

Tasmania's Affordable Housing Strategy Action Plan 2 (2019-2023)

Quarterly Housing Report Apr – Jun 2020





Introduction

Tasmania has the most integrated social and affordable housing model in Australia. The Government understands the importance of social housing outcomes now more than ever, as Tasmanians continue to adjust to new ways of living, due to the social and economic impacts of COVID-19.

The June 2020 Quarter saw the Government announce a further \$100 million investment to construct up to 1 000 additional social and affordable homes across the state as well as a \$4.3 million homelessness support package that provides more services to Tasmanians who are without secure accommodation.

These investments, along with the ongoing commitments under the Affordable Housing Action Plan 2 and the CSHA Debt Waiver Agreement, will support Tasmania's COVID-19 economic recovery and the ongoing improvement of our integrated affordable housing model.

Along with key milestones for the quarter, this Report highlights some achievements over the past year, as we mark one year into delivering Action Plan 2. The June 2020 Quarterly Housing Report shows that, for the April-June quarter, under Action Plan 2 and CSHA Debt Waiver funding, we delivered:

- 21 new lots of land for new affordable housing;
- 115 new social housing dwellings;
- 14 low income households supported to build their own home through HomeShare and three additional households supported to buy a home from Housing Tasmania;
- 45 households with support to access subsidised private rentals, including 25 funded under CSHA Debt Waiver;
- 28 units of homeless accommodation for vulnerable Tasmanians; and
- 33 households assisted to access supported accommodation under the Rapid Rehousing program, including 21 escaping family violence and 12 exiting care and rehabilitation facilities.

Housing Assistance	Prior Assistance		Quarterly Totals Apr 20 to Jun 20		Total Assistance	Status
	AHAP 1	AHAP 2	Supply	Access		
Action Plans 1 and 2						
1. Land Release	291	13	21	-	325	On track
2. New Social Housing	557	201	115	-	873	On track
3. New Homeless Accommodation	33	15	-	28	76	On track
4. Home Ownership	351	52	14	3	420	On track
5. Private Rentals	95	91	-	20	206	On track
6. New Supported Accommodation	278	61	-	33	372	On track
Total Action Plan Assistance	1 605	433	150	84	2 272	
CSHA Debt Waiver		1	-	29	30	On track

Priorities and Actions



Land Release

A subdivision at Clarendon Vale yielding 21 new lots of land was completed this quarter. This is in addition to 13 lots of land that have previously been released.



Social Housing

There were 115 new social houses completed this quarter and four pre-existing dwellings accessed. This includes new backyard units for young people, more social housing in regional areas and social houses built and managed by community housing providers. A continuous supply of new social housing is expected in 2020 with another 147 homes under construction and more scheduled to commence during the year.

Addressing Homelessness

An additional 28 units of accommodation were made available this quarter at the Hobart Women's Shelter and Bethlehem House, extending the homeless accommodation capacity in Tasmania before winter.



Home Ownership

Fourteen low income households were assisted into affordable home ownership through HomeShare, which supports eligible recipients to buy a new home or house and land package. Three additional households were assisted to buy a Housing Tasmania dwelling through HomeShare and Streets Ahead.

Private Rentals

The Tasmanian Government supported an additional 45 new tenancies during the quarter through the Private Rental Incentives Program. Of these, 25 were provided through CSHA Debt Waiver funding.



Supported Accommodation

There were 33 households assisted into supported accommodation this quarter. All households were assisted under the Rapid Rehousing program, which has a specific focus on housing people escaping family violence and people exiting from care and rehabilitation facilities.



Case Studies

One Year into Action Plan 2 (2019-2023)

The Tasmanian Government is backing its Affordable Housing Strategy with unprecedented spending to address the full spectrum of housing demand and services to help Tasmanians in need.

This Quarterly Housing Report marks one year into delivering key actions and achievements from Action Plan 2 (2019-2023). It has been a big year in terms of leveraging from the successful delivery of Action Plan 1 and responding to the social, economic and health impacts of COVID-19.

Over the 2019-20 financial year, the Government has delivered:

- Housing outcomes to 697 additional households through our second Affordable Housing Action Plan and through funding made available because of the Debt Waiver;
- This includes the delivery of 316 new social houses, 34 new affordable lots of land into the market, 43 new units of homeless accommodation, 69 households into home ownership and over 200 others with housing that meets their needs;
- an historic agreement with the Commonwealth to waive the state's housing related debt leading to an increase in funding to programs that reduce homelessness and increase housing supply around the state;
- an additional housing and homeless support package to expand and extend the Safe Night Space services and extra funding to expand Housing Connect's capacity to provide emergency accommodation and the delivery of mental health services; and
- significant support and new funding through the Government's social and economic stimulus packages and our construction blitz.

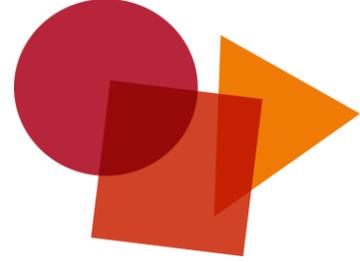
It has been a productive and transformative first year under Action Plan 2 and we are committed to continuing to deliver for Tasmanians in need.

Unprecedented Stimulus: Additional \$100 Million for Housing

The Tasmanian Government's \$3.1 billion construction stimulus package reaffirms commitments to increase the supply of social and affordable housing in Tasmania.

The Housing sector will play a key role in the State's economic and social recovery and we are investing an extra \$100 million to construct up to 1 000 new social houses over the next three years. The construction blitz outlines other measures that will boost housing supply right across the state, such as bringing forward by one year the construction of over 200 new homes under community housing grants.

This investment is on top of the Government's Affordable Housing Strategy which has already delivered over 300 new social houses for Tasmanians in the 12 months to June 2020, with around 147 more currently under construction and more due to commence in coming weeks and months.



Container Pods for Crisis Housing

In the April-June 2020 quarter, the Tasmanian Government completed the delivery of 28 new units of homelessness accommodation in Hobart. The first 18 single bedroom pods were installed at Bethlehem House and a further 10 units for women and children were delivered for the Hobart Women's Shelter.

The much-needed pods were completed in partnership with national shipping container provider Royal Wolf. The containers were repurposed to deliver comfortable and functional micro-homes, each featuring a kitchenette, living area, toilet, bathroom and bedroom.

Providing quick and comfortable self-contained spaces is an important social outcome for those in our community who are most vulnerable.

Left image: Minister for Housing, Hon Roger Jaensch and CEO Hobart Women's Shelter, Janet Saunders inspecting a 'pod'



Right image: Bethlehem House newly-constructed 'pods'

HomeShare

HomeShare reduces the initial cost of buying a house and the monthly cost of owning it. The scheme opens the door to home ownership for those who have enough income to make the step but need a helping hand.

As part of the construction blitz announced in early June, the Tasmanian Government lifted the asset and income limits under the already successful HomeShare program. The scheme helps those on low and middle incomes into home ownership by sharing the cost with the Director of Housing at Communities Tasmania.

This follows further changes to the scheme announced in March which increased the Director's share of ownership to a cap of \$100 000. It is estimated that the revised eligibility rules will result in approximately 150 home purchases over the next two years.

These changes will support more jobs in the building and construction sector, while helping even more Tasmanians to buy or build their own home.





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