

Housing, Disability and Community Services

QUARTERLY HOUSING REPORT

Apr - Jun 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 878 new households as at the end of June 2018

Of which:

262 households have been assisted into affordable home ownership including:

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

194 affordable land lots have been released

190 new social housing dwellings have been constructed including:

- 173 new public and community housing dwellings
- 17 units of disability accommodation

122 households have been assisted into affordable private rentals including:

- 119 households assisted in escaping family violence

110 new units of homeless accommodation have been provided including:

- 39 units of crisis and transitional accommodation

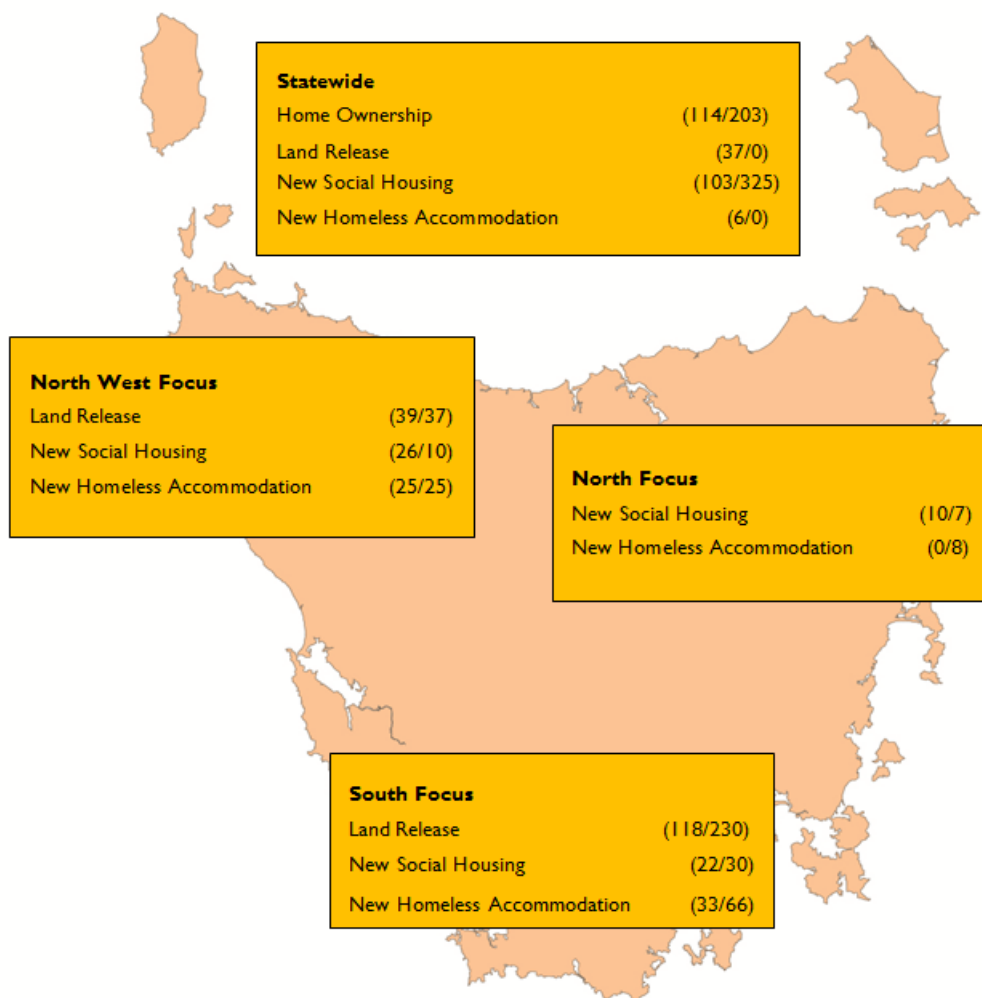
These initiatives have supplied 533 new lots of land and new affordable homes
as at the end of June 2018

Progress

Housing Assistance	Assistance to Last Quarter Mar 18	Assistance This Quarter Jun 18	Progressive Totals July 15 to Jun 18		Status
			Supply	Total Assistance	
1. Home Ownership	243	19	114	262	On track
2. Land Release	65	129	194	194	On track
3. New Social Housing	47	143	161	190	On track
4. Private Rental Access	101	21	-	122	Revised – On track
5. New Homeless Accommodation	76	34	64	110	Timing variance
Total	532	346	533	878	

Note: Revised means that projects have been amended. Note that the target of 1 600 households assisted will still be achieved.

