

Housing, Disability and Community Services

QUARTERLY HOUSING REPORT

Oct – Dec 2016



Achievements

We have assisted a total of 212 new households at the end of December 2016

Of which:

158 households have been assisted into affordable home ownership

46 households have been assisted into supported accommodation

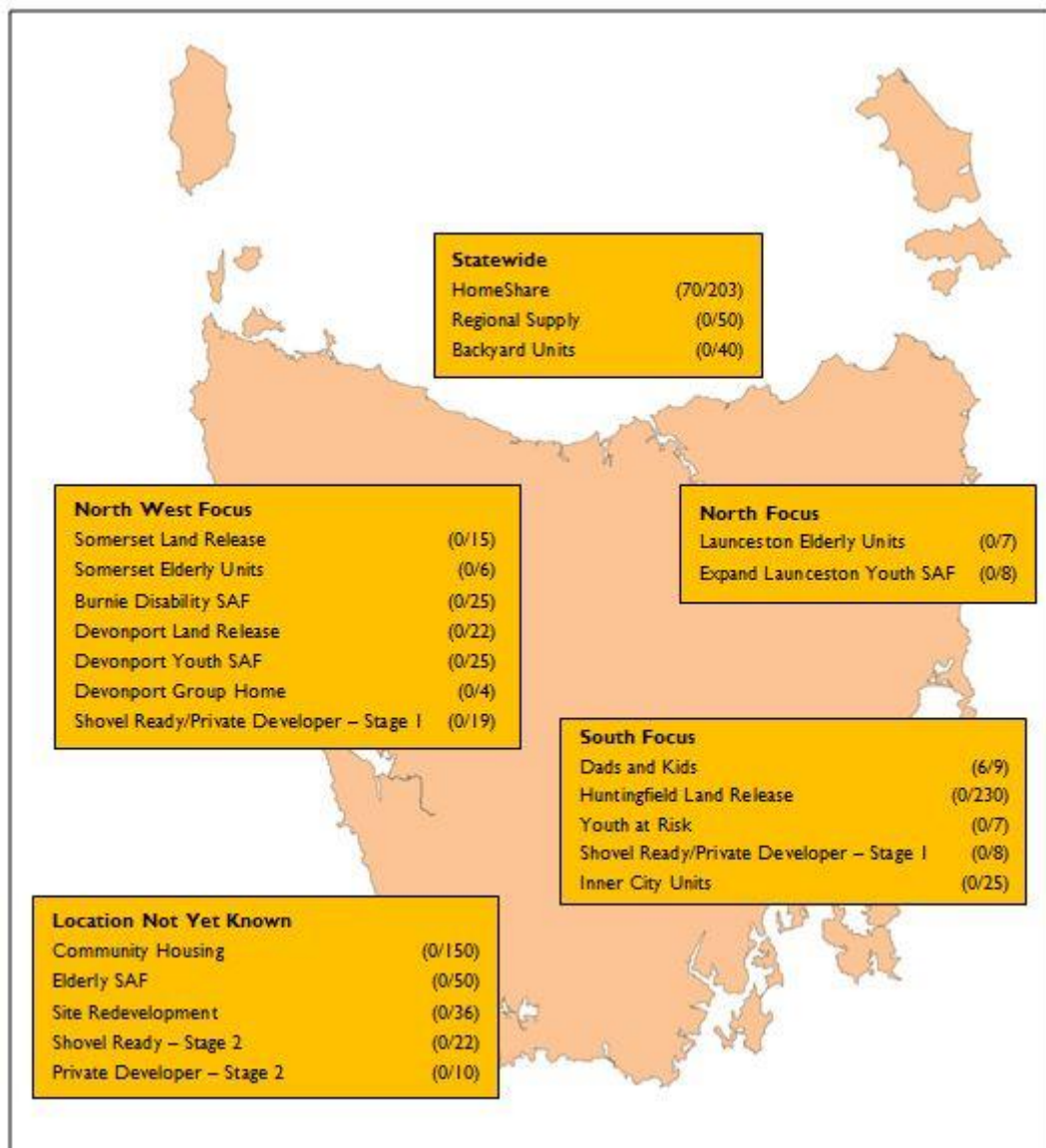
six households have been assisted into crisis accommodation

two households has been assisted into micro-housing

(these initiatives have supplied 76 new homes)

