

Housing, Disability and Community Services

# QUARTERLY HOUSING REPORT

Oct – Dec 2017



# Achievements

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

We have assisted a total of 491 new households at the end of December 2017

Of which:

233 households have been assisted into affordable home ownership

46 new supported accommodation units have been provided

33 households have been assisted into new social housing

65 affordable land lots have been released

9 new medium term (transitional) properties have been provided

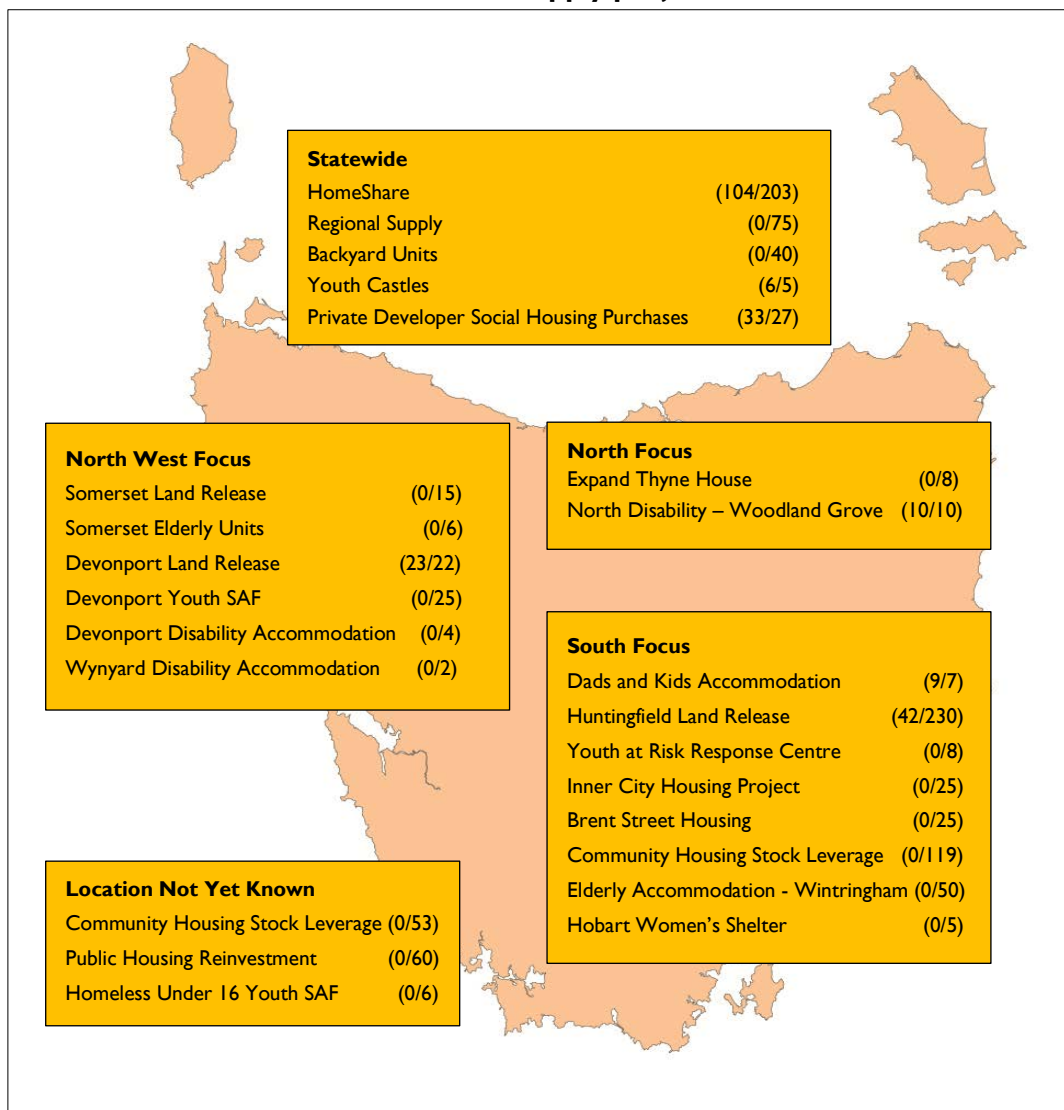
6 households has been assisted into micro-housing