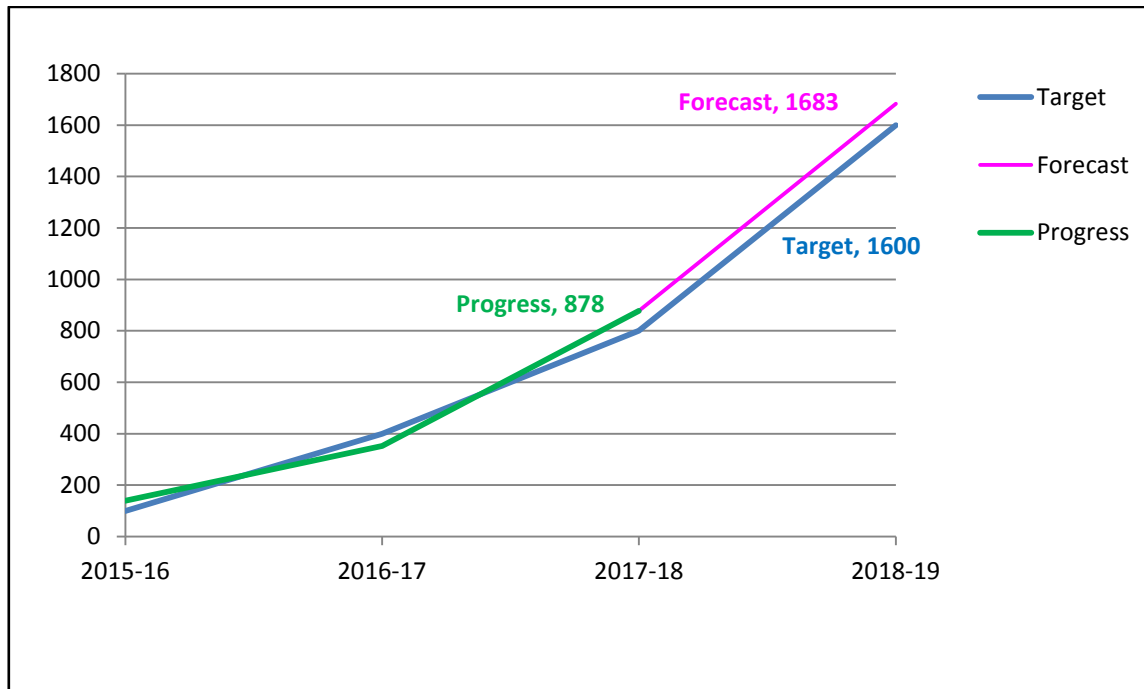
Location of new supply projects



Note: Actual progress at 30 June 2018 / Original Target

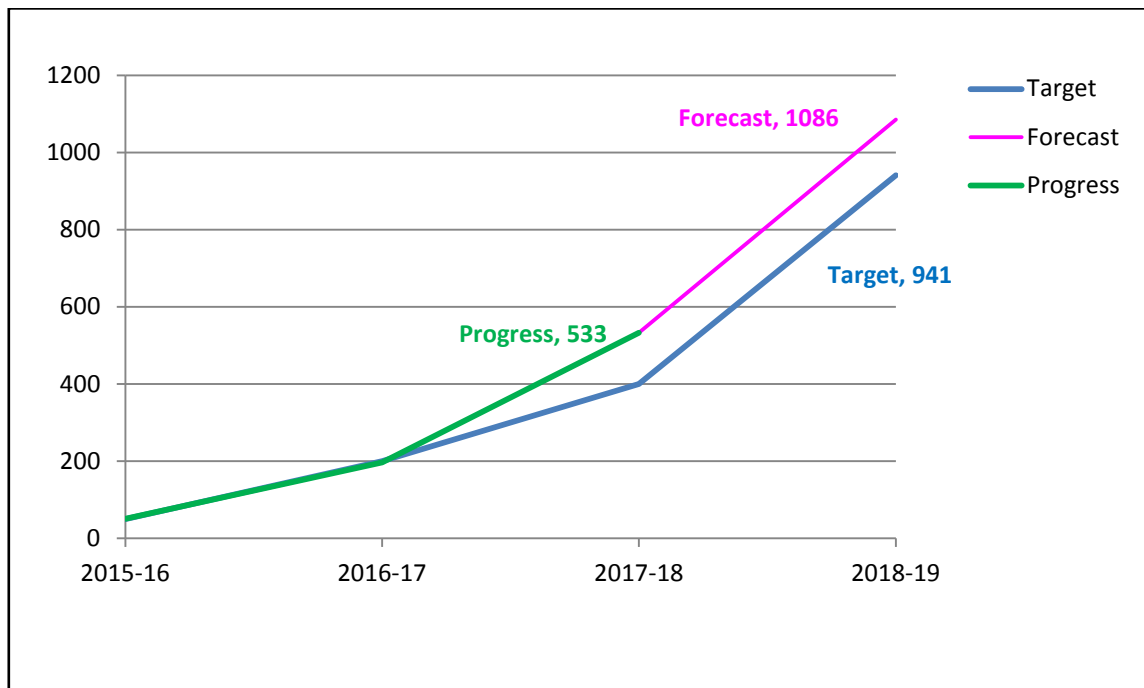
Progress

Total Assistance



We have assisted 878 households to access new housing assistance and are on track to achieve the original target of assisting over 1 600 households through the Action Plan.

Total Supply

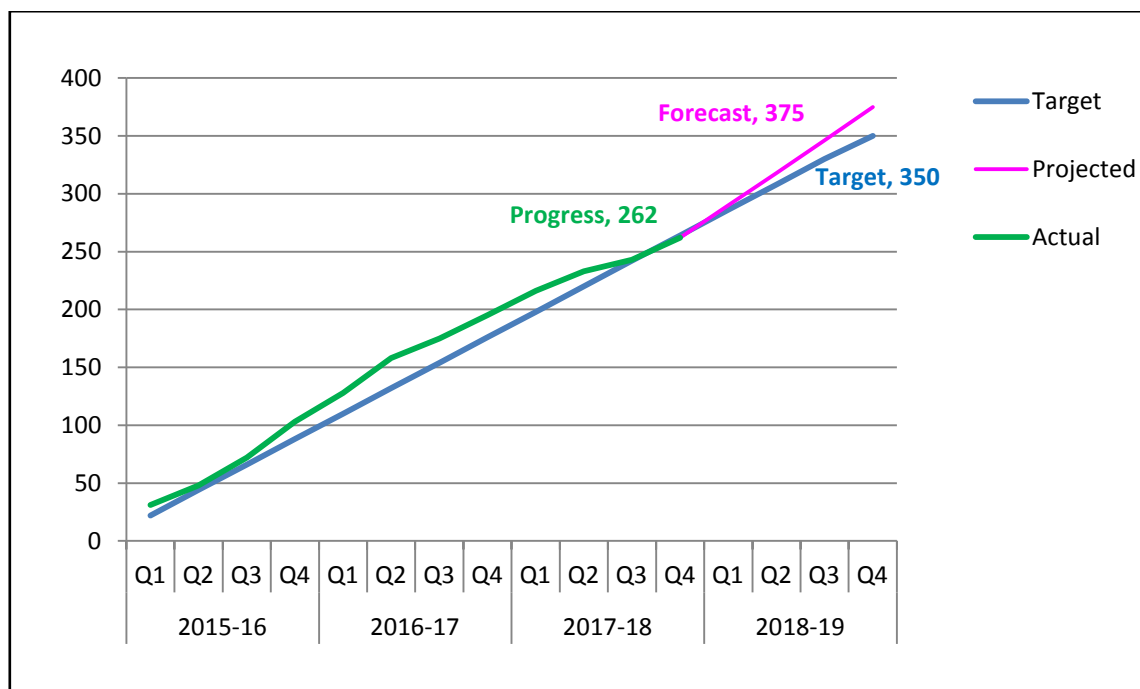


We have supplied 533 new affordable land lots and homes and are on track to achieve the original target of supplying 941 new lots and homes.

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 262 low to moderate income households into home ownership as at 30 June 2018.

The HomeShare program has assisted a total of 137 households into affordable home ownership from July 2015 to June 2018. Of the total households assisted, 114 affordable homes were supplied as new homes and house and land packages. The remaining 23 were households assisted to purchase existing Housing Tasmania homes.

The Streets Ahead program has assisted a total of 125 households into affordable home ownership from July 2015 to June 2018.