We are on track to assist over 1 600 new households by June 2019

Location of new supply projects



Progress

Commenced Projects	Milestones 2016-17 Oct-Dec	New Supply Targets 2016-17	Total Assistance Targets 2016-17	Total Assistance Actual 2016-17	Status
Initiative 1/4 Shovel Ready/Private Developer		27	27		On track
Initiative 3 Community Housing Stock Leverage	Planning Approval				Rescheduled
Initiative 5 HomeShare	Progressive Purchases	50	63	22	On track
Initiative 6 Youth Response Centre	Select Builder	7	7		On track
Initiative 7 Youth Castles Pilot	Commence Tenancies		5	2	On track
Initiative 8 Dads and Kids Crisis Shelter		9	9	6	On track
Action 1a Huntingfield Land Release – Stage 1		42			On track
Action 1b Somerset Land Release		15	15		On track
Action 1c Devonport Land Release	Site Available	22	22		On track
Action 2a Regional Supply	Expression of Interest				On track
Action 2b Somerset Elderly Units	Architect				On track
Action 2c Launceston Elderly Units	Planning Approval/ Select Builder	7	7		On track
Action 2d Inner City Elderly Units					On track
Action 3a Site Development	Select Builders	36			On track
Action 3b Shovel Ready – Stage 2	Select Builders	22			On track
Action 3c Private Developer – Stage 2	Select Builders	10			On track
Action 4 Incremental Bonds	Commence Consultation				On track
Action 5 Stronger Remote Aboriginal Services					On track
Action 6 Private Rental Access Program	Working Group		20		On track
Action 7 Youth Head Leases					Rescheduled
Action 8 Streets Ahead	Progressive Purchases		25	33	Ahead
Action 9 HC Awareness Campaign	Commence Consultation				On track
Action 11 Trinity Hill SAF	46 Tenants		46	46	On track
Action 11a Devonport Youth SAF	Select Builder				On track
Action 15 SHIP Enhancements	Testing/ Training				On track
Action 16/17 Outcomes Framework/Funding	Better Housing Futures/ Housing Tasmania				On track
Action 18 Investment in Crisis Shelters	Commence Consultation				On track
FVAP 10 Women and Kids Crisis Shelter	Select Builder/ Commence Build				Rescheduled
FVAP 11 Rapid Rehousing	Progressive Availability of Homes		50	23	On track

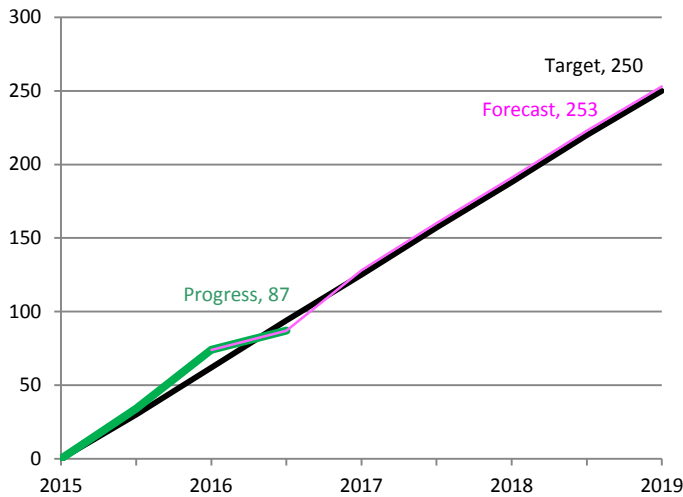
Note: FVAP is not included within target of assisting 1 600 households.

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 | **On track**

HomeShare



HomeShare has assisted 87 households into affordable home ownership from July 2015 to December 2016 including:

- supply of 70 new dwellings
 - 64 house and land packages
 - six new dwellings
- purchase of 17 Housing Tasmania dwellings.

In 2016-17, 22 households have been assisted including 17 new house and land packages, two new dwellings and purchase of three Housing Tasmania dwellings.

