

TASMANIA'S  
AFFORDABLE  
HOUSING

# ACTION PLAN 2015-2019

September 2015



Tasmanian  
Government



Department of Health and Human Services  
Housing Tasmania

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“The Tasmanian Government is taking strong action to ensure that Tasmanians on low incomes live in homes that are safe, affordable and appropriate to their needs. I am committed to investing in new supply and expanding essential homelessness services to reduce housing stress and homelessness.”

**The Hon Will Hodgman MP, Premier**

“A clear pathway to improve housing outcomes is articulated in *Tasmania’s Affordable Housing Strategy 2015-2025*. Our actions address all housing tenures and target those in greatest need, supported by an unprecedented level of new state funding.”

**The Hon Jacqui Petrusma MP, Minister for Human Services and Minister for Women**

“Homelessness can happen to anyone, housing stress affects both private renters and home buyers. Those in greatest need are youth, people living with disability or mental illness, older persons and people escaping from family violence. We need to work together – governments and the community and private sectors – to improve the availability and access into affordable homes.”

**Pattie Chugg, Shelter Tasmania**

“New housing projects will stimulate the Tasmanian economy. They will create jobs for the construction industry and suppliers.”

**Rick Sassin, Housing Industry Association Tasmania**

# OUR PRIORITIES



Reducing housing stress and homelessness is a top priority for the Tasmanian Liberal Government. All Tasmanians should live in homes that are safe, affordable and appropriate to their needs but this is not the case for many low income households.

To support *Tasmania's Affordable Housing Strategy 2015-2025* the Government has developed *Tasmania's Affordable Housing Action Plan 2015-2019* which articulates the Government's commitment over the next four years to deliver a landmark improvement in support for the supply of affordable housing in Tasmania. The Action Plan commences with an immediate investment of \$13.5 million in addition to the \$9.3 million in New Projects already contained in the 2015-16 Budget. During the development of the 2016-17 Budget, priority will be given to funding a broad suite of initiatives over the period 2016-17 to 2018-19. The Government's target is to increase supply by around 900 new homes as well as funding a range of supports, such as landlord incentives, head leases, and Streets Ahead, that will provide housing for 1600 vulnerable Tasmanian households over the next four years.

This is in addition to the existing \$524.47 million, over the four year period 2015-19, that is allocated to housing services under various state and national funded programs.

The Tasmanian Liberal Government will provide strong leadership to progress 19 Government Actions that will deliver new affordable supply (broad prevention actions), better access into affordable homes (targeted early intervention actions) and rapid assistance out of homelessness (responsive actions).

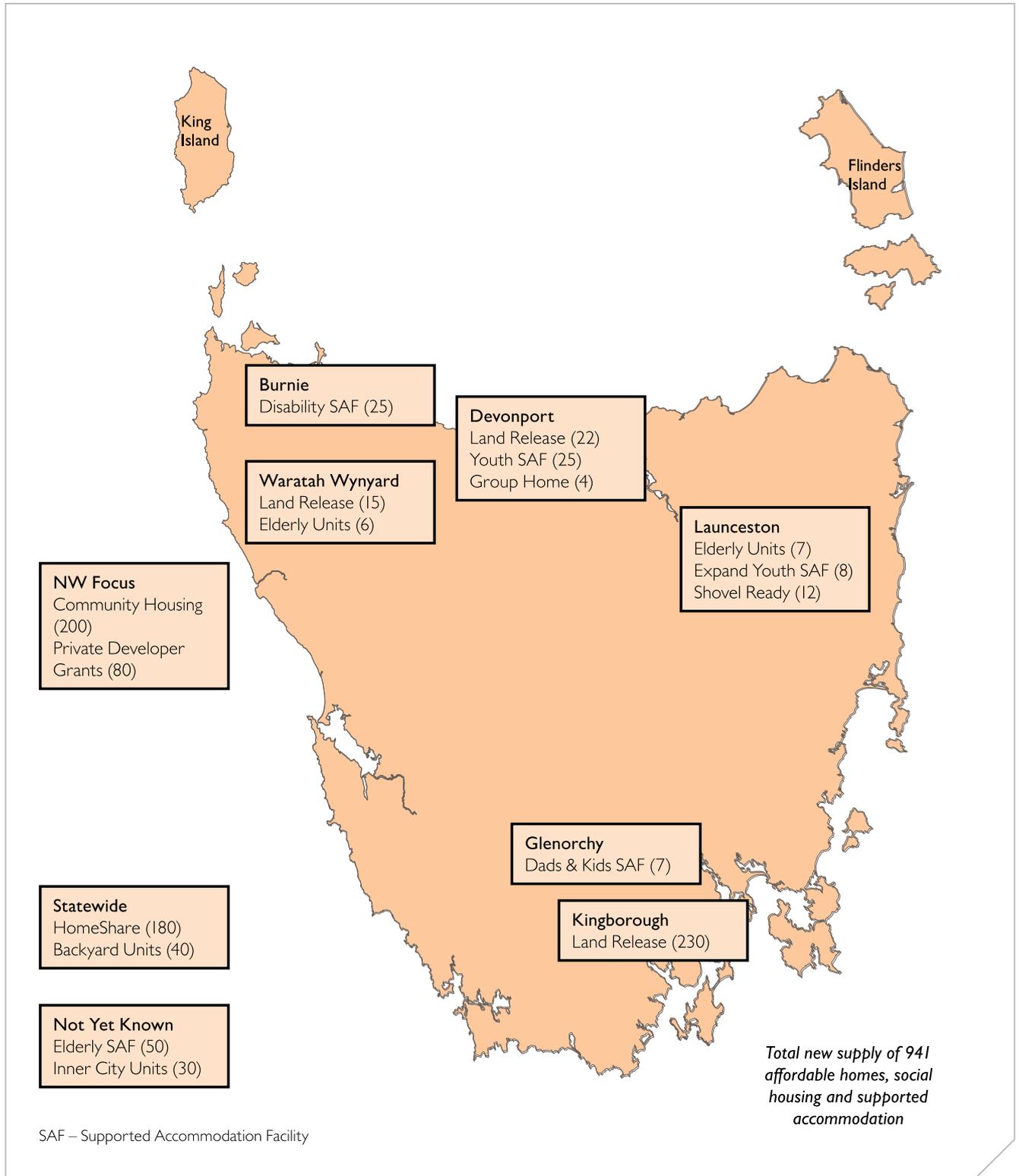
This includes:

