

Housing, Disability and Community Services

QUARTERLY HOUSING REPORT

Jan – Mar 2017



Achievements

We have assisted a total of 286 new households at the end of March 2017

Of which:

174 households have been assisted into affordable home ownership

46 households have been assisted into supported accommodation

13 households have been assisted into new social housing

42 affordable land lots have been released

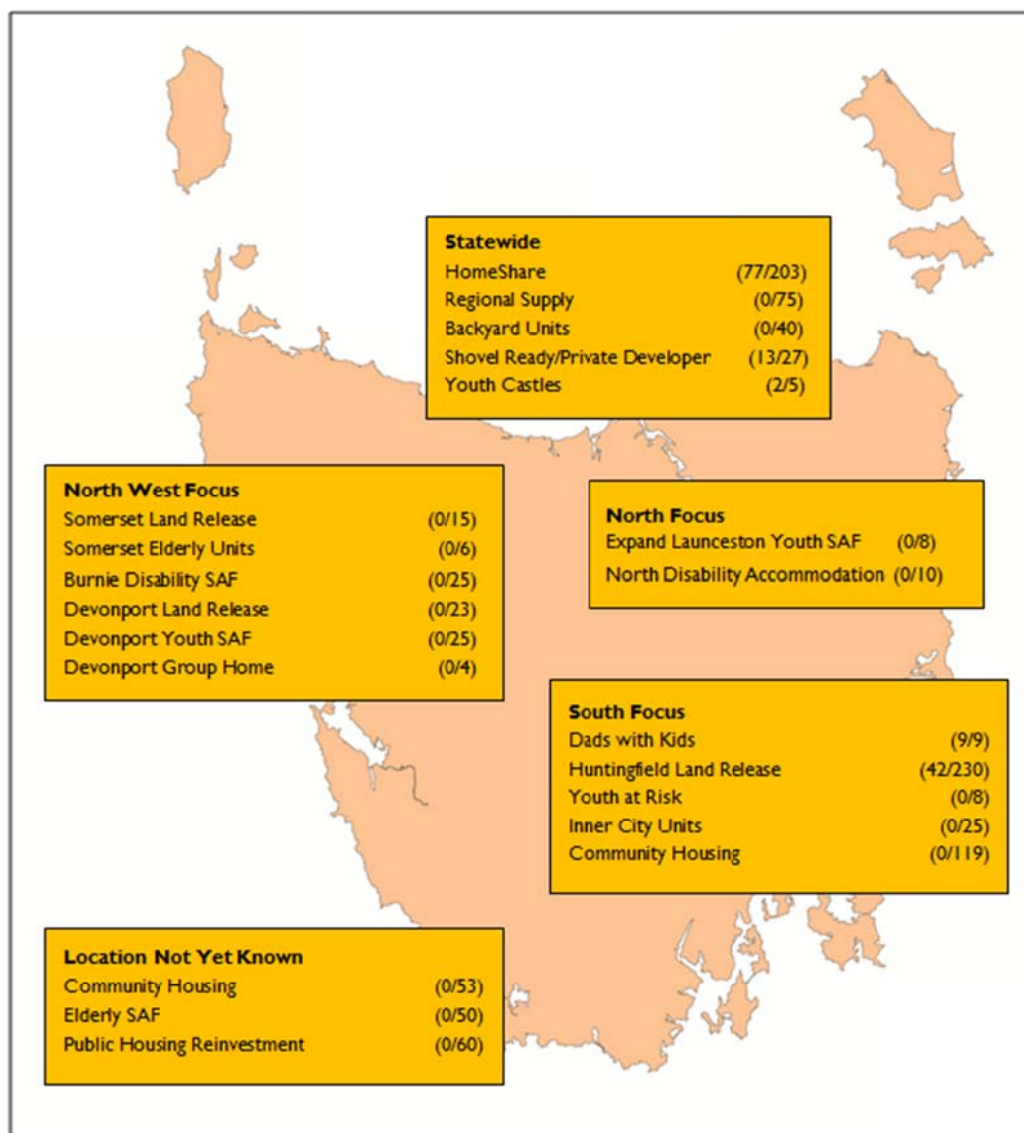
9 units of medium term (transitional) accommodation have been provided

2 households has been assisted into micro-housing

(these initiatives have supplied 143 new homes)