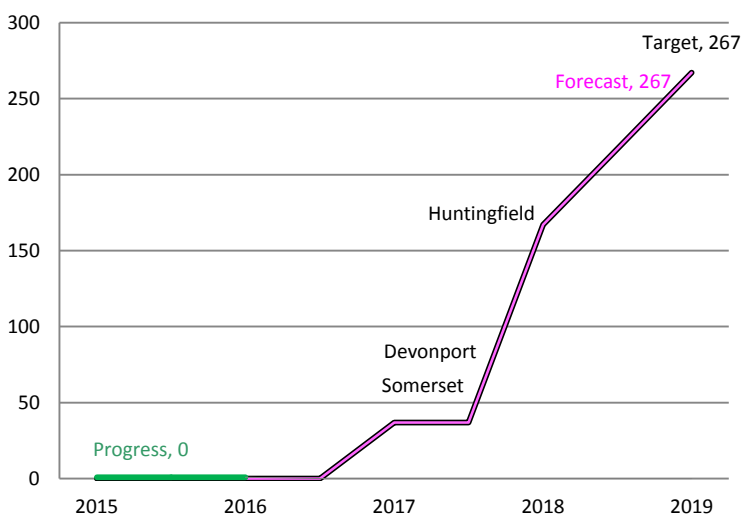
Notes:

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 267 land lots in Devonport, Somerset and Huntingfield by 2018-19

Progress | **On track**

Land Release



Development Applications have been approved for Somerset and Devonport site preparation.

A Request for Tender has been released for the Somerset site and the successful Tenderer will be selected in 2017.

A Tender has been awarded and civil works have commenced for the Devonport site.

Approval has been achieved for the Huntingfield subdivision and initially 43 lots will be released for affordable housing development.

Notes:

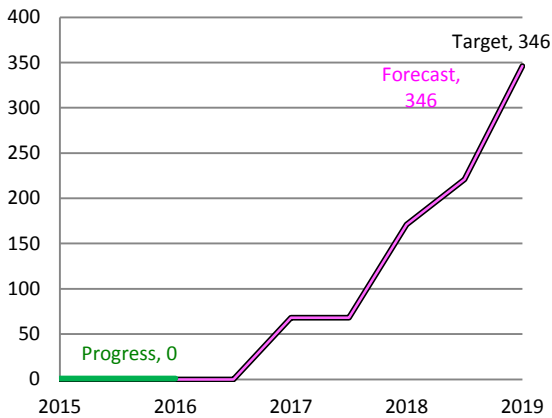
1. Huntingfield Land Release will provide 230 land lots (Action 1a).
2. Somerset Land Release will provide 15 land lots (Action 1b).
3. Devonport Land Release will provide 22 land lots (Action 1c).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 346 new social housing dwellings by 2018-19

Progress | On track

Social Housing



Five dwellings in the South have reached practical completion under Stage 1 of the Shovel Ready/Private Developer initiative and are awaiting final issue of title.

Legal arrangements with community housing organisations under the Community Housing Stock Leverage initiative will be finalised in the next quarter. Timeframes for delivery have been rescheduled.

Request for Tenders have been released for Somerset Elderly Units, Site Development, Shovel Ready – Stage 2, Private Developer – Stage 2 and builders will be selected in 2017.

Targets have been increased slightly for this initiative from 343 to 346 from Request for Tender outcomes.

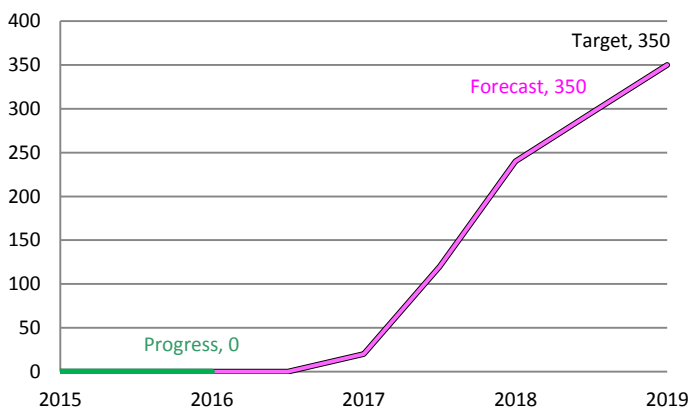
Notes:

1. Shovel Ready/Private Developers Supply will provide 27 new social housing dwellings (Initiative 1/4).
2. Community Housing Stock Leverage will provide up to 150 new social housing dwellings (Initiative 3).
3. Regional Supply will provide 50 new social housing dwellings (Action 2a).
4. Elderly Units will be provided in Somerset (six), Launceston (seven) and Inner City (25) for elderly people (Actions 2b, 2c and 2d).
5. Site Development will provide 36 additional sites for affordable housing (Action A3a).
6. Shovel Ready – Stage 2 will provide 22 new social housing dwellings (Action A3b).
7. Private Developer – Stage 2 will provide 10 new social housing dwellings (Action A3c).
8. Backyard Units will provide 40 new social housing dwellings for young people (Action 10).

Target | Provide 350 households eligible for social housing with affordable private rental by 2018-19

Progress | On track

Private Landlords



Project planning has commenced in consultation with key stakeholders to provide incentives for private landlords to rent properties to people on low incomes at affordable rates. Modelling has been completed to determine level of affordability and potential tenants.

We are on track to achieve the 2018-19 target.

Notes:

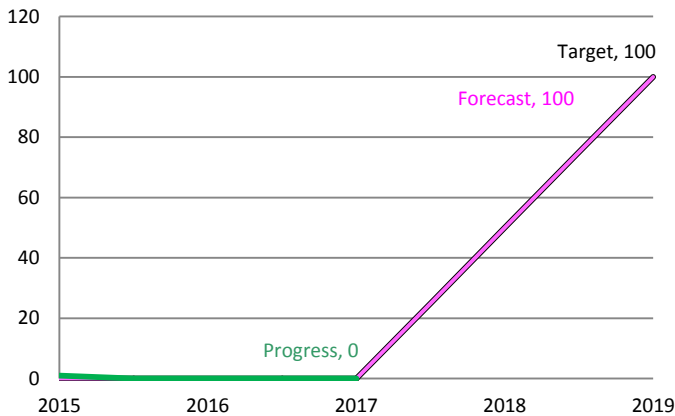
1. Private Landlord Access Program will provide an additional 350 households eligible for social housing with access to affordable private rental (Action 6).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 100 young people (under 25 years) eligible for social housing with affordable private rentals by 2018-19

Progress | Rescheduled

Youth Head Leases



Commencement of the youth head lease program has been delayed until more homes under the related Rapid Rehousing initiative are secured. Lessons learnt will inform implementation.

Targets have been revised to reflect the time required to mature this type of program in the private market and attract participants. These adjustments have not reduced the overall target of 1 600 households assisted through the Action Plan, which is still on track to be achieved.

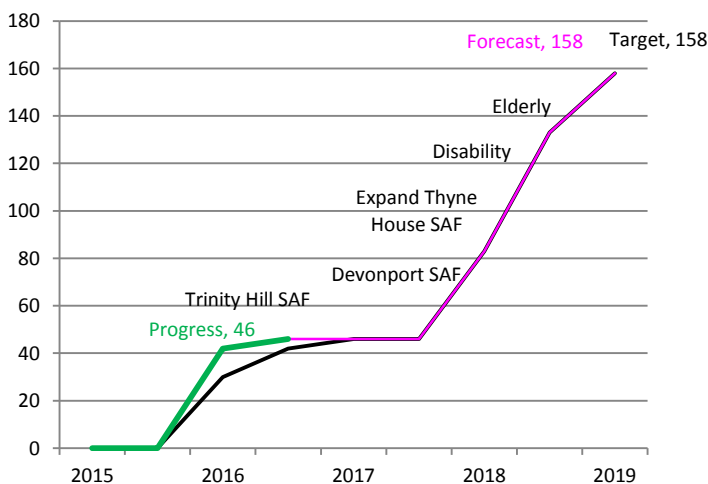
Notes:

1. Youth Head Leases will provide young people (under 25 years) eligible for social housing with access to 100 affordable private rental properties (Action 6).

Target | Provide 158 units of supported accommodation for people on low incomes who require support and housing assistance by 2018-19

Progress | On track

Supported Accommodation



The Hobart Youth Supported Accommodation Facility, Trinity Hill is now fully occupied with 46 residents at the end of December 2106. The facility is managed by Anglicare Tasmania.

