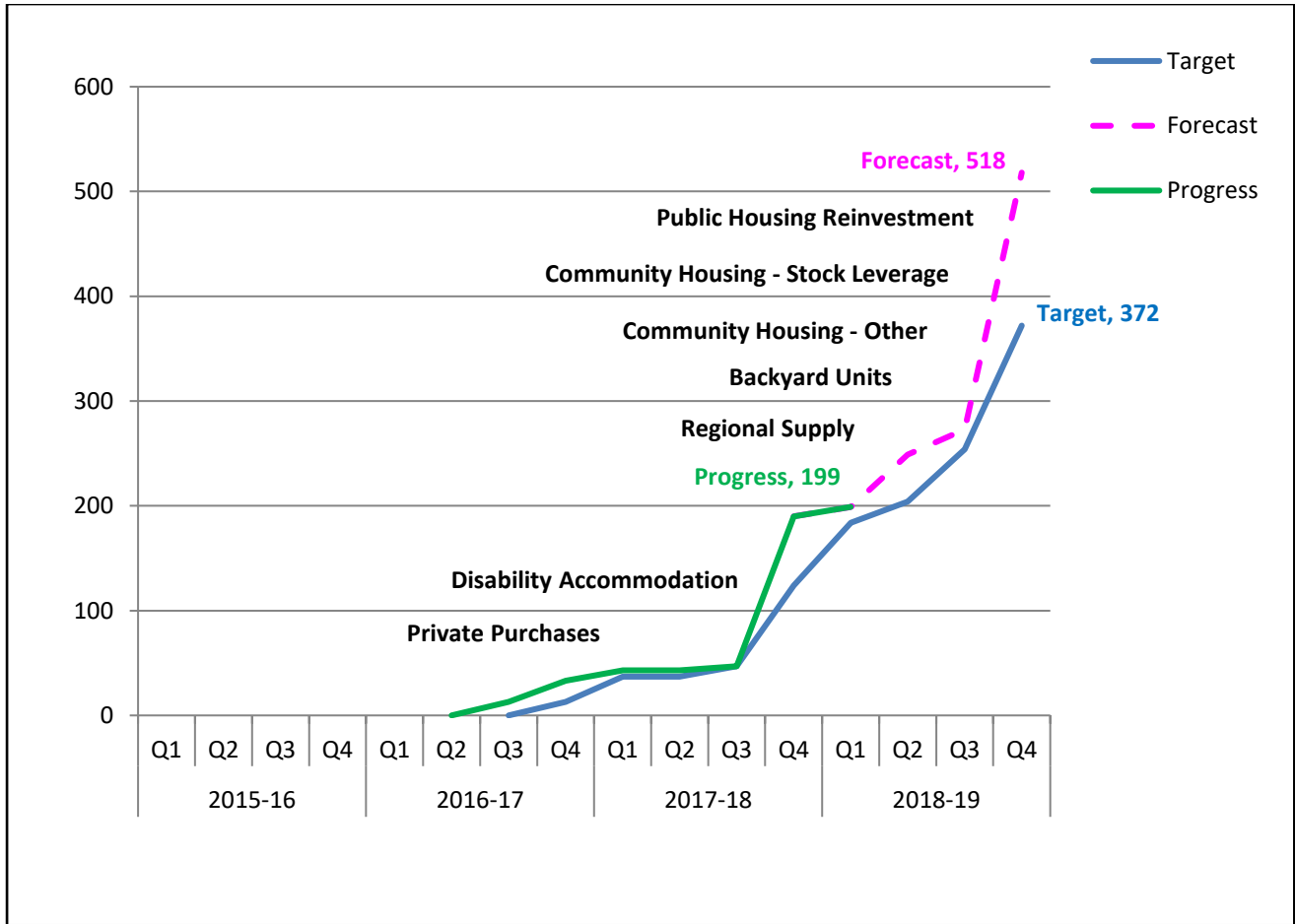
### Activity Next Quarter

| Land Release           | Progressive Total<br>Jul 15 to Sep 18 | Projected    |              |
|------------------------|---------------------------------------|--------------|--------------|
|                        |                                       | Next Quarter | At June 2019 |
| Huntingfield Stage I   | 42                                    | -            | 42           |
| Devonport              | 23                                    | -            | 23           |
| Glenorchy              | 54                                    | -            | 54           |
| Somerset               | 16                                    | -            | 16           |
| Clarendon Vale         | 22                                    | -            | 47           |
| Land Release Purchases | 37                                    | 3            | 105          |
| <b>Total</b>           | <b>194</b>                            | <b>3</b>     | <b>287</b>   |

# 3. Social Housing

**Target | Provide 372 new social housing dwellings by 2018-19**

**Progress | On track**



There have been an additional nine new social housing dwellings completed this quarter. This has resulted in a total of 199 new dwellings constructed for people in housing need.