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

Location of new supply projects



Progress

Completed Projects		Milestones 2016-17 Jan - Mar	New Supply Targets 2016-17	Total Assistance Targets 2016-17	Total Assistance Actual 2016-17	Status
Initiative 8	Dads and Kids Accommodation	Completed	9	9	9	Completed
Action 1a	Huntingfield Land Release – Stage 1	Completed	42	46	42	Completed
Action 11	Trinity Hill SAF	Completed	-	46	46	Completed

Commenced Projects		Milestones 2016-17 Jan - Mar	New Supply Targets 2016-17	Total Assistance Targets 2016-17	Total Assistance Actual 2016-17	Status
Initiative 1/4	Shovel Ready/Private Developer	Continue Builds	27	27	13	On track
Initiative 2	Affordable Housing Site Preparation	Planning Approvals	-	-	-	On track
Initiative 3	Community Housing Stock Leverage	Announce Agreement	-	-	-	On track
Initiative 5	HomeShare	Continue Sales	50	63	29	On track
Initiative 6	Youth Response Centre	Commence Build	8	8	-	On track
Initiative 7	Youth Castles Pilot	Continue Builds	5	5	2	On track
Action 1b	Somerset Land Release	Commence Subdivision	15	15	-	On track
Action 1c	Devonport Land Release	Continue Subdivision	23	23	-	On track
Action 2a	Regional Supply	Request for Tender	-	-	-	On track
Action 2b	Somerset Elderly Units	Planning Approval	-	-	-	On track
Action 3a	Public Housing Reinvestment	Select Builders	36	36	-	On track
Action 3b	Shovel Ready – Stage 2	Commence Builds	22	22	-	On track
Action 3c	Private Developer – Stage 2	Commence Builds	10	10	-	On track
Action 4	Incremental Bonds	Consultation	-	-	-	On track
Action 5	Stronger Remote Aboriginal Services	Consultation	-	-	-	On track
Action 6	Private Rental Landlord Incentives	Project Planning	-	-	-	Rescheduled
Action 8	Streets Ahead	Continue Sales	-	25	42	Ahead
Action 9	HC Awareness Campaign	Project Planning	-	-	-	Rescheduled
Action 11a	Devonport Youth SAF	Commence Build	-	-	-	On track
Action 15	SHIP Enhancements	Testing Enhancements	-	-	-	On track
Action 16/17	Outcomes Framework/Funding	Approved for SHS	-	-	-	On track
Action 18	Investment in Crisis Shelters	Consultation	-	-	-	On track
FVAP 10	Women and Kids Crisis Shelter	Builder / Planning Approval	-	-	-	On track
FVAP 11	Rapid Rehousing	Continue finding homes	-	50	35	On track

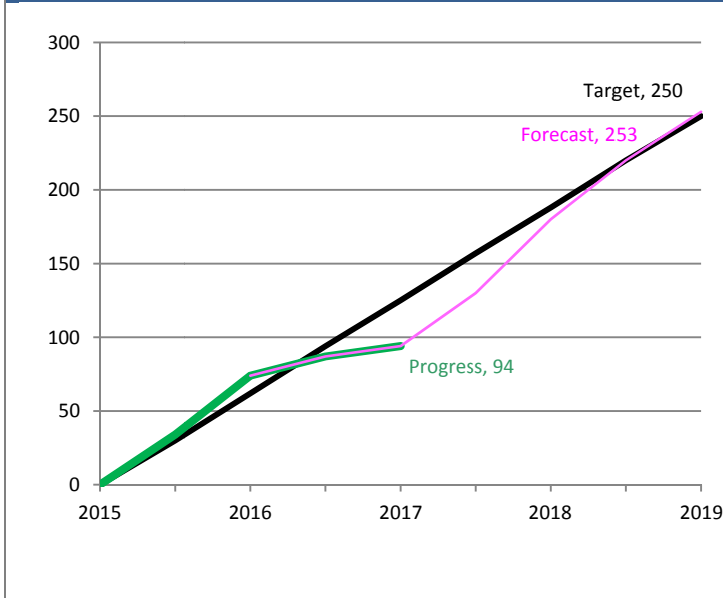
Note: FVAP is not included within target of assisting 1 600 households.

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 94 households into affordable home ownership from July 2015 to March 2017 including:

- supply of 77 new dwellings
 - 70 house and land packages
 - 7 new dwellings
- purchase of 17 Housing Tasmania dwellings.

It is expected that HomeShare sales will increase following land releases in 2017-18.