A Tender has been awarded and works have commenced for the subdivision of the Devonport Youth Accommodation Facility site.

A Request for Tender was released to provide a disability group home in Devonport and a builder will be selected in 2017.

Notes:

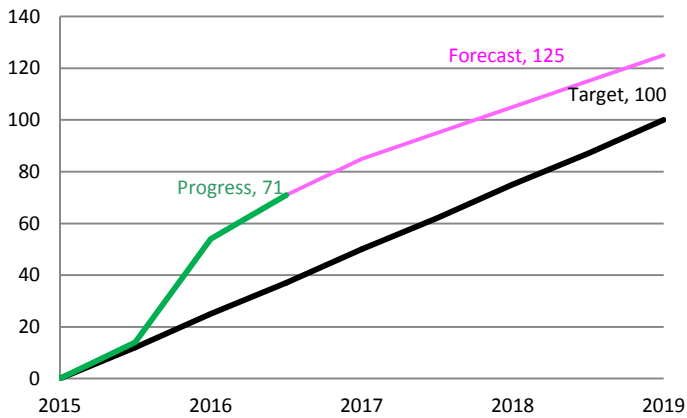
1. The Hobart Youth Accommodation Facility, Trinity Hill, will provide 46 units of supported accommodation for young people (Action 11).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation Facility, Thyne House, will be expanded by eight units for young people (Action 11b).
4. Supported Disability Accommodation will be provided in Burnie (25 units) and Devonport (four units) (Actions 12a and 12b).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Assist 100 households on low to moderate incomes into home ownership through the Streets Ahead Incentive Program by 2018-19

Progress | **Ahead**

Streets Ahead



Seventy-one households have been assisted into affordable home ownership through the Streets Ahead Incentive Program from July 2015 to December 2016.

In 2016-17, 33 households have been assisted.

Notes:

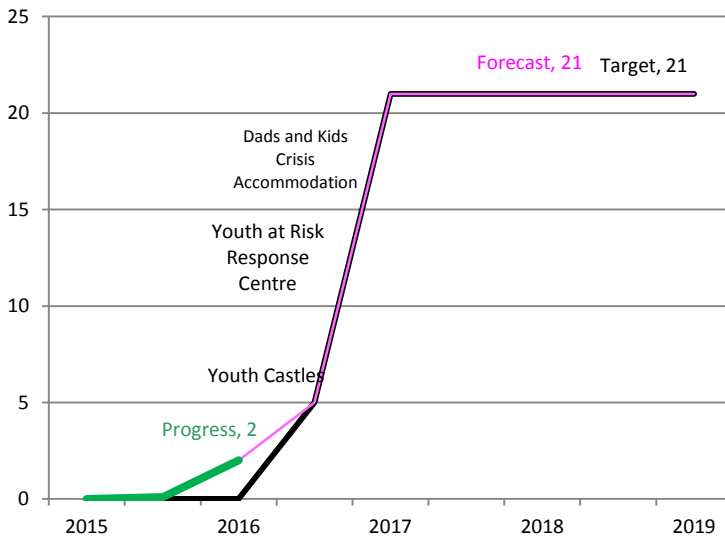
1. The Streets Ahead Incentive Program will assist 100 households on low to moderate incomes into home ownership (Action 8).

Reform Direction 3 – Rapid Assistance – Response and Recovery

Target | Provide 21 additional units of accommodation for people who are homeless or at risk of homelessness by 2016-17

Progress | **On track**

Rapid Assistance



Four Youth Castles have been purchased. Two Castles has been completed and tenanted in the North West.

Sites have been identified for the additional two Castles.

A Request for Tender was released for the Youth at Risk Response Centre and a builder will be selected in 2017.

Tenancing has continued for the Dads and Kids Crisis Accommodation and six tenants have now moved into units. All units will be refurbished in the first quarter of 2017.