The projected total for social housing has increased to 518 households assisted by June 2019 (with new supply of 489 dwellings). Some of the projections for new supply projects have been updated due to outcomes of tender processes. This focus on increased new supply will assist more households into affordable homes.

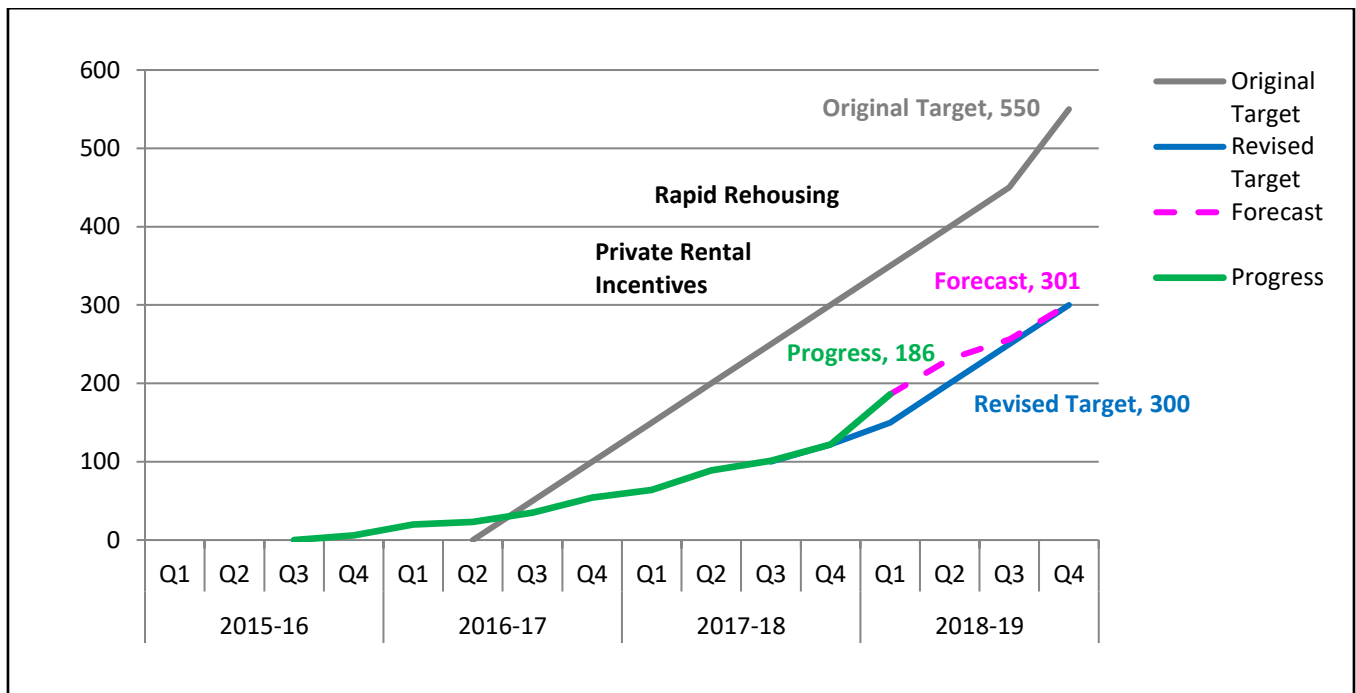
## Activity Next Quarter

| Social Housing                       | Progressive Total<br>Jul 15 to Sep 18 | Projected    |              |
|--------------------------------------|---------------------------------------|--------------|--------------|
|                                      |                                       | Next Quarter | At June 2019 |
| Public housing reinvestment          | 58                                    | 2            | 80           |
| Community housing – Stock Leverage   | 42                                    | 29           | 106          |
| Community housing – Other            | 22                                    | -            | 149          |
| Private purchases                    | 50                                    | 19           | 77           |
| Regional Supply                      | 4                                     | -            | 63           |
| Backyard Units                       | -                                     | -            | 20           |
| Disability and Elderly accommodation | 23                                    | -            | 23           |
| <b>Total</b>                         | <b>199</b>                            | <b>50</b>    | <b>518</b>   |

## 4. Private Rental Access

**Target** | Provide 550 households eligible for social housing with affordable private rental by 2018-19

**Progress** | **On track**



We have assisted 186 households to access affordable private rentals as at 30 September 2018.

Rapid Rehousing continues to provide safe and affordable private rental accommodation for vulnerable households, with 146 households assisted through this program to date.