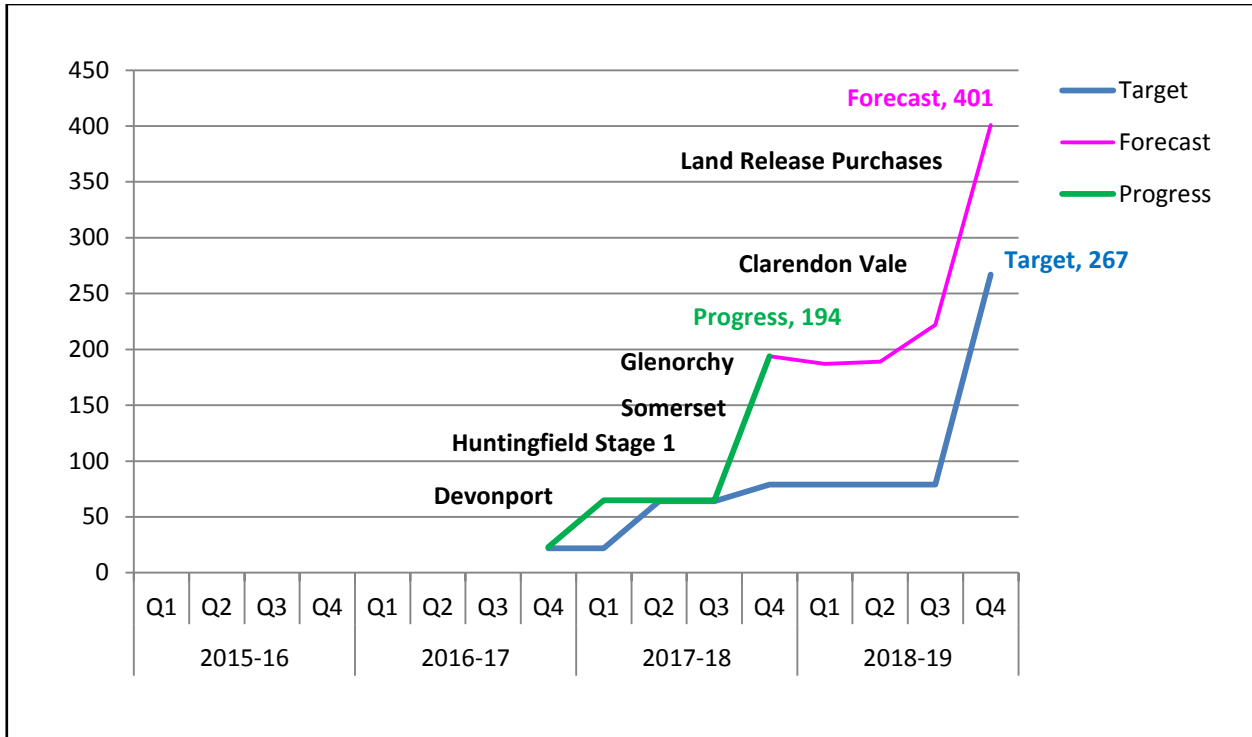
Activity Next Quarter

Housing Ownership	Progressive Total Jul 15 to Jun 18	Projected	
		Next Quarter	At June 2019
HomeShare	137	12	185
Streets Ahead	125	16	190
Total	262	28	375

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 June 2018.

This includes 54 land lots at Glenorchy and 16 land lots at Somerset during the quarter.

Also 22 house and land packages were released to market during the quarter by Mission Australia Housing, providing significant affordable housing in the Clarendon Vale area.