- Substantial land release to private developers, with capacity to supply around 250 new lots.
- Around 300 new social housing properties under partnership arrangements with local government, private and community sectors.
- 350 households eligible for social housing assisted into affordable and secure private rentals using landlord incentives.
- 200 additional young people rapidly rehoused into private rentals under head lease arrangements.
- 300 households assisted into affordable home ownership.
- 40 backyard units for young people to stay in the family home.
- 119 supported accommodation beds for the duration of need for vulnerable youth, elderly and people living with disability. When added to the 46 units at Trinity Hill due for completion by November, this represents a total of 165 new supported accommodation beds.
- More crisis accommodation.



# LOCATION OF SUPPLY

Location of potential new supply projects





## 2015-16 INITIATIVES

The Tasmanian Liberal Government's investment in the Affordable Housing Strategy will see 1600 vulnerable Tasmanian households housed over the next four years, which will be supported by the construction of 941 new homes, and support for access to existing homes.

The Action Plan commences with an immediate investment of \$13.5 million in addition to the \$9.3 million in New Projects already contained in the 2015-16 Budget.

# KEY NEW INITIATIVES

These immediate initiatives are:

- **Shovel Ready Housing Supply**

\$2.5 million will be spent to generate new supply of at least 12 homes in the North of the State that will be targeted specifically for older people and people living with a disability. These homes will be located close to a range of services and community infrastructure.

- **Affordable Housing Supply Site Preparation**

To ensure the year on year roll out of new supply, \$200 000 will be spent this year in the preparation of land release sites for construction of affordable homes. This activity will have state-wide focus over the duration of the action plan.

- **Community Housing Stock Leverage Program**

In building on the capacity of those community housing organisations registered under the National Regulatory System, an Expression of Interest process will be conducted in October 2015 seeking innovative proposals that can leverage new supply from the existing social housing portfolio. It is intended that this would involve the transfer of between 300-500 existing houses to provide additional borrowing capacity and recurrent financial incentives for the community housing organisations. This can facilitate the construction of up to 150 additional new houses that would be directed towards priority applicants from the Housing Register as long term affordable rentals for at least thirty years. \$500 000 is allocated to this program per year for the recurrent financial incentives, with a commitment of \$2 million over four years.

These new homes will be additional to the 321 dwellings the Better Housing Futures providers have already committed to deliver under their existing agreements.

- **Private Developer Social Housing Grants**

\$5 million is allocated to this program this year to deliver 20 new homes to be located in areas of high demand and close to services. While the program will be conducted statewide, it aims to primarily target the north and northwest regions of Tasmania. The program will purchase dwellings from builders and developers under a Request for Tender to be released this year. This is based on approaches used successfully

by Housing Tasmania in the past. It will offer small and medium enterprises with the opportunity to develop new homes in small unit complexes. The homes will be retained as social housing for those off the Housing Register.

- **HomeShare Program**

\$2.8 million is available this year to continue the HomeShare Program, which will assist an additional 50 Tasmanian households, who otherwise cannot obtain finance, to enter into home ownership. The shared equity model requires the home buyers to borrow no more than 70 per cent of the value of the home. On average, the Government's contribution is \$56 000 per property.