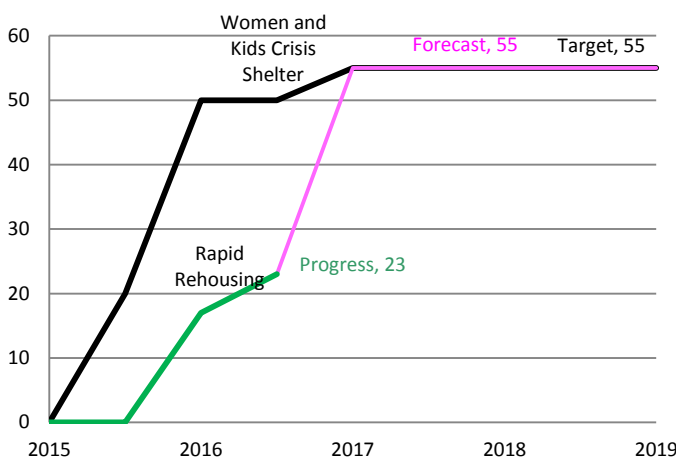
Notes:

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 seven units for short term accommodation for young people (Initiative 6).
3. Dads and Kids Crisis Accommodation will be provided 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 | **Partly Rescheduled**

Family Violence Action Plan



Twenty-three properties have been identified to assist people escaping family violence through the Rapid Rehousing initiative. We are on track to provide 50 homes by the end of 2016-17.

A site has been acquired for the Hobart Women's Shelter. Project milestones have been rescheduled due to determining an alternative suitable site.

A preliminary design of the new facility has been completed and a Development Application submitted.

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).

** Real names are not included.*

Joined Up Support for Tenants to Maintain their Housing

A Housing Tasmania tenant, Sarah*, was referred to a Tenancy Intervention Officer due to significant issues with property condition including damage. Her partner and father of their children, Adam, did not live there at the time and there was a history of domestic violence in their relationship.

Sarah experienced mental health issues that had not been reviewed for some time. Both Sarah and Adam had goals towards employment but did not know how to achieve them.

The Tenancy Intervention Officer assisted Sarah to access a General Practitioner for medical support, the Gateway for Family Support and Partners in Recovery for a Support Facilitator.

Sarah's support providers spent time with both Sarah and Adam educating them about cleaning and maintaining the property, assisting them to remove rubbish and excess household items from the property and providing a mentor to assist them to rectify damage to the property including holes in the plaster. Sarah and Adam fixed the walls, painted throughout and had the carpets cleaned.

At the next property inspection, Sarah was very keen to show the Tenancy Intervention Officer the property; she was extremely proud and the property was now brighter and cleaner. Adam had moved back into the property and they both enjoyed being there.

As a result of the tenancy intervention and the services that the family worked with, Adam has now engaged with his Employment Service provider and is looking for work. Sarah has commenced a Community Services course at a local Neighbourhood House and is looking forward to assisting others.

Rapid Rehousing for People Escaping Family Violence

Ava* experienced prolonged physical and emotional abuse from her husband. She was also socially isolated and had language barriers in accessing services.

When the violence escalated, Ava was assisted by police to access emergency accommodation. Ava was then linked to a Housing Connect support worker. The support worker helped Ava to establish an extensive case plan to bring together an approach to manage her legal, housing, transport and medical needs.

Ava needed safe alternative accommodation. This was made possible through Rapid Rehousing where she has been housed in a timely and efficient way and continues to be supported by her Housing Connect support worker.

Ava is now safely housed and receiving support to achieve her goals.

Supported Accommodation Providing Linkages to Education and Employment

Joseph* is a young man who moved into the Trinity Hill supported accommodation facility in Hobart. He had a challenging start in life and spent time couch surfing and in crisis shelters.

Since moving into Trinity Hill, Joseph undertook a number of training courses, including his First Aid Certificate which was offered free of charge to tenants on-site, through a partnership between Anglicare Tasmania and Mission Australia.

Joseph was keen to get his own transport as he identified this would help him to get employment. He successfully gained his P plates, saved money and bought a car.

Joseph has now secured full-time work and is very happy with the progress he has made since moving into Trinity Hill.

This outcome was achieved because of the integrated housing and support model aimed at young people to help them transition into independent living, in particular the assistance to access training, education and employment.

Youth Castles Assisting Young People to Stay at Home

A youth castle has provided fantastic outcomes for a struggling family.

The relationship with the family's teenage daughter, Emily*, became strained within a cluttered and crowded house. Both Emily and her father experienced physical and mental health issues, and there was conflict between them.