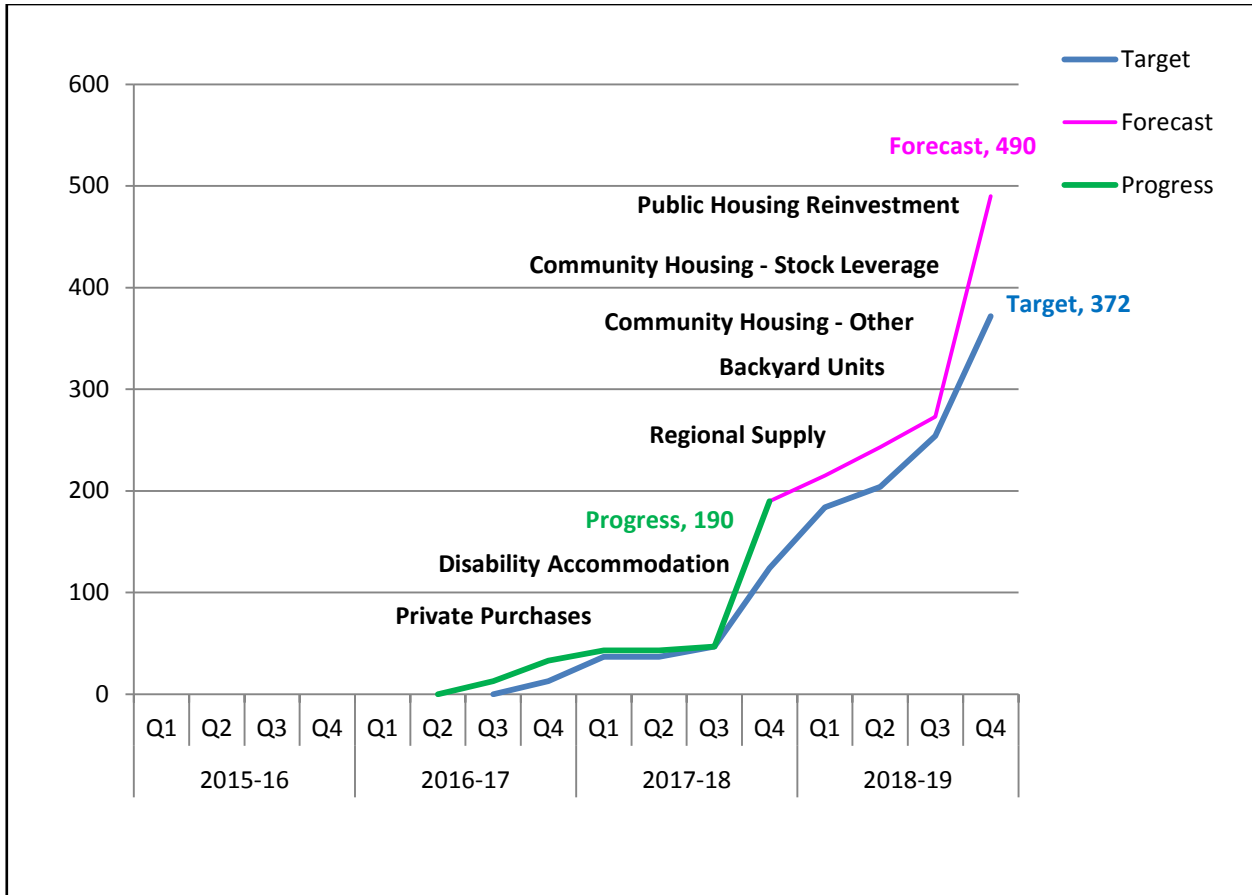
Activity Next Quarter

Land Release	Progressive Total Jul 15 to Jun 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	219
Total	194	3	401

3. Social Housing

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

Progress | On track



There has been an additional 143 new social housing dwellings completed this quarter (from 47 dwellings at the end of March 2018). This has resulted in a total of 190 new dwellings constructed for people in housing need.

The number of new social housing dwellings is forecast to deliver above the original target of 372 new dwellings. More information about these achievements can be found in Case Studies.