This program provides an opportunity for households to purchase a new home or an existing one from Housing Tasmania. To date over 90 per cent of recipients have used HomeShare to purchase a new home.

- **Youth at Risk Response Centre**

\$1.4 million is committed to the development of a dedicated Youth at Risk Response Centre. This centre will provide a foundation to break the cycle experienced by young people who have come to the attention of children and youth services and the justice system. The facility would combine a drop-in centre and short-term supported therapeutic accommodation.

- **Youth Castles**

Young people can find the transition to independent living a challenge, especially those who have come to the attention of children and youth services and the justice system, and this can result in them becoming homeless. The responsibility of a whole house in the first instance can be overwhelming for a young person, which is why we will be investing \$400 000 to trial the provision of smaller homes known as youth castles.

- **Dads & Kids Accommodation Facility**

An identified gap in the provision of supported accommodation in Tasmania has been a facility that provides a home for fathers and their children. This is why we will spend \$2.5 million on a new seven unit facility located in Southern Tasmania and managed by Hobart City Mission. This facility will provide wrap around services and support to fathers and their children in accommodation, access and social skills.



## **YEARS 2-4 INITIATIVES**

The Tasmanian Liberal Government will provide leadership to progress a number of key actions over the four year life of the Action Plan. These priorities and commitments will be supported by budget allocations over the 2016–19 budget period, with the level of funding determined as part of the budget process.

## NEW AFFORDABLE SUPPLY – PREVENTION ACTIONS

Increasing the supply of affordable homes that are appropriate to the needs of low income earners will reduce instances of housing stress and homelessness occurring. As identified in *Tasmania's Affordable Housing Strategy 2015-2025*, Government has a role to stimulate supply and to ensure that new dwellings are appropriate to community need and vulnerable households.

In the absence of any new supply initiatives by the Australian Government, the Tasmanian Liberal Government commits to increase the supply of affordable homes for low income households through significant land release. New supply will stimulate job creation and economic activity by procuring building and construction services, in particular in small to medium sized companies.



### KEY REFORM DIRECTION: NEW AND APPROPRIATE SUPPLY

#### **Government Action I – Affordable Housing Supply**

New supply will be generated from land release which will be sold to private developers for construction of affordable homes. Construction must comply with the liveability and universal design policy requirements of Housing Tasmania's *Minimum Standards for Social Housing* to support affordable living and ageing in place.

- **Huntingfield Land Release**

We will develop the second stage of the Huntingfield Land Release Project which will ultimately deliver a yield of approximately 230 serviced residential lots. The total sub division will include a retail precinct, a retirement and aged care precinct, a community garden and recreation area. A mix of two and three bedroom houses and higher density villa units and town houses will provide a range of accommodation options for young families through to older residents. The project will assemble super lots for release to private developers for sale and further residential subdivision and development.

- **Somerset Land Release**

We will subdivide 15 lots and provide community facilities on the former Somerset Primary School site. The lots will be predominantly sold to private home buyers.

- **Devonport Land Release**

We will develop a residential sub division of approximately 22 serviced lots on land at Devonport. The lots will be predominantly sold to private home buyers.

# BETTER ACCESS – TARGETED EARLY INTERVENTION ACTIONS

Targeted early intervention is focused on prioritising and improving access for vulnerable households into social housing, private rentals, home ownership and supported accommodation.

## KEY REFORM DIRECTION: SOCIAL HOUSING (INCLUDING PUBLIC AND COMMUNITY HOUSING)

*Tasmania's Affordable Housing Strategy 2015-2025* identifies vulnerable households that are at greater risk of housing insecurity as they transition from one housing situation to another. The Tasmanian social housing portfolio targets these vulnerable households, which includes lowest income households in housing crisis, young people who cannot afford private rental, people living with disability, people leaving institutional care and prison without a home, households escaping from family violence, and older people with poor health and mobility. Increasing the supply of social housing and improving the appropriateness of social housing properties will reduce housing stress and homelessness occurring for these vulnerable households.

### Government Action 2 – Social Housing Supply

New supply of social housing for vulnerable households will be generated through financial incentives and partnerships. The new social housing will be managed by Housing Tasmania or by community housing organisations. Construction must comply with the liveability and universal design policy requirements of Housing Tasmania's *Minimum Standards for Social Housing* to support affordable living and ageing in place.

- **Regional Supply**

Additional capital will be targeted towards regional Tasmania outside of Better Housing *Futures* areas, to assist with responses to local affordable housing needs. This is expected to provide up to 50 homes for eligible Tasmanians across the state.

- **Somerset Elderly Units**

This project would deliver six independent living units with a mix of two and three bedrooms at Somerset on land owned by the Director of Housing. The units will be built to Liveable Housing Design Guidelines that provide modifications and amenities for older residents to age at home. The properties will be retained by the Director of Housing as social housing.