A youth castle was provided for Emily in the family's backyard which provided instant positive results.

Emily's mental health improved. She became more independent and took responsibility for looking after the castle and keeping it clean and tidy.

The house environment became less stressful and less crowded.

Emily's mother said that she doesn't know how to put into words how thankful she is.

She has the feeling that 'something good' has finally happened for their family.

The family is happier and feeling more positive about the future.

This is a wonderful example of how an innovative approach to housing can result in families staying together whilst transitioning young people into independence.

Next Steps

Work Program	Milestones 2016-17 Jan-Mar	Milestones 2016-17 Apr-Jun	Targets 2016-17	Milestones 2017-18 Jul-Sep	Milestones 2017-18 Oct-Dec
Initiative 1/4 Shovel Ready/Private Developer		⌘ 27 Homes	27	Completed	Completed
Initiative 2 Public Housing Site Preparation				Completed	Completed
Initiative 3 Community Housing Stock Leverage	Commence Builds			Commence Tenanting	
Initiative 5 HomeShare		⌘ 63 Purchases	63		
Initiative 6 Youth Response Centre	Commence Build	⌘ 7 Tenants	7	Completed	Completed
Initiative 7 Youth Castles Pilot		⌘ 5 Castles	5	Completed	Completed
Initiative 8 Dads and Kids Crisis Shelter		⌘ 9 Tenants	9	Completed	Completed
Action 1a Huntingfield Land Release (Stage 1)	Master Plan finalised	⌘ 42 Lots	42	Completed	Completed
Action 1ab Huntingfield Land Release (Stage 2)				Master Plan Finalised	
Action 1b Somerset Land Release		⌘ 15 Lots	15	Completed	Completed
Action 1c Devonport Land Release		⌘ 22 Lots	22	Completed	Completed
Action 2a Regional Supply		Selected Projects		Commence Builds	
Action 2b Somerset Elderly Units	Planning Approval			Commence Builds	⌘ 6 Tenants
Action 2c Launceston Elderly Units	Planning Approval			Commence Builds	⌘ 7 Tenants
Action 2d Inner City Elderly Units				Planning Approval	Purchase Land/ Select Builder
Action 3 Public Housing Reinvestment		Select Builders			
Action 3a Site Redevelopment	Commence Builds	⌘ 36 Homes	36	Continue Builds	
Action 3b Shovel Ready – Stage 2	Commence Builds	⌘ 22 Homes	22	Continue Builds	
Action 3c Private Developer – Stage 2	Commence Builds	⌘ 10 Homes	10	Continue Builds	
Action 4 Incremental Bonds		Agreed Direction		Commence Implementation	
Action 5 Stronger Remote Aboriginal Services		Planning Approval/ Agreements		Ongoing Program of Works	
Action 6 Private Landlord Access Program	Select Agents	⌘ 20 Tenants	20	Continue Selection	
Action 7 Youth Head Leases		Agreed Direction		Commence Sub-Leasing	
Action 8 Streets Ahead		⌘ 25 Purchases	25		
Action 9 Housing Connect Awareness Campaign	Communication Plan	Commence Consultation		Completed	Completed
Action 10 Backyard Units	Commence Consultation	Design / Architect		Tender	
Action 11 Trinity Hill SAF			46	Completed	Completed
Action 11a Devonport Youth SAF	Commence Build	Tender Support Provider		Select Support Provider	
Action 11b Expand Thyne House	Select Builder	Commence Build			⌘ 8 Units
Action 12b Devonport Disability Accommodation	Design / Architect	Select Builder		Commence Build	
Action 13 Supported Elderly Accommodation					
Action 14 Expand Housing Register Access	External Arrangements Decision	Implement		Completed	Completed
Action 15 SHIP Enhancements	Enhancements Completed	Training		Completed	Completed
Action 16/17 Outcomes Framework/ Funding		Social Housing		Commence Reporting	
Action 18 Investment in Crisis Shelters	Consultation	Design / Architect		Select Builder	Commence Build
Action 19 Under 16s SAF	Commence Consultation	Agreed Direction			
FVAP 10 Women and Kids Crisis Shelter	⌘ 5 Additional Units		5		
FVAP 11 Rapid Rehousing		⌘ 50+ Homes	50		