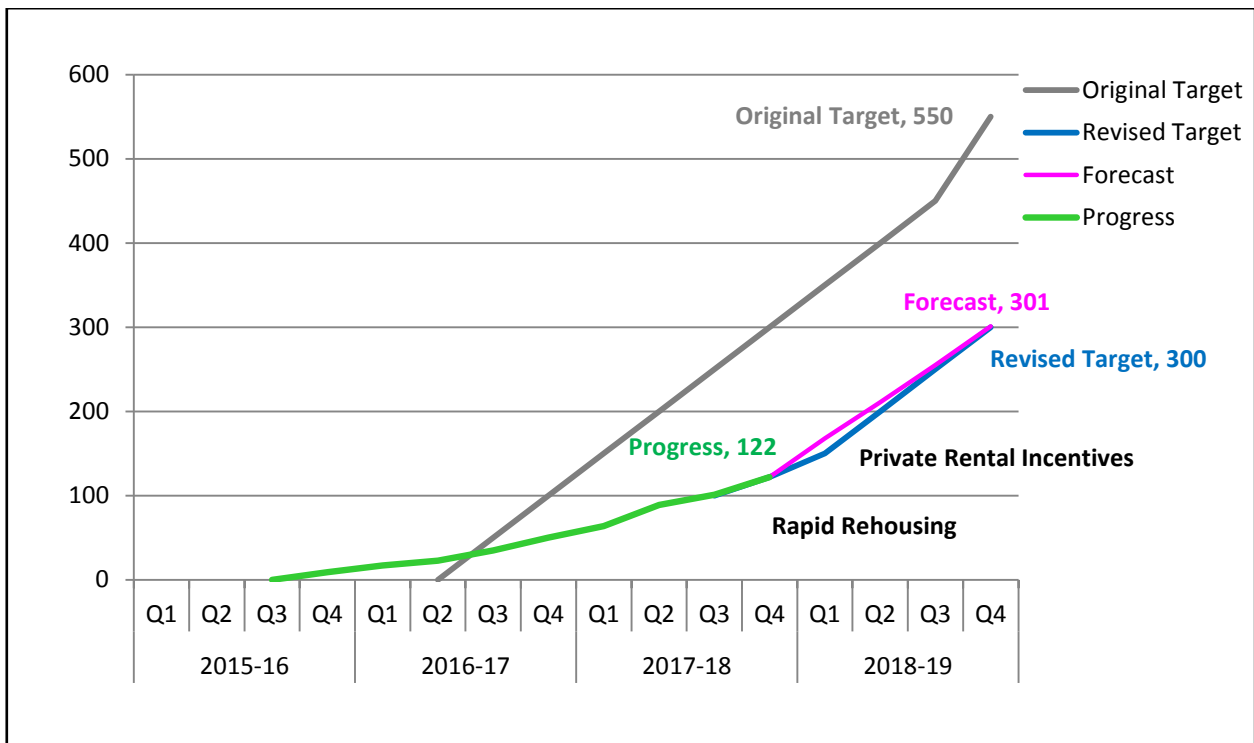
Activity Next Quarter

Social Housing	Progressive Total Jul 15 to Jun 18	Projected	
		Next Quarter	At June 2019
Public housing reinvestment	61	3	119
Community housing – Stock Leverage	40	14	110
Community housing – Other	22	4	64
Private purchases	46	4	75
Regional Supply	4	-	75
Backyard Units	-	-	30
Disability accommodation	17	-	17
Total	190	25	490

4. Private Rental Access

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

Progress | Revised – On track



Due to challenges in the private rental market, primarily attributed to insufficient supply of residential properties, we have responded by building more new social housing. We are now planning to complete 490 new social housing dwellings, well above the original target of 372 new dwellings. This has meant that we have reprioritised our activity and revised our original target for private rental access. The overall supply and assistance targets for the Action Plan remain on track with a focus on exceeding the supply target.

We have assisted 122 households to access affordable private rentals as at 30 June 2018.

Rapid Rehousing continues to provide safe and affordable private rental accommodation for vulnerable households, with a further 19 households assisted this quarter.

The new Private Rental Incentives program commenced during the quarter. Two households commenced tenancies under this program by the end of June 2018. There has been significant interest in the program from both landlords and applicants and it is expected that there will be adequate take up during the next quarter.