- **Newstead Elderly Units**

This project would deliver seven independent living units at Newstead. The units will be built to Liveable Housing Design Guidelines that provide modifications and amenities for older residents to age at home. The properties will be retained by the Director of Housing as social housing.

- **Inner City Elderly Units**

We will form new partnerships with local government to develop social housing in or on the fringe of city centres for older residents (65 and over). The project aims to deliver approximately 30 units to be built to Liveable Housing Design Guidelines that provide modifications and amenities for older residents to age at home.

### Government Action 3 – Public Housing Reinvestment

The tenant profile of public housing has changed since the 1970s when most public housing tenants were working families. There are now more elderly tenants with deteriorating health or mobility, people living with disability, formerly homeless youth, and women with children escaping from family violence. These trends are expected to continue into the future.

Public housing properties need substantial upgrading and must be redeveloped to cater for these clients. The portfolio needs smaller homes with accessible design features to support tenants to live independently and age at home.

The Tasmanian Liberal Government will commence a long term project aimed at upgrading and realigning the public housing portfolio. The cost will be met by existing resources through the sale and replacement of public housing properties at an accelerated rate than the current sales program. The reinvestment program will commence during the term of this Action Plan.

### **Government Action 4 – RTA Amendment**

Amendments to the *Residential Tenancy Act 1997* will be considered that can enable the Rental Deposit Authority to accept incremental bond payments from social housing tenants. The cost will be met by existing resources.

### **Government Action 5 – Flinders and Cape Barren Islands**

The Tasmanian Liberal Government will work with the Flinders Island Indigenous Association and the Cape Barren Island Indigenous Association to enhance the long term sustainability of housing on both islands for indigenous households.

## **KEY REFORM DIRECTION: PRIVATE RENTALS**

A third of low income households rent their homes and many are in affordable accommodation. However, 39 per cent of low income renters in the private market are in housing stress. Given what is known about the rental mismatch outlined in *Tasmania's Affordable Housing Strategy 2015-2025*, many of these households could afford private rentals if the existing supply of low priced rental homes were available to them.

Improving access into rental homes will involve two key partnership initiatives outlined here:

### **Government Action 6 – Private Landlords and Housing Connect Partnership**

We will establish partnership arrangements between Housing Connect and the private rental sector to

encourage access into affordable rentals and early referrals prior to the ending of tenancies.

Housing Connect will be funded to get access for people on the Housing Register into affordable rental homes that are appropriate to their needs. A dedicated Housing Connect Private Rental Worker in both the north and south of the state will work with real estate agents to provide secure lease terms to these clients. A financial incentive will be paid to landlords who enter into secure leases.

This initiative represents a new approach that will be designed in consultation with Housing Connect and the private rental sector to establish appropriate incentives. An estimated 350 households will obtain affordable private rentals under this initiative.

Landlord incentives can also be applied to promote pathways out of social housing for those tenants whose circumstances have changed and are able to move into the private rental market.

The Housing Connect Private Rental Workers will also be responsible to work with landlords so they refer vulnerable tenants to Housing Connect for tenancy support that can assist in maintaining tenancies in the private market.

### **Government Action 7 – Youth Head Leases**

We will develop a head lease program with the aim of rapidly rehousing vulnerable or homeless youth who can live independently with or without support from Housing Connect. This program directly targets a cohort who find it very difficult to access affordable rental accommodation.

Similar to the Rapid Rehousing initiative, for which commitment of \$2.4 million has been announced as part of *Safe Homes, Safe Families: Tasmania's Family Violence Action Plan 2015-2020*, community housing managers will enter into leases with private landlords to create a pool of furnished properties. Funding of \$10 000 will be provided to community housing managers for each home, payable when they enter into a lease with the landlord. Depending on the level of funding allocated to this program, a pool of around 50 properties could be delivered.

The community housing managers will sub-lease the properties to young people off the Housing Register at affordable rentals. The nature of these leases will vary depending on the needs of the client. Shared housing arrangements will be supported if appropriate.

### KEY REFORM DIRECTION: HOME OWNERSHIP

In Tasmania 46 per cent of low income households own their own homes, and a further 11 per cent have affordable mortgages. However, 47 per cent of low income households who are buying their homes are in housing stress with unaffordable mortgages. Despite efforts being made to provide assistance to first home buyers through the First Home Owners Grant and the First Home Builders Boost, home ownership in Tasmania is declining as housing prices continue to rise. These grants are not sufficient for many low income households to purchase a home.

Home ownership assistance can be applied to promote pathways out of social housing for tenants whose circumstances may have changed and can be assisted into purchasing their own home.

#### Government Action 8 – Streets Ahead Program

Streets Ahead supports the sale of Housing Tasmania homes that are not appropriate for retention as social housing. The Tasmanian Liberal Government will continue the Streets Ahead Program with the aim of assisting 25 low to moderate income homebuyers per annum through the provision of deposit assistance to households who are able to obtain mortgage finance.

