

Housing, Disability and Community Services

Quarterly Housing Report

July - September 2016



Achievements