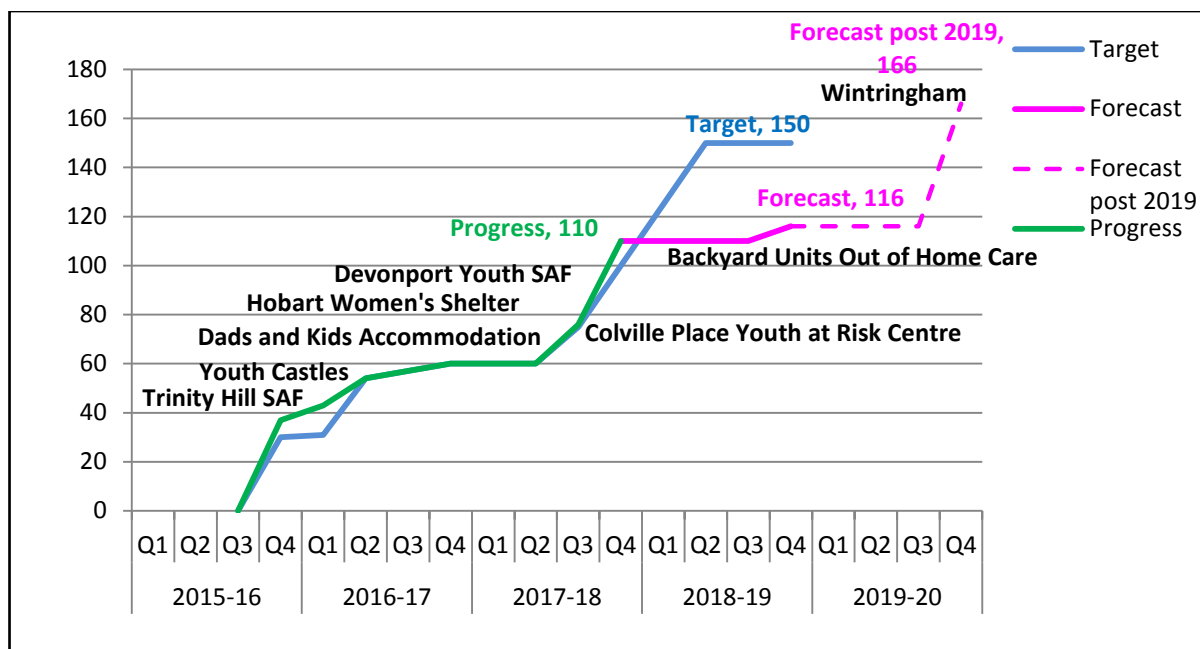
Activity Next Quarter

Private Rental Access	Progressive Total Jul 15 to Jun 18	Projected	
		Next Quarter	At June 2019
Rapid Rehousing	120	16	191
Private Rental Incentives	2	25	110
Total	122	41	301

5. Homeless Accommodation

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

Progress | **Timing variance**



Work on the Wintringham Elderly Supported Accommodation Facility continues to make progress; completion is projected after 2018-19. Overall supply and assistance targets for the Action Plan remain on track.

We have provided 110 additional units of accommodation for people who are homeless or at risk of homelessness by June 2018. This includes homeless shelters and supported accommodation. There are six Backyard Units for out of home care to be delivered by June 2019.

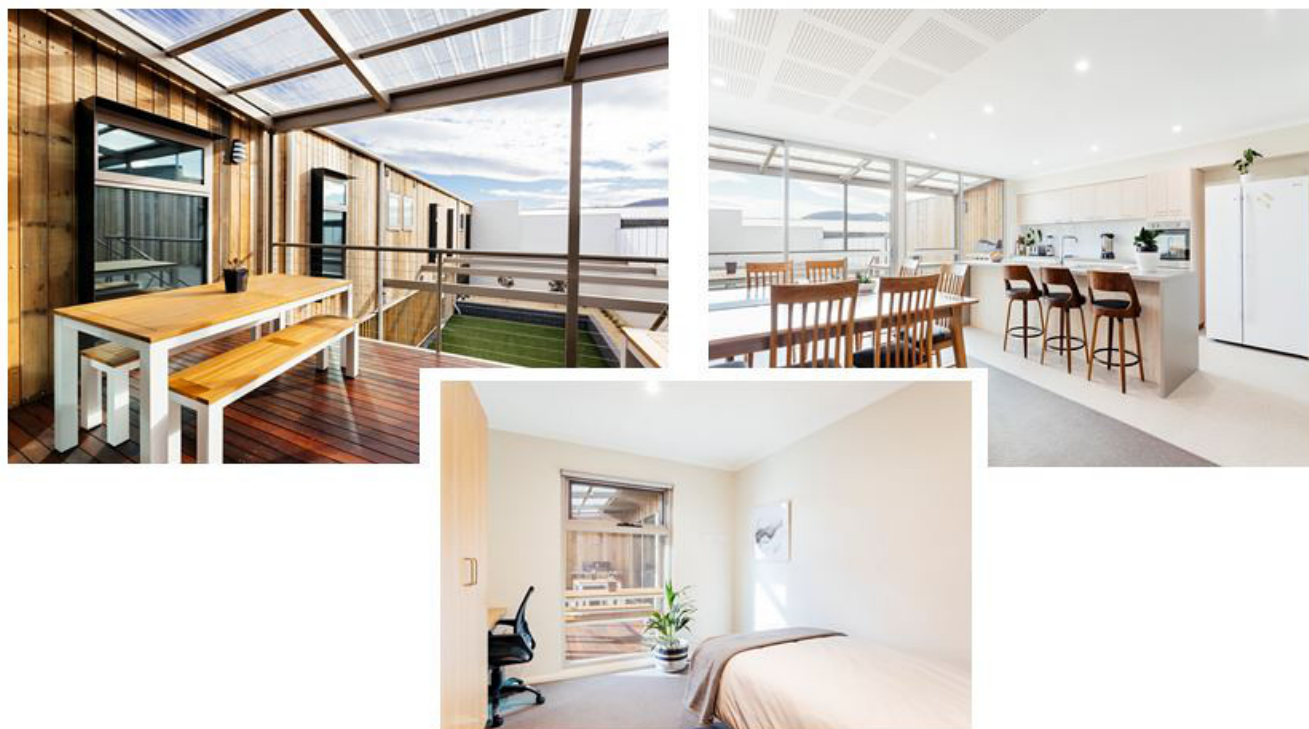
The Devonport Youth Supported Accommodation Facility and Colville Place Youth at Risk Centre were completed this quarter and residents started to move in to the sites. More information about these initiatives can be found in Case Studies.