Since it commenced in 2001, the level of assistance under Streets Ahead has not changed. This is despite a significant rise in property prices over that time. The deposit assistance under Streets Ahead will therefore be increased from \$6 000 to \$12 000. Together with the other expenses covered under the scheme, the total assistance is on average \$15 500 per property. The cost of this program is met from within Housing Tasmania's existing resources.

### KEY REFORM DIRECTION: EARLY REFERRALS

Housing Connect aims to rapidly assist Tasmanians seeking housing assistance into secure homes. It also provides direct case management support to help maintain tenancies that may be at risk of ending. This form of 'floating support' is provided for the duration of need and does not end if housing circumstances change.

Early referrals to Housing Connect by tenancy managers, and by broader human services' providers, will lead to early engagement with vulnerable tenants and reduce instances of homelessness.

#### Government Action 9 – Awareness Campaign and Early Referrals

The Tasmanian Liberal Government will work with Housing Connect to raise awareness and encourage early referrals for housing support. This will also involve key agencies such as Gateway services, children and youth services, hospitals and community health centres, mental health services, alcohol and drug services, Child and Family Centres, neighbourhood houses, justice services, the prison and Centrelink.

### KEY REFORM DIRECTION: YOUTH HOMELESSNESS

To prevent instances of youth homelessness, a new innovative program will be delivered.

#### Government Action 10 – Backyard Units for Young People

We will trial the delivery of demountable backyard units to accommodate young people so they can stay in the family home. The purpose of the backyard units is to reduce the intensity of family stress and growing independence that can lead to young people grappling with the decision to transition to independent living or to stay at home. These circumstances can result in young people exiting the family home into homelessness. Depending on the level of funding provided to this initiative, around 40 units could be delivered.

## KEY REFORM DIRECTION: SUPPORTED ACCOMMODATION

Not all Tasmanians have the capacity to live independently. They can require more intensive support that is integrated with their housing needs. The Government recognises that good outcomes are being achieved by Tasmania's supported accommodation facilities. It commits to more being established to accommodate the most vulnerable tenants who need this form of integrated housing and support.

Supported accommodation should be available for the duration of need. This will differ depending on the target cohort. For example, the housing and support needs for residents living with severe disability or health deterioration will be long term. Supported accommodation for formerly homeless young people, on the other hand, aims to assist them to shift to independence and connect them to employment and training to break the cycle of homelessness.

### Government Action 11 – Supported Youth Accommodation

More supported youth accommodation is needed to break the cycle of homelessness for young tenants and assist them shift into independence. This can be achieved through intensive case management support which connects them to employment and training. Tasmania has one dedicated Supported Accommodation Facility (SAF) for homeless youth in Launceston, with a second SAF, offering 46 units of accommodation, due to open in Hobart by the end of 2015.

- **New Devonport Youth SAF**

We will deliver a third SAF for young people. The SAF will be located in Devonport and accommodate 25 formerly homeless young people, including young National Disability Insurance Scheme (NDIS) participants. The multi-unit complex will be managed by a not for profit, specialist homelessness service provider and funding has been provided.

- **Expand Launceston Youth SAF**

We will increase the accommodation capacity at Thyne House in Launceston by eight units which will give more young people the opportunity to access employment and education services.

### Government Action 12 – Supported Disability Accommodation

Full transition to NDIS by 2019 will create demand for affordable homes as participants under the scheme achieve greater independence. An increase in demand from NDIS clients has already been identified by Housing Connect. The Government is proactively involved in important national discussions about meeting the housing needs of NDIS participants. While funding arrangements are being progressed with the Australian Government, the Tasmanian Liberal Government makes the following commitments:

- **Burnie Disability Supported Accommodation Facility**

An option exists to deliver a 25 unit complex with communal facilities for people living with disability. The unique development will see the conversion of a surplus training facility located close to services and transport in Burnie. The site could also enable the colocation of a disability service provider. The complex will be built to Liveable Housing Design Guidelines.

- **Group Homes for NDIS Participants**

We will construct a disability group home in Devonport, which will accommodate four NDIS participants, plus a live-in carer.

### Government Action 13 – Supported Elderly Accommodation

We will partner with an approved aged care provider to develop supported elderly accommodation for 50 vulnerable residents. This initiative has been informed by existing interstate models that are achieving good outcomes for residents who would otherwise be at risk of homelessness.

### Government Action 14 – Expand Access to Housing Register

The Tasmanian Liberal Government will work with tenancy managers of supported accommodation to expand access to the Housing Register so that priority allocations are being made to suitable applicants in greatest need. This action extends beyond the large supported accommodation homelessness facilities to include the many community sector niche providers across Tasmania.