10 households have been assisted into disability accommodation

89 households have been assisted in escaping family violence

These initiatives have supplied 227 new homes

## Location of new supply projects



# Progress

Commenced Projects		Milestones 2017-18 Oct-Dec	New Supply Targets 2017-18	Total Assistance Targets 2017-18	Total Assistance Actual 2017-18	Status
Initiative 3	Community Housing Stock Leverage	Commence Builds	61	61	-	On track
Initiative 5	HomeShare	Continue Sales	63	63	20	On track
Initiative 6	Youth at Risk Response Centre	Continue Build	8	8	-	On track
Initiative 7	Youth Castles	🏠 1 Additional Castle	1	1	1	Completed
Action 1ab	Huntingfield Land Release (Stage 2)	Draft Master Plan	-	-	-	On track
Action 1b	Somerset Land Release	🏠 Released to Market	15	15	-	Progressing
Action 2a	Regional Supply	Commence Build	20	20	-	On track
Action 2b	Somerset Elderly Units	Continue Build	6	6	-	On track
Action 2c	Inner City Housing Project	Design	-	-	-	On track
Action 2d	Brent Street Housing	Commence Build	25	25	-	On track
Action 3	Public Housing Reinvestment	Continue Builds	30	30	-	On track
Action 4	Incremental Bonds	Continue Amendment	-	-	-	On track
Action 5	Stronger Remote Aboriginal Services	Continue Consultation	-	-	-	On track
Action 6/7	Private Rental/Rapid Rehousing	Continue Assistance	-	80	35	On track
Action 8	Streets Ahead	Continue Sales	-	44	18	Ahead
Action 9	HC Awareness Campaign	Interviews – Round 1	-	-	-	On track
Action 10	Backyard Units	Commence Consultation	-	-	-	On track
Action 11a	Devonport Youth SAF	Select Support Provider	25	25	-	On track
Action 11b	Expand Thyne House	Planning Approval	-	-	-	Rescheduled
Action 12a	Wynyard Disability Accommodation	Continue Build	2	2	-	On track
Action 12b	Devonport Disability Accommodation	Continue Build	4	4	-	On track
Action 13	Elderly Accommodation - Wintringham	Continue Consultation	-	-	-	On track
Action 14	Expand Access to Housing Register	🏠 Release Applications	-	-	-	Progressing
Action 15	SHIP Enhancements	Release 7 - Reporting	-	-	-	On track
Action 16/17	Outcomes Framework	Continue SHS Collection	-	-	-	On track
Action 18a	Investment in Crisis Shelters	Continue Consultation	-	-	-	On track
Action 18b	Hobart Women's Shelter	🏠 5 Units	5	5	-	Progressing
Action 18c	Upgrade of SHS Community Tenancies	Agreed Works	-	-	-	On track
Action 19	Homeless Under 16 Youth SAF	Commence Consultation	-	-	-	On track

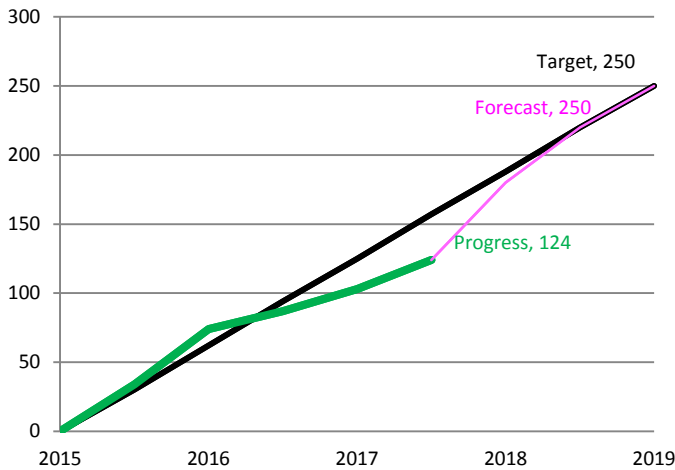
*Progressing means that project timeframes are slightly delayed by no more than one quarter and are not deemed a significant risk.*

# 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 124 households into affordable home ownership from July 2015 to December 2017 including:

- supply of 104 new dwellings
  - 95 house and land packages
  - 9 new dwellings
- purchase of 20 Housing Tasmania dwellings.

Despite being under the target expected for this stage of the scheme, the impending new land releases scheduled in 2017-18 is predicted to increase HomeShare activity, and as such is deemed to be on track.