Activity Next Quarter

Private Rental Access	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	-	-	6
Total	110	-	116

Case Studies

Colville Place Accommodation Available for Young People



Colville Place at Moonah opened its doors in June 2018 with Colony 47 as manager of the new facility. It provides accommodation and support for vulnerable young people aged between 12 and 15 who are homeless or at risk of homelessness.

The Service will assist young people to stabilise their circumstances, reunite with their families wherever possible and re-engage with schools and services. Where family reunification is not possible, young people will be supported to move to appropriate longer term accommodation. Residents can stay at Colville Place for six to 12 weeks. There is 24/7 supervision on site.

Colville Place has been expertly designed with modern features and amenities. There are nine rooms available for young people, including those living with disability. The building has two levels; an upper level for the crisis accommodation service and the ground floor for provision of support coordination services. There is lift access to the upper floor.

The communal kitchen provides opportunities for residents to eat and prepare meals together with three well balanced and nutritious meals provided a day. A weekly laundry service is also available.

Construction of the site was completed in May 2018 and eligible young people started to move in during June 2018. This is significant additional crisis accommodation for young people that will ease the pressure on existing services in the South of the State.

Case Studies

Eveline House Opened in Devonport for Young People

An innovative new model of supported accommodation commenced in Devonport in May 2018, with Anglicare Tasmania as manager of the new facility 'Eveline House'.

The major capital project involved a significant sub-division of vacant land and construction of a new supported accommodation facility. The sub-division of the site has released 23 fully serviced residential lots in a prime location to provide additional affordable housing. The new supported accommodation facility has provided 25 self-contained units, including five for people living with disability.

Eveline House also includes:

- a caretaker's residence
- communal areas including lounges, kitchen and dining rooms
- administration and office space
- consulting rooms for visiting services
- a commercial kitchen for a social enterprise.



Local community leaders have been instrumental in advocating for the facility and will be invaluable in providing linkages with local education and employment opportunities for the young residents.

Residents need to be eligible for social housing and aged between 16 to 24 years of age. The model for the accommodation is based on an Education First Youth (EFY) Foyer model of practice. This involves integrated learning and accommodation to support young people to engage in education and employment. The strengths and capabilities of young people are a key focus when assisting them to achieve their goals.

The implementation of the model has involved training and orientation of new staff, set up of equipment and furniture, having information sessions with service providers, and discussions with neighbours.

Residents will be assisted with on-site support and case management, and important linkages with education, training and employment. They will live independently, cook their own meals and pay rent. There will also be 24/7 supervision on site. The residents will be supported to access long term accommodation and education and employment opportunities when they move out of the facility.

There is a unique social enterprise initiative that will also operate on the site. Action Against Homelessness Limited, trading as 'Loaves and Fishes Tasmania' will be leasing the commercial kitchen to produce a range of gourmet foods, jams and sauces which are sold on-line and through retail outlets which provides vital funds for emergency food relief and training. Loaves and Fishes provides training, mentoring and community engagement for young people including for residents of the supported accommodation facility.

Eveline House opened and the first residents started moving in during June 2018. This is a very welcome addition for accommodation and support available to young people in the North West of Tasmania.

Case Studies

New Affordable Housing Units

The completion of an additional 78 new social housing units was announced by Government during the quarter. These were among 114 new dwellings and 29 refurbished homes completed during the last three months of the Action Plan. The new dwellings were provided across the State.

This is a major boost to the supply of new lots and homes for people in need of housing assistance.

This demonstrates the major achievements this quarter in delivering new supply through the Action Plan and shows that Government is on track to delivering the target of 941 new dwellings by June 2019.