## RAPID ASSISTANCE – RESPONSE AND RECOVERY ACTIONS

The strategic direction of *Tasmania's Affordable Housing Strategy 2015-2025* focuses on maturing the Housing Connect model by triaging housing applicants into the growing number of affordable housing opportunities and improving service integration with the private sector and broader human services. Increasing the capacity of crisis shelters is needed to address significant numbers of unassisted clients.

### KEY REFORM DIRECTION: TRIAGE RESPONSE

This Action Plan identifies a number of ways that Government is improving access into affordable housing options to build the capacity of Housing Connect to triage applicants into secure homes. This includes new supply, private rentals and supported accommodation.

A triage response is appropriate given the growing diversity of assistance. Housing solutions should be targeted to the capacity and needs of clients. Similar to the way that Housing Connect provides a light touch to more intensive support, the form of housing assistance can range from facilitated access into private rentals, application for social housing or referral to supported accommodation.

### Government Action 15 – Triage Training and SHIP Enhancements

We will work with the Housing Connect Front Door and crisis shelters to deliver a streamlined triage response for clients. Further enhancements may need to be made to the Specialist Homelessness Information Platform (SHIP), the shared IT system used by Housing Connect and shelters. The initiative will include training for workers to ensure that the intended approach is delivered at an operational level.

### KEY REFORM DIRECTION: SERVICE INTEGRATION

Collaboration amongst the government, private and community sectors is a common component of most of the Government Actions.

*Tasmania's Affordable Housing Strategy 2015-2025* and this Action Plan articulate the outcomes Government is seeking from its funded services. Measuring performance against these outcomes will increase the transparency of service integration and drive funded services to achieve intended outcomes.

### Government Action 16 – Outcomes Framework for Funded Services

The Tasmanian Liberal Government will adopt a partnered approach to work with funded housing and homelessness service providers to design outcome-based performance targets and measurement tools. Performance measures and reporting requirements will be incorporated into Funding Agreements.

Government commits to the public release of Performance Report Cards with the aim of promoting continuous service improvement and increasing transparency across all funded services.

### Government Action 17 – Activity Based Funding

We will appoint a consultant to facilitate the design and transition to Activity Based Funding for homelessness services. This will facilitate a move away from traditional block funding and increase the Government's capacity to shape service integration and achieve intended client outcomes. New arrangements will be incorporated into future Funding Agreements.

## KEY REFORM DIRECTION: CRISIS HOUSING AND SUPPORT

Crisis housing is a type of supported accommodation where housing and support are provided in an integrated manner. Crisis housing provides an immediate and short term response to homeless people with urgent housing needs. The role of crisis housing is to help reduce stress, improve the client's ability to cope with their current situation and build resilience to prevent future crises. By working with Housing Connect, clients can be rapidly assisted into secure homes and exit out of crisis with longer term support.

The Strategy identifies the need to increase crisis beds to address gaps of unassisted cohorts, including young people, women (with or without children) and men with children.

### **Government Action 18 – Investment in Crisis Housing**

Capital funding will be made available to invest in new crisis shelters to address the gaps of unassisted cohorts and increase the number of crisis beds by transforming crisis shelters into mixed models of operation. This will reduce instances of unassisted clients.

This commitment builds on the \$2 million set aside for crisis housing for women and women with children announced as part of *Safe Homes, Safe Families: Tasmania's Family Violence Action Plan 2015-2020*. Shelters will be prioritised based on a range of factors including their target cohort, capacity to meet demand for services, current inefficiencies in their operating model, and property condition.

This initiative is supported by the recurrent funding for crisis shelters, which in 2015-16 is \$11.5 million. This forms part of Government's total recurrent funding commitment of \$24.3 million (in 2015-16) towards specialist homelessness services.



## KEY REFORM DIRECTION: YOUNG PEOPLE

The aim of any housing response for homeless young people aged less than 18 years old should be to immediately stabilise their living conditions. Longer term supported accommodation is a more secure form of tenure for homeless young people than emergency-based crisis shelters. To address the incidence of homeless young people in Tasmania, priority is given to deliver new supported accommodation options.

### **Government Action 19 – Homeless Young People Supported Accommodation**

We will explore innovative supported accommodation models for homeless young people under 16 years old, with development of new properties to commence during the life of this Action Plan. Accommodation options to be explored will include collaboration with support services to assist the young people to achieve family reunification or more stable accommodation options.



# MEASURING SUCCESS



## OUR OUTCOMES FRAMEWORK

Tasmania's Affordable Housing Strategy 2015-2025 sets the key outcomes to measure the success of Government's strategies over the next decade to improve housing affordability in Tasmania, which are:

- a decrease in the proportion of low income Tasmanians experiencing housing stress
- a decrease in the proportion of Tasmanians experiencing homelessness

Proxy indicators will be used to measure the key outcomes at more regular intervals. Together, these are long term aspirations. In the short term, the way the Government will work towards the achievement of these outcomes is through actions, as outlined in this Action Plan.