Since its implementation last quarter, the Private Rental Incentives program has assisted 40 households into affordable housing. More information about the positive impact the Private Rental Incentives program is having on vulnerable households in need of safe and affordable housing can be found in Case Studies

This program remains on track to meet the revised target of assisting 300 households.

### Activity Next Quarter

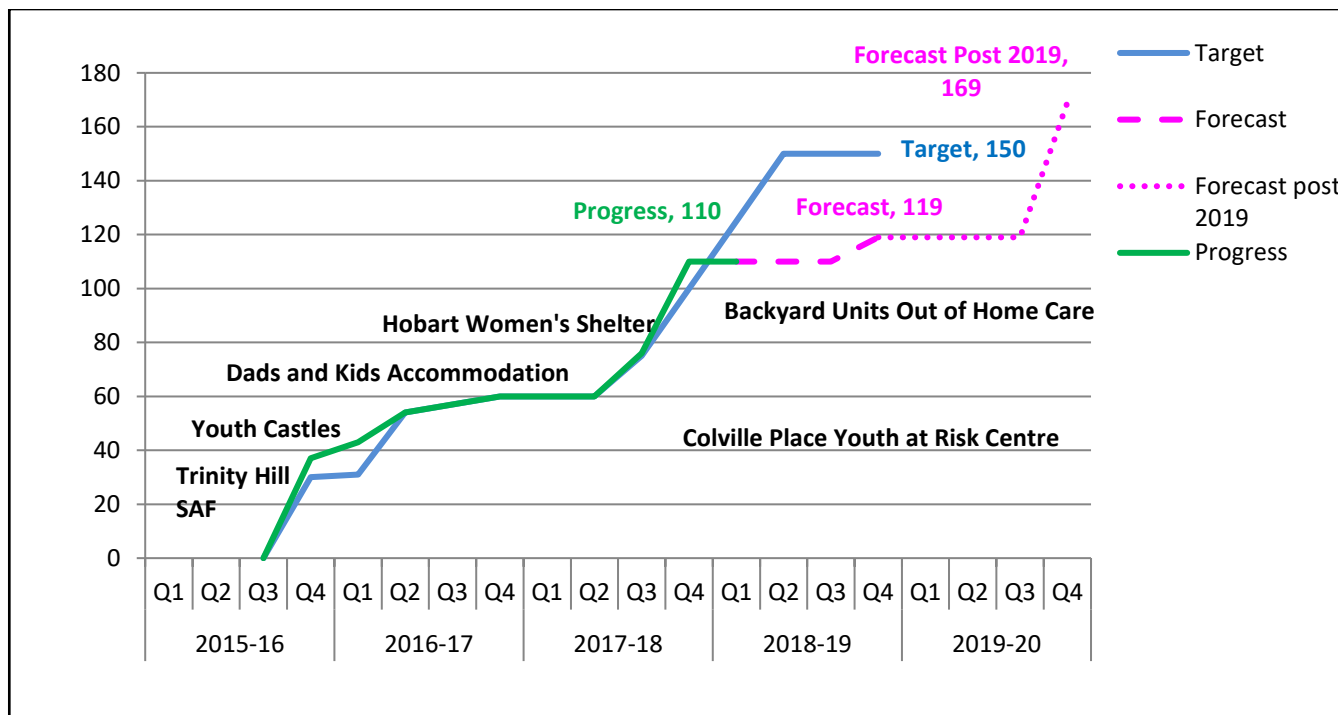
| Private Rental Access     | Progressive Total<br>Jul 15 to Sep 18 | Projected    |              |
|---------------------------|---------------------------------------|--------------|--------------|
|                           |                                       | Next Quarter | At June 2019 |
| Rapid Rehousing           | 146                                   | 20           | 191          |
| Private Rental Incentives | 40                                    | 25           | 110          |
| <b>Total</b>              | <b>186</b>                            | <b>45</b>    | <b>301</b>   |



# 5. Homeless Accommodation

**Target | Provide 150 additional units of accommodation for people who are homeless or at risk of homelessness by 2018-19**

**Progress | On track**



The recently completed Devonport Youth Supported Accommodation Facility (Eveline House) is now home to young tenants in need of safe and secure accommodation, several of which are National Disability Insurance Scheme (NDIS) recipients living in purpose-built disability units.

Nine backyard units for out of home care will be delivered for this Action Plan by June 2019, which aims to deliver demountable units that provide a secure, independent living arrangement for young people. This initiative will target vulnerable young people and families who need that extra support to prevent young people from leaving home and possibly becoming homeless.