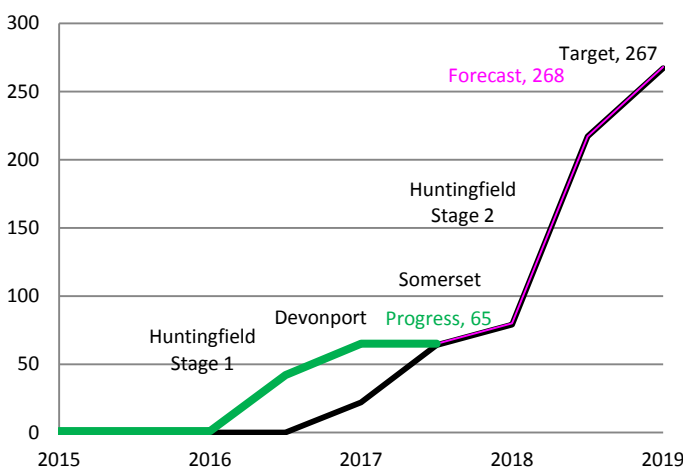
Notes:

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** | **Progressing**

## Land Release



The Somerset subdivision has largely been completed, however there have been slight delays associated with the subdivision plans.

Stage 2 of the Huntingfield land release has commenced, with the preparation of the draft master plan currently in progress.

Devonport and Huntingfield Stage 1 lots have been released to the market and provided 23 and 42 lots of affordable land.

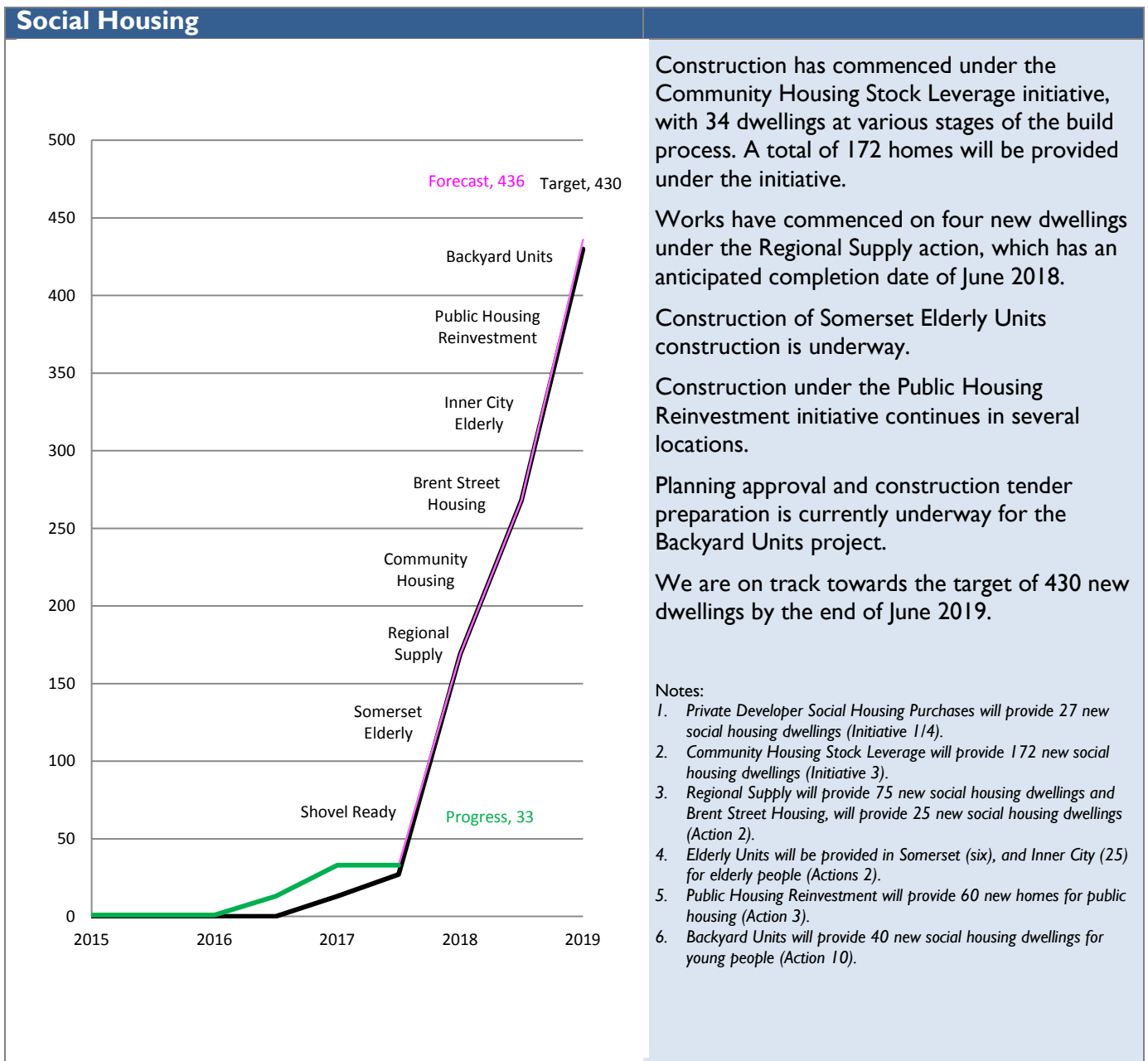
Notes:

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 430 new social housing dwellings by 2018-19**

**Progress | On track**

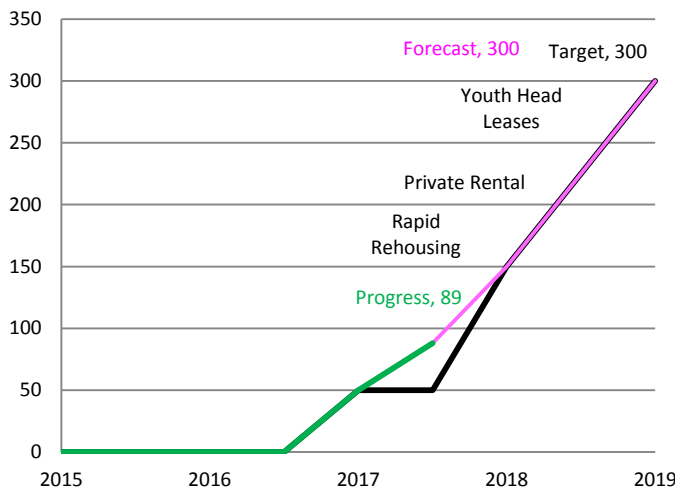


# Reform Direction 2 – Better Access – Targeted Early Intervention

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

**Progress | On track**

## Private Landlords



The landlord incentives project is progressing with the planned media campaign to promote participation set to commence in 2018.

The Rapid Rehousing initiative continues to assist those requiring immediate housing for people affected by family violence, with 35 households already assisted in 2017-18.

These programs are on track to contribute to the forecast of 300 assisted households by June 2019.

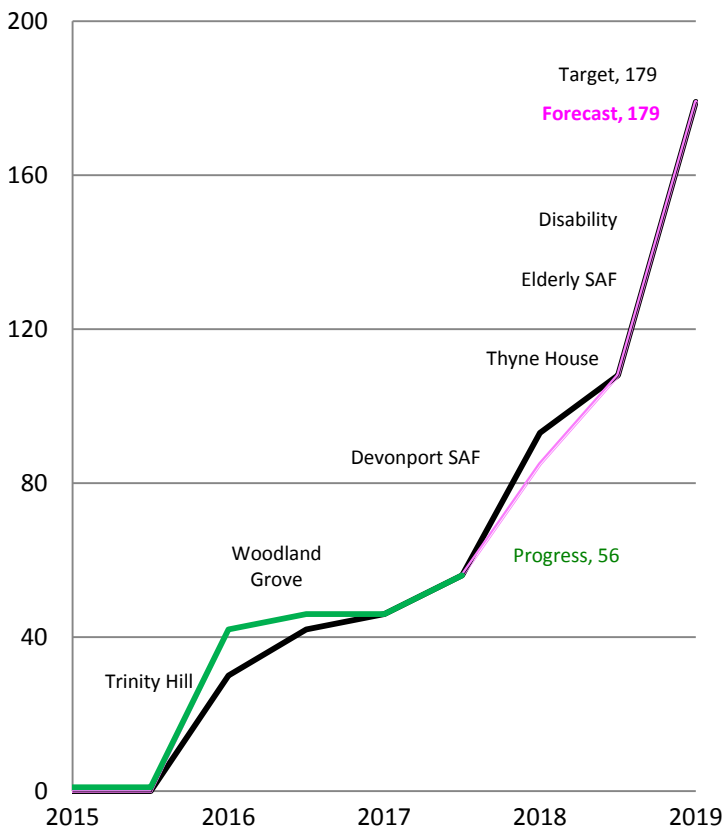
Notes:

1. Private Rental incentives will provide up to 40 households with assistance through financial incentives for private landlords and may include a head lease arrangement with community housing providers (Action 6)
2. Rapid Rehousing provides up to 260 subsidised rentals under a head lease model with community housing providers, including Youth Head Leases (Action 7)

**Target | Provide 179 units of supported accommodation for people on low incomes who require support and housing assistance by 2018-19**

**Progress | Progressing / Rescheduled**

## Supported Accommodation



Progress continues to deliver two new disability units in Wynyard and four new disability units in Devonport.

A service provider for the Devonport Youth Supported Accommodation Facility has been selected and operations should commence in early 2018, delivering 25 units.

Consultation continues for Wintringham Elderly Accommodation and an architect has been appointed to support this consultation phase.

The Thyne House extension is delayed six months due to latent construction issues. These have been fixed and a revised approach will select an architect, with planning approval rescheduled for June-18.

Notes:

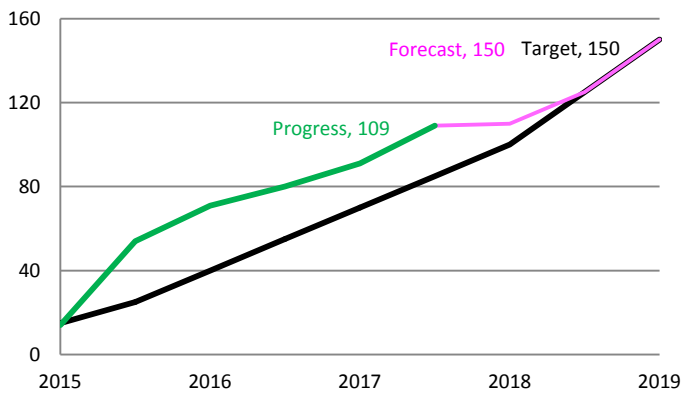
1. The Hobart Youth Accommodation Facility, Trinity Hill provided 46 units of supported accommodation for young people (Action 11c).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation Facility, Thyne House, will be expanded by eight units for young people (Action 11b).
4. Additional disability accommodation will be supplied, resulting in a combined 50 units (Action 2 and 12).
5. Supported Elderly Accommodation will provide 50 safe and secure units for the elderly in need (Action 13).

# Reform Direction 2 – Better Access – Targeted Early Intervention

**Target** | Assist 150 households on low to moderate incomes into home ownership through the Streets Ahead Incentive Program by 2018-19

**Progress** | Ahead

## Streets Ahead



To date, 109 households have been assisted into affordable home ownership through the Streets Ahead Incentive Program from July 2015 to December 2017.

The target of 150 is expected to be exceeded if the sales trend continues.

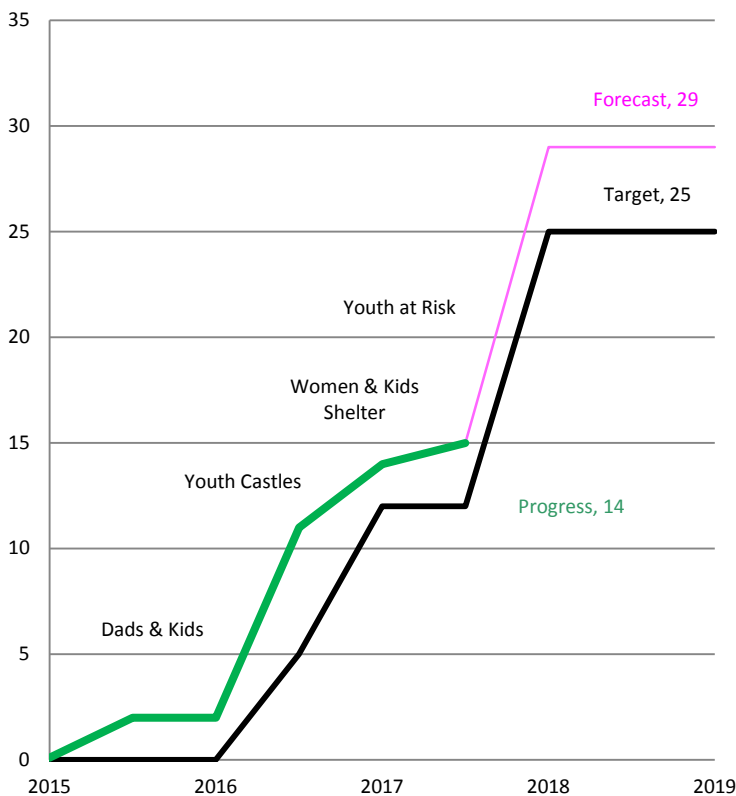
Notes:

1. The Streets Ahead Incentive Program will assist 150 households on low to moderate incomes into home ownership (Action 8).

**Target** | Provide 25 additional units of accommodation for people who are homeless or at risk of homelessness by 2018-19

**Progress** | On track

## Rapid Assistance



The Dads and Kids Accommodation initiative was completed in 2016-17 and supplied nine units in total, exceeding the target of seven.

Due to the success of the Youth Castles initiative, an additional Youth Castle was supplied in December 2017. This resulted in a total of six castles provided.

Work on the Youth at Risk Response Centre is on track to be completed in the next quarter. A service provider will be selected in early 2018.

Building continues for the redevelopment of the Hobart Women's Shelter. Completion expected in next quarter.

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 eight units for short term accommodation for young people (Initiative 6).
3. Dads and Kids Accommodation will provide medium term accommodation in the South for seven families who are homeless or at risk of homelessness (Initiative 8).
4. A Women and Kids Crisis Shelter, will be redeveloped and will provide five additional crisis units for women and children (FVAP Action 10)

## **Affordable Housing Development in Inner City Hobart**

The Minister for Human Services recently announced the purchase of a premium parcel of land situated in Goulburn Street, which will be used for the development of 25 residential units that will enjoy close proximity to Hobart's business district and essential services.

Historically used as a carpark, the Goulburn Street site will be transformed into affordable housing for older Tasmanians or people living with disability.

Local architects have been engaged to develop and design the residential unit complex, which will feature a mix of one and two-bedroom units with resident car parking.

## **Ongoing Success of Supported Accommodation for Young People**

Trinity Hill continues to provide positive outcomes for young residents at the long-term supported accommodation in Hobart.

Mary\* spent a substantial amount of time couch surfing with various friends and family until she found herself in several situations that made her feel concerned for her safety and wellbeing. Arriving at Trinity Hill she was determined to take advantage of what the facility had to offer and enrolled in educational courses that led to her securing employment.

In addition to this, Mary decided to give back to the community by volunteering with her local indigenous organisation. Mary's hard work and dedication were formally recognised when she received a 'Special Commendation' in the Tasmanian Human Rights Awards. Another commendation soon followed at the National Indigenous Youth Conference for her work promoting gender equality in the Aboriginal community.

With the continued success youth supported accommodation has experienced in assisting disadvantaged Tasmanians aged 16 to 25, the Tasmanian Government has committed to the development of another facility in the North of the state. The Devonport Youth Supported Accommodation Facility is set to be completed in 2018 with 25 units to be made available for young Tasmanians like Mary.



*\* Real names are not included*

## **Housing Connect – Helping Tasmanians Achieve Independence**

Housing Connect is a one-stop service for all Tasmanians seeking housing assistance, with a total of seven shopfronts accessible in the South, North and North West of Tasmania.

Billie\*, first presented to Housing Connect in 2013. Billie had resided in a rural area with no public transport and required housing assistance to continue her education. With the help of Colony 47 she was able to find suitable housing that supported her needs.

After successfully completing her education and gaining permanent employment, Billie's boyfriend moved in and inspired by Billie, committed to return and finish his education - which later resulted in him also gaining permanent employment. Throughout this time the couple maintained their tenancy to a very high standard and acquired valuable independent living and life skills in the process.

After being advised by a Housing Connect worker that their improved financial situation meant that they now exceeded the eligibility requirements for social housing, the couple decided that the best course of action was to look at buying their own home. They have recently purchased a block and are currently building their own home.