We will use the following to measure our success in delivering these actions and review progress to inform future priorities. Identifying accurate baselines for all measures will take time. In cases where baselines are not known, targets have not been identified but progress to develop them is underway.

### Program Outcomes

### Key Deliverables

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#### Action 1: Affordable Housing Supply – release serviced residential lots sold to private developers

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- > 80 per cent of lots are sold within two years of release  
(2015 Baseline: 0%)
- > 50 new homes built on released land  
(2015 Baseline: 0%)

- > all super lots at Huntingfield ready to be released
- > 15 lots at Somerset ready to be released
- > 22 lots at Devonport ready to be released

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#### Action 2: Social Housing Supply – provide incentives and construct homes to be retained as social housing

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- > Tasmania's number of social housing applicants expressed as a proportion of the total social housing portfolio is at least 25 percentage points below the national average, measured annually  
(2015 Baseline: 31 percentage points)
- > decreased theoretical time to house all social housing applicants, measured annually  
(2015 Baseline: 2.8 years)

- > practical completion of 50 units in regional Tasmania
  - > practical completion of 6 elderly units at Somerset
  - > practical completion of 7 elderly units at Newstead
  - > practical completion of approximately 30 inner city elderly units
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## Program Outcomes

## Key Deliverables

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### Action 3: Public Housing Realignment – accelerate the sale, replacement and upgrade of public housing properties

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|---|--|
| <ul style="list-style-type: none"><li>&gt; 85 per cent of public housing properties meet the bedroom needs of tenants (neither over nor under occupied) by 2025<br/>(2013 Baseline: 79%)</li><li>&gt; no LGA will have geographical demand (expressed by applicants) that exceeds 30 per cent of its public housing portfolio by 2025<br/>(2015 Baseline: 2 LGAs exceed target)</li><li>&gt; 33 per cent decrease in the median value of deferred maintenance for the public housing portfolio by 2025<br/>(2013 Baseline: \$8 900)</li><li>&gt; all new stock and upgrades to comply with the Minimum Standards for Social Housing, measured annually<br/>(2015 Baseline: n/a)</li></ul> | <ul style="list-style-type: none"><li>&gt; Asset Investment Strategy prepared</li><li>&gt; Implementation Plan completed</li></ul> |
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### Action 4: RTA Amendment – amend the RTA to enable incremental bonds from community housing tenants

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|---|--|
| <ul style="list-style-type: none"><li>&gt; proclaimed amendment to the RTA<br/>(2015 Baseline: n/a)</li></ul> | <ul style="list-style-type: none"><li>&gt; consultation between key stakeholders</li></ul> |
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### Action 5: Flinders and Cape Barren Islands – build capacity to create sustainable housing portfolios

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|---|---|
| <ul style="list-style-type: none"><li>&gt; portfolios are sustainable within available funding through to 2025<br/>(2015 Baseline: TBC)</li></ul> | <ul style="list-style-type: none"><li>&gt; Funding Agreements in place with both associations</li></ul> |
|---|---|
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### Action 6: Private Landlords and Housing Connect Partnership – provide incentives and facilitate access into rentals

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|---|--|
| <ul style="list-style-type: none"><li>&gt; 350 assisted households eligible for social housing have affordable and secure tenure in the private rental market<br/>(2015 Baseline: 0)</li><li>&gt; increased proportion of Housing Connect support periods that end in sustained tenancies, measured annually<br/>(2015 Baseline: TBC)</li></ul> | <ul style="list-style-type: none"><li>&gt; 350 households assisted</li><li>&gt; increased number of referrals from private landlords to Housing Connect for tenancy support, measured annually</li></ul> |
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## Program Outcomes

## Key Deliverables

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**Action 7: Youth Head Leases** – provide a pool of secure homes to rapidly rehouse homeless youth

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|---|--|
| <ul style="list-style-type: none"><li>&gt; 200 assisted youth (under 25 years) allocated from the Housing Register have affordable and secure tenure<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; 200 households assisted</li></ul> |
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**Action 8: Streets Ahead Assistance** – provide deposit assistance to home buyers able to raise finances

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| <ul style="list-style-type: none"><li>&gt; 100 assisted households achieve affordable home ownership<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; 100 households assisted</li></ul> |
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**Action 9: Awareness Campaign and Early Referrals** – encourage collaboration with mainstream services

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| <ul style="list-style-type: none"><li>&gt; reduction in the number of people presenting at crisis shelters who are engaged or exiting from mainstream services, measured annually<br/>(2015 Baseline: TBC)</li></ul> | <ul style="list-style-type: none"><li>&gt; partnership discussions with mainstream services</li><li>&gt; increased number of referrals from mainstream services to Housing Connect for homelessness support, measured annually</li></ul> |
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**Action 10: Backyard Units for Young People** – provide demountable units for young people to stay in the family home