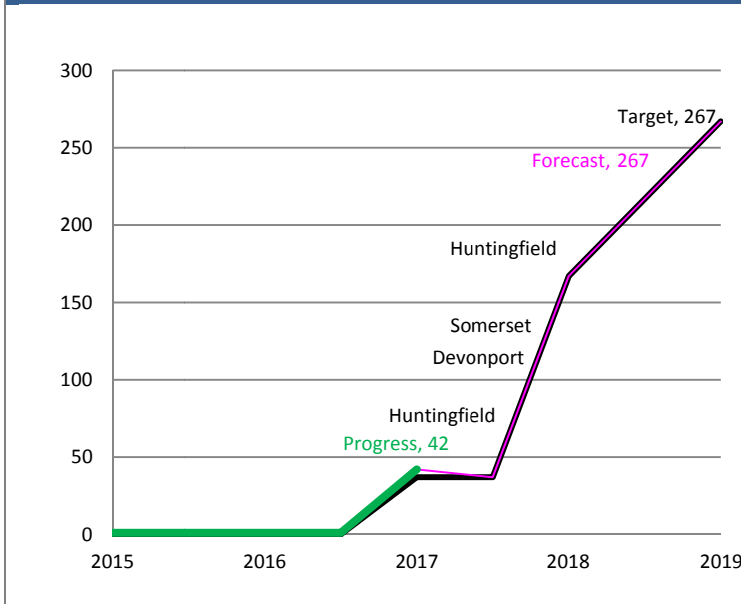
Notes:

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



Works have commenced for the Somerset site preparation and will be completed by the end of June 2017.

The subdivision of the Devonport site is almost complete and land will be marketed for sale in April 2017.

The initial 42 lots of affordable land within the Huntingfield subdivision have been released to the developer and 16 of these lots have been sold to purchasers on the open market.

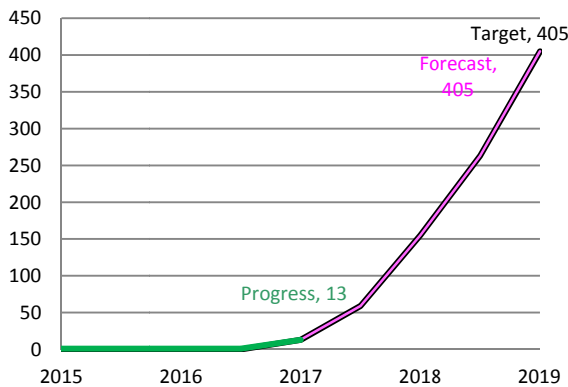
Notes:

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

Target | Provide 405 new social housing dwellings by 2018-19

Progress | On track

Social Housing



Thirteen dwellings have been completed under Stage 1 of the Shovel Ready/Private Developer initiative, including eight units in the South and five units in the North West. An additional 14 units will be completed under Stage 2 by June 2017.

An agreement has been signed with the first of the successful organisations, Centacare Evolve Housing (CEH), for the Community Housing Stock Leverage initiative. CEH will deliver 119 new dwellings and 31 refurbished dwellings for priority applicants from the Housing Register. Tenants have been consulted and some have been relocated to enable redevelopments to commence. An additional 53 homes will be provided by three other community housing organisations. The original target of 150 homes to be built will be exceeded with 172 new homes provided and 31 existing homes upgraded.

A builder has been selected and a development application lodged for the Somerset Elderly Units.

Tenders have been awarded and design works commenced for 60 new homes to be retained as public housing under the Public Housing Reinvestment initiative.

The total target for social housing supply has again increased from 343 to 405 following Request for Tender outcomes.

Notes:

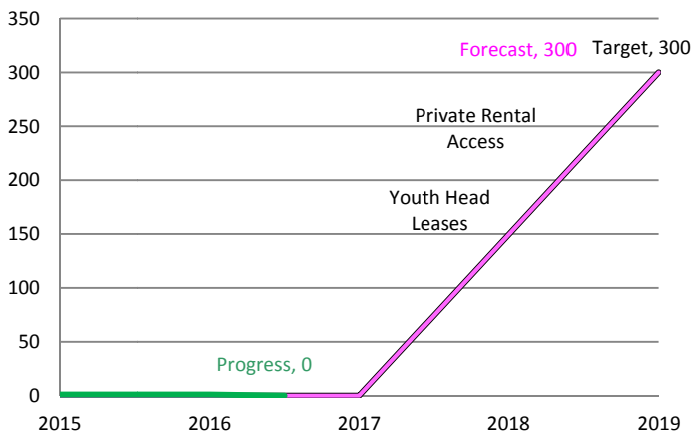
1. Shovel Ready/Private Developers Supply will provide 27 new social housing dwellings (Initiative 1/4).
2. Community Housing Stock Leverage will provide 172 new social housing dwellings (Initiative 3).
3. Regional Supply will provide 75 new social housing dwellings (Action 2a).
4. Elderly Units will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