### Activity Next Quarter

| Homelessness Accommodation                          | Progressive Total Jul 15 to Jun 18 | Projected    |              |
|---|------------------------------------|--------------|--------------|
|   |                                    | Next Quarter | At June 2019 |
| Trinity Hill Youth Supported Accommodation Facility | 46                                 | -            | 46           |
| Dads with Kids Accommodation                        | 9                                  | -            | 9            |
| Youth Castles                                       | 6                                  | -            | 6            |
| Hobart Women's Shelter                              | 15                                 | -            | 15           |
| Colville Place Youth at Risk Centre                 | 9                                  | -            | 9            |
| Devonport Youth Supported Accommodation Facility    | 25                                 | -            | 25           |
| Backyard Units Out of Home Care                     | -                                  | -            | 9            |
| <b>Total</b>  | <b>110</b>                         | <b>-</b>     | <b>119</b>   |

### **Private Rental Incentives (Pilot Program) - Providing Accessible and Affordable Accommodation**

As part of our Tasmania's Affordable Housing Action Plan 2015-2019, the private rental incentive is designed to encourage residential property owners to make their affordable rental homes available for low income earners.

This housing assistance plan will provide individuals, couples, and families in our community who are finding it tough to secure affordable rental properties, with access to secure private rental accommodation at an affordable rent. Private Rental Incentives is a partnership between the Tasmanian Government, registered Community Housing Providers, Housing Connect, and the private rental sector.

Dedicated Private Rental Consultants located in the North and South of the State are working closely with Community Housing Providers, real estate agents and property owners to find suitable properties for the initiative.

For each approved property, owners will receive a financial payment of \$10 000 to \$13 000 per property per year and will also be guaranteed that rent is paid for the term of the lease.

There has been significant interest in the program from property owners and applicants since the program commenced in May 2018.

To be a part of this pilot program, properties must be:

- close to health services, regular and easily accessible public transport, shops and grocery stores
- meet minimum standards as per the *Residential Tenancy Act 1997*
- available to rent for a minimum of 12 months
- meet the demands of applicants in terms of affordability, property type, size and location.

There is a strong preference for one and two-bedroom properties throughout the State. However, larger homes are also required across all regions.

Properties are managed by experienced community housing providers who in turn have assessed which applicants are best matched to the properties available.

So far, 40 households from the Housing Register have been assisted into affordable private rental accommodation across Tasmania.

This pilot program will provide individuals, couples, and families in our community who are finding it tough to secure affordable rental properties. It is anticipated that it will assist 110 households.

More information can be found at [https://www.dhhs.tas.gov.au/housing/private\\_rental\\_incentives](https://www.dhhs.tas.gov.au/housing/private_rental_incentives).



**A new incentive for  
Tasmanian property owners**

**PRIVATE RENTAL  
INCENTIVES**

## Somerset Land Release and Elderly Units - Housing by the Beach

During the last quarter the Tasmanian Government released 16 affordable land lots at Somerset in the North West region of Tasmania. The site was the location of the former Somerset Primary School, the old Somerset Police station, and the building previously used as a child health clinic

Nine of the 16 lots have now been sold.

The affordable land lots offers people on low incomes an excellent opportunity to enter the housing market. These households may also be eligible for the Tasmanian Government's HomeShare program which assists Tasmanians to purchase house and land packages.



In addition to this land release, six accommodation units were made available for the more elderly people on the housing register. These units are all fully tenanted and are providing affordable, independent living for older Tasmanians. The six independent living units each consist of two bedrooms. The units were built to 'Liveable Housing Design Guidelines' that provide features to benefit older residents, such as wider doorways, level access to the property (no stairs), and ample room for residents to move around comfortably.

The Somerset elderly units are just one example of the Tasmanian Government's commitment to address the growing need for more housing options for older Tasmanians to accommodate independent living.



### ***HomeShare – Making Affordable New Housing Possible***

HomeShare can help turn the dream of home ownership into reality by reducing the initial cost of buying a house and the monthly cost of owning it.



Under HomeShare, the cost of buying a new home is shared with the Director of Housing. By sharing equity, low to middle income Tasmanians may now be able to buy a house that they otherwise could not afford. The Hodgman Liberal Government has increased HomeShare assistance available to eligible low income earners from a maximum of \$59 119 to \$81 245.

This increase which came into effect from 1 July 2018, includes new homes and house and land packages, and when combined with the Government's first home builder's incentive, potentially represents over \$100 000 in Government assistance.

More eligible low income earners are now also able to access the scheme; purchasers are able to have financial assets up to \$65 569 and incomes to a minimum of \$81 011 for a single or couple (increasing with dependents). This means that the program is now available to more Tasmanians.

The Action Plan has assisted 151 households on low to middle incomes to access affordable housing under HomeShare.

For more information or to find out if you are eligible please visit:  
[https://www.dhhs.tas.gov.au/housing/home\\_ownership/homeshare](https://www.dhhs.tas.gov.au/housing/home_ownership/homeshare).