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| <ul style="list-style-type: none"><li>&gt; 40 assisted youth (under 25 years) stay in the family home after 12 months of occupancy<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; 40 units occupied</li></ul> |
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**Action 11: Supported Youth Accommodation** – construct more supported accommodation for young people at risk

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| <ul style="list-style-type: none"><li>&gt; 79 formerly homeless or vulnerable youth assisted into secure accommodation with support and engaged in education, training or employment<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; practical completion of 46 units in North Hobart</li><li>&gt; practical completion of 8 units in Launceston</li><li>&gt; practical completion of 25 units in Devonport</li></ul> |
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## Program Outcomes

## Key Deliverables

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**Action 12: Supported Disability Accommodation** – construct more supported accommodation for NDIS participants

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| <ul style="list-style-type: none"><li>&gt; 29 NDIS participants assisted into secure accommodation with specialist disability support<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; practical completion of 25 units in Burnie</li><li>&gt; practical completion of one 4 bed group home in Devonport</li></ul> |
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**Action 13: Supported Elderly Accommodation** – construct more supported accommodation for vulnerable elderly

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| <ul style="list-style-type: none"><li>&gt; 50 formerly homeless or vulnerable older persons assisted into secure accommodation with specialist aged care support<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; Funding Agreement with approved aged care provider</li><li>&gt; practical completion of 50 units</li></ul> |
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**Action 14: Expand Access to Housing Register** – provide access and training community organisations to use register

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| <ul style="list-style-type: none"><li>&gt; Tasmania's number of social housing applicants expressed as a proportion of the total social housing portfolio is at least 25 percentage points below the national average, measured annually<br/>(2015 Baseline: 31 percentage points)</li><li>&gt; decreased theoretical time to house all social housing applicants, measured annually<br/>(2015 Baseline: 2.8 years)</li></ul> | <ul style="list-style-type: none"><li>&gt; identify suitable community organisations</li><li>&gt; all identified organisations are trained and using the register</li></ul> |
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**Action 15: Triage Training and SHIP Enhancements** – build the capacity for Housing Connect to triage applicants

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| <ul style="list-style-type: none"><li>&gt; Tasmania's number of social housing applicants expressed as a proportion of the total social housing portfolio is at least 25 percentage points below the national average, measured annually<br/>(2015 Baseline: 31 percentage points)</li><li>&gt; decreased theoretical time to house all social housing applicants, measured annually<br/>(2015 Baseline: 2.8 years)</li></ul> | <ul style="list-style-type: none"><li>&gt; release new SHIP enhancements</li><li>&gt; Housing Connect is trained and using the system</li></ul> |
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## Program Outcomes

## Key Deliverables

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**Action 16: Outcomes Framework** – adopt a partnered approach to design performance targets and measurement tools

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| <ul style="list-style-type: none"><li>&gt; public release of Performance Report Cards to increase transparency that funded services are achieving intended program outcomes, measured annually<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; more than 30 agreements with funded services incorporate an Outcomes Framework</li><li>&gt; more than 30 funded services with an Outcomes Framework in place report their performance biannually</li></ul> |
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**Action 17: Activity Based Funding** – introduce a new funding model for homelessness services

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| <ul style="list-style-type: none"><li>&gt; increasing proportion of clients assisted by homelessness services into secure homes with sustained tenancies, measured annually after new funding model is operating<br/>(2018 Baseline: TBC)</li></ul> | <ul style="list-style-type: none"><li>&gt; appoint consultant to facilitate the design and transition to Activity Based Funding</li><li>&gt; more than 20 Funding Agreements incorporate Activity Based Funding</li></ul> |
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**Action 18: Investment in Crisis Housing** – reconfigure, replace or acquire new crisis shelters with 'mixed models'

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| <ul style="list-style-type: none"><li>&gt; decrease in unassisted clients for upgraded crisis shelters, measured annually after completion of works<br/>(2015 Baseline: TBC)</li><li>&gt; decrease in total unassisted clients by all crisis shelters, measured annually after completion of works<br/>(2014 Baseline: 3 766)</li></ul> | <ul style="list-style-type: none"><li>&gt; Crisis Investment Plan</li><li>&gt; practical completion of investment works</li></ul> |
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**Action 19: Homeless Young People SAF** – construct supported accommodation for homeless young people

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| <ul style="list-style-type: none"><li>&gt; increased availability [target TBC once model is known] of supported accommodation beds for homeless young people (under 16 years)<br/>(2015 Baseline: 0)</li><li>&gt; [target TBC] per cent of assisted young people successfully exit into safe and secure accommodation or reunified with their family, measured annually after completion of works<br/>(2015 Baseline: 0)</li></ul> | <ul style="list-style-type: none"><li>&gt; identify suitable supported accommodation models</li><li>&gt; commence development</li><li>&gt; practical completion</li></ul> |
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