# Next Steps

Work Program	Milestones 2017-18 Jan-Mar	Milestones 2017-18 Apr-Jun	Targets 2017-18	Milestones 2018-19 Jul-Sep	Milestones 2018-19 Oct-Dec
Initiative 1/4 Private Developer Social Housing Purchases	Completed	Completed	-	Completed	Completed
Initiative 2 Affordable Housing Site Preparation	Completed	Completed	-	Completed	Completed
Initiative 3 Community Housing Stock Leverage	Continue Builds	⌘ 61 Tenants	61	Continue Builds	Continue Builds
Initiative 5 HomeShare	Continue Sales	⌘ 63 Purchases	63	Continue Sales	Continue Sales
Initiative 6 Youth at Risk Response Centre	Continue Build	⌘ 8 Tenants	8	Completed	-
Initiative 7 Youth Castles	Completed	Completed	1	Completed	Completed
Initiative 8 Dads and Kids Accommodation	Completed	Completed	-	Completed	Completed
Action 1a Huntingfield Land Release (Stage 1)	Completed	Completed	-	Completed	Completed
Action 1ab Huntingfield Land Release (Stage 2)	Public Consultation	Planning Approvals	-	Prepare Lots for Market	Release Lots to Market
Action 1b Somerset Land Release	⌘ 15 Lots Released	Completed	15	-	-
Action 1c Devonport Land Release	Completed	Completed	-	Completed	Completed
Action 2a Regional Supply	Continue Builds	⌘ 20 Homes	20	Continue Builds	Continue Builds
Action 2b Somerset Elderly Units	Continue Build	⌘ 6 Tenants	6	Completed	-
Action 2c Inner City Housing Project	Planning Approval	Select Builder	-	Commence Build	Continue Builds
Action 2d Brent Street Housing	Continue Build	⌘ 25 Homes	25	Completed	-
Action 3 Public Housing Reinvestment	Continue Builds	⌘ 30 Homes	30	Continue Builds	Continue Builds
Action 4 Incremental Bonds	Continue Legislative Amendment	Continue Legislative Amendment	-	Continue Legislative Amendment	Continue Legislative Amendment
Action 5 Stronger Remote Aboriginal Services	⌘ FIAAI Agreement	⌘ CBIAA Agreement	-	Completed	-
Action 6/7 Private Rental / Rapid Rehousing	Media Campaign	⌘ 80 Assisted	80	Continue Assistance	Continue Assistance
Action 8 Streets Ahead	Continue Sales	⌘ 25 Purchases	25	Continue Sales	Continue Sales
Action 9 HC Awareness Campaign	Interviews – Round 2	Release Comms Material	-	Completed	-
Action 10 Backyard Units	Release Tender	Select Units/Builders	-	Select Sites	Commence Builds
Action 11a Devonport Youth SAF	⌘ 25 Units	Completed	25	-	-
Action 11b Expand Thyne House	Select Architect	Planning Approval	-	Commence Build	⌘ 8 Units
Action 11c Trinity Hill SAF	Completed	Completed	-	Completed	Completed
Action 12a Wynyard Disability Accommodation	Continue Build	⌘ 2 Units	2	Completed	-
Action 12b Devonport Disability Accommodation	⌘ 4 Units	Completed	4	-	-
Action 12c North Disability – Woodland Grove	Completed	Completed	-	Completed	Completed
Action 13a Elderly Accommodation – Wintringham	Continue Consultation	Design / Architect	-	Planning Approval	Commence Build
Action 14 Expand Access to Housing Register	Completed	Completed	-	Completed	Completed
Action 15 SHIP Enhancements	Release 8	Business Requirements for Release 9	-	Release 9	Assessment of Additional Requirements
Action 16/17 Outcomes Framework	NHHA Outcomes Framework	Commence Consultation with CHPs	-	Continue Consultation	Continue Consultation
Action 18a Investment in Crisis Shelters	Agreed Design	Planning Approval	-	Commence Build	Continue Build
Action 18b Hobart Women's Shelter	⌘ 5 Units	Completed	5	-	-
Action 18c Upgrade of SHS Community Tenancies	Commence Works	Complete Works	-	Completed	-
Action 19 Homeless Under 16 Youth SAF	Continue Consultation	Agreed Approach	-	Agreed Model	TBD – Select Site