Reform Direction 2 – Better Access – Targeted Early Intervention

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

Progress | Rescheduled

Private Landlords



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

Project planning has commenced in consultation with key stakeholders and modelling has been completed.

Lessons learnt from the Rapid Rehousing initiative will inform implementation. A media campaign will be undertaken to promote participation in the programs by private landlords.

Targets have been revised to reflect the time required to mature this type of program in the private market. The target of 1 600 households assisted through the Action Plan is still on track to be achieved.

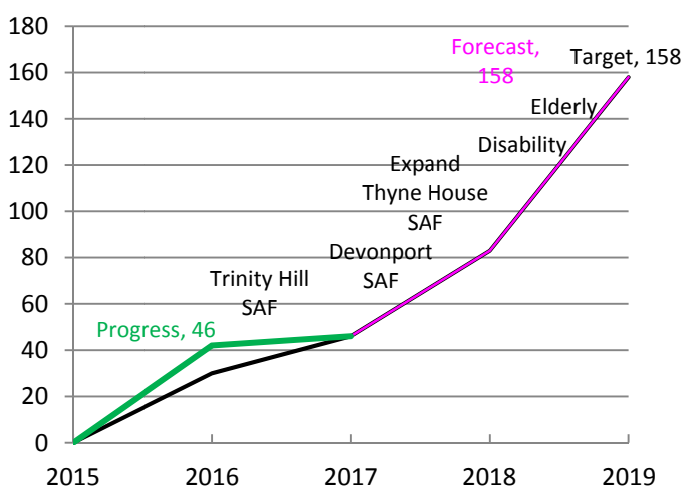
Notes:

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

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

Progress | On track

Supported Accommodation



A builder was selected for the Devonport Youth Supported Accommodation Facility and the building is under construction.

A builder has been selected for the disability group home in Devonport and will commence works in the next quarter.

Notes:

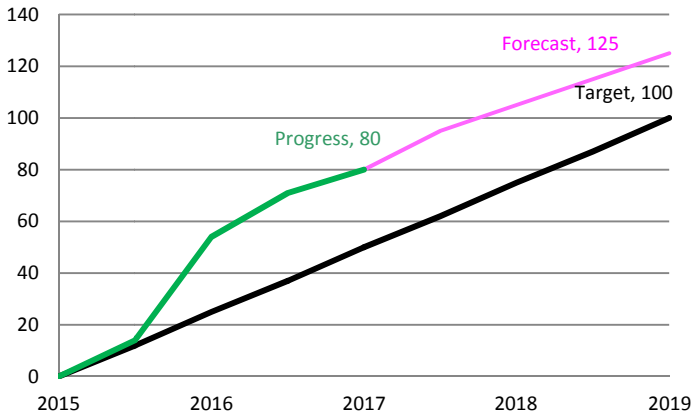
1. The Hobart Youth Accommodation Facility, Trinity Hill, will provide 46 units of supported accommodation for young people (Action 11).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation 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



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

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

In 2016-17, 42 households have been assisted.

Notes:

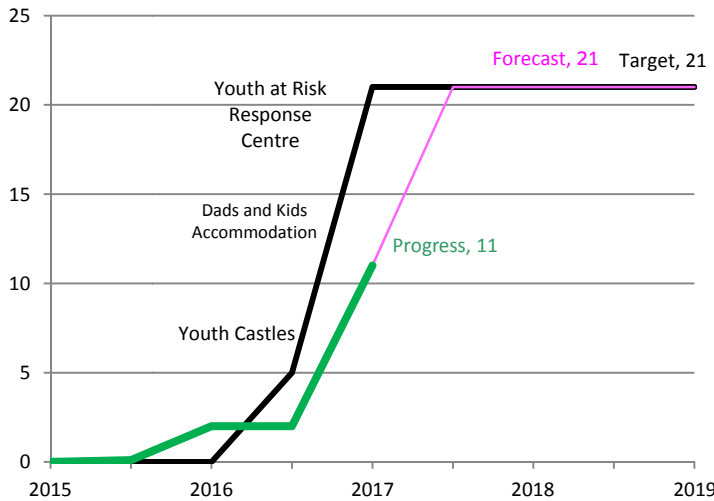
1. The Streets Ahead Incentive Program will assist 100 households on low to moderate incomes into home ownership (Action 8).

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



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

Sites have been identified for an additional two Castles.

A builder was selected for the Youth at Risk Response Centre and the building is under construction.

All units have now been refurbished for the Dads and Kids Accommodation. Eight tenants are now residing in the facility, and one support worker.

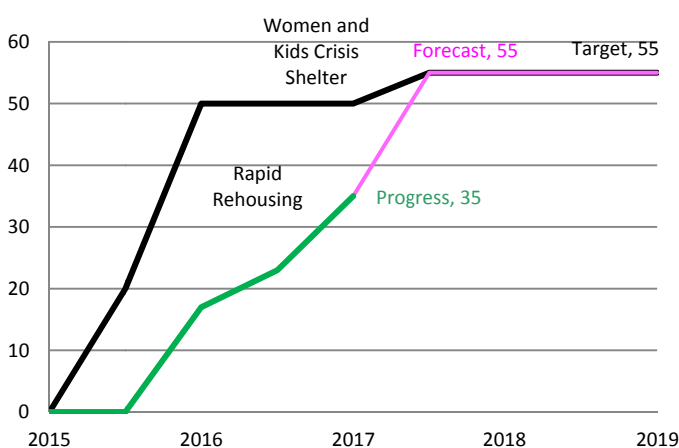
Notes:

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 Accommodation will provide medium term accommodation in the South for nine families who are homeless or at risk of homelessness (Initiative 8).

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

Progress | On track

Family Violence Action Plan



Thirty-five properties are available 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.

Planning approval has been provided for the new Women and Kids Crisis Shelter and a builder has been selected for the construction of the facility.

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).

Affordable Land Release at Huntingfield

Affordable lots are being released at Huntingfield for \$170 000. There have been 42 lots released, and 16 of these have already been sold.



Supported Accommodation Assisting People to be Active Members of their Community

Josie* is an older woman who sought accommodation at Bayview Lodge after she was no longer able to live with her son due to mental health issues. Josie was stabilised in hospital and then commenced her tenancy at the Lodge in 2016.

Staff at the Lodge have assisted Josie to achieve her goals. They found that Josie was very self-motivated to quit smoking and keen to engage with a Quit Smoking nurse on-site who helped her with an individual plan. This was a big step for Josie who had smoked cigarettes for over 40 years and used the habit as a coping mechanism. After six months of living at the Lodge, Josie stopped smoking.

Josie also expressed to the Lodge staff that she would like to 'give back' to her community in which she had been a nurse for 25 years. With the assistance of the support worker, Josie was linked in with Volunteering Tasmania and now volunteers at a nursing home and has joined a sewing group who knit jumpers for premature babies.

Josie is an active member of the Lodge who contributes to building a sense of community through her positive interactions with other residents and her motivation to be active in the community. Josie has also shared with staff that her relationship with her son is vastly improved and she is able to enjoy his company regularly when they meet up for lunch.

Josie has been able to engage with the broader community, and improve her health and relationships with her family in the short time she has been residing at the Lodge.

Better Housing Futures Providers Supporting their Local Communities

Housing Choices Tasmania (HCT) is a Better Housing *Futures* community housing provider in the North West that supports community activities for local people to enjoy.

On 6 April 2017, HCT joined with St Patrick's Catholic School to launch the Anzac Commemorative Garden at the school.

The Commemorative Garden was funded through the Resident Community Grants Fund provided by HCT. The Fund enables local tenants or organisations to apply for a grant in order to fund sustainable projects that are of interest and benefit to the local community.

The Commemorative Garden at St Patrick's Catholic School provides a peaceful place for the community and pupils to enjoy. It includes a plaque, rose bushes and shrubs that provide a place of thinking, education and remembrance. It has a rose that has been planted in memory of Daniel Morcombe and to promote the message of child safety. Children at the school have helped to plant the garden and will continue to take care of it.

HCT has funded 16 projects totalling around \$175 000 and plan to continue the grants scheme in the North West.

Enhancing Client Experience through Housing Connect System Integration

Housing Connects collects information about clients through the information system – Specialist Homelessness Information Platform (SHIP).

This is a national system that Housing Tasmania has enhanced to improve the way our services collect information and most importantly, to improve the way that services are provided to the client.

With the client's consent, services are able to share information which means that the client only needs to tell their story once, not multiple times. The information can then be passed onto other organisations when a client is referred to another service to meet their housing and support needs.

This is made possible by the Housing Connect organisations working in partnership through 'clusters' and 'work groups' established in the information system.

Clients can select particular information to be private at various levels. For example, they may agree to share their basic information such as name and address, but not want to share information about their health and wellbeing.

Improving the way that we collect information enables service delivery to be integrated and seamless. It allows for better efficiency for both the organisations and the clients.

Further SHIP enhancements will be explored to continually improve the Housing Connect service model.

Next Steps

Work Program	Milestones 2016-17 Apr-Jun	Targets 2016-17	Milestones 2017-18 Jul-Sep	Milestones 2017-18 Oct-Dec	Milestones 2017-18 Jan-Mar
Initiative 1/4 Private Developer Social Housing Purchases	⌘ 27 Homes	27	Completed	Completed	Completed
Initiative 2 Affordable Housing Supply Site Preparation	Planning Approvals	-	Completed	Completed	Completed
Initiative 3 Community Housing Stock Leverage	Planning Approval	-	Commence Builds	Refurbishments Complete	Continue Builds
Initiative 5 HomeShare	⌘ 63 Purchases	63	Completed	Completed	Completed
Initiative 6 Youth at Risk Response Centre	⌘ 8 Tenants	8	Completed	Completed	Completed
Initiative 7 Youth Castles	⌘ 5 Castles	5	Completed	Completed	Completed
Initiative 8 Dads and Kids Accommodation Facility	Completed	9	Completed	Completed	Completed
Action 1a Huntingfield Land Release (Stage 1)	Completed	42	Completed	Completed	Completed
Action 1ab Huntingfield Land Release (Stage 2)	-	-	Master Plan Finalised	-	-
Action 1b Somerset Land Release	⌘ 15 Lots	15	Completed	Completed	Completed
Action 1c Devonport Land Release	⌘ 22 Lots	22	Completed	Completed	Completed
Action 2a Regional Supply	Select Builders	-	Commence Builds	-	-
Action 2c Somerset Elderly Units	-	-	Commence Builds	⌘ 6 Tenants	-
Action 2d Inner City Housing Project	Site Acquisition	-	Planning Approval	Purchase Land / Select Builder	Commence Build
Action 3 Public Housing Reinvestment	Select Builders	-	Commence Builds	-	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 Incentives	Project Plan	-	Continue Consultation	-	Media Campaign
Action 7 Youth Head Leases	Project Plan	-	Continue Consultation	-	Media Campaign
Action 8 Streets Ahead	⌘ 25 Purchases	25	Completed	Completed	Completed
Action 9 Housing Connect Awareness Campaign	Communications Strategy	-	Commence Interviews	Continue Consultation	Practice Guidelines
Action 10 Backyard Units	-	-	-	-	Design / Agreed Direction
Action 11 Trinity Hill SAF	Completed	46	Completed	Completed	Completed
Action 11a Devonport Youth SAF	-	-	Tender Support Provider	-	⌘ 25 Units
Action 11b Expand Thyne House	-	-	Commence Build	-	⌘ 8 Units
Action 12b Devonport Disability Accommodation	Select Builder	-	Commence Build	-	⌘ 4 Units
Action 13 Supported Elderly Accommodation	-	-	-	-	Design / Architect
Action 14 Expand Access to Housing Register	Consent Forms	-	Access to SAFs	Completed	Completed
Action 15 SHIP Enhancements	Practice Guidelines / Training	-	Release	Completed	Completed
Action 16/17 Outcomes Framework/ Funding	New Grant Deeds for SHS	-	Commence Reporting for SHS	Project Planning with CHPs	Continue Consultation with CHPs
Action 18 Investment in Crisis Shelters	Agreed Direction	-	-	-	-
Action 19 Under 16s SAF	-	-	-	-	Explore housing models >>>
FVAP 10 Women and Kids Crisis Shelter	Commence Build	-	Continue Build	⌘ 4 Units	Completed
FVAP 11 Rapid Rehousing	⌘ 50 Homes	50	Completed	Completed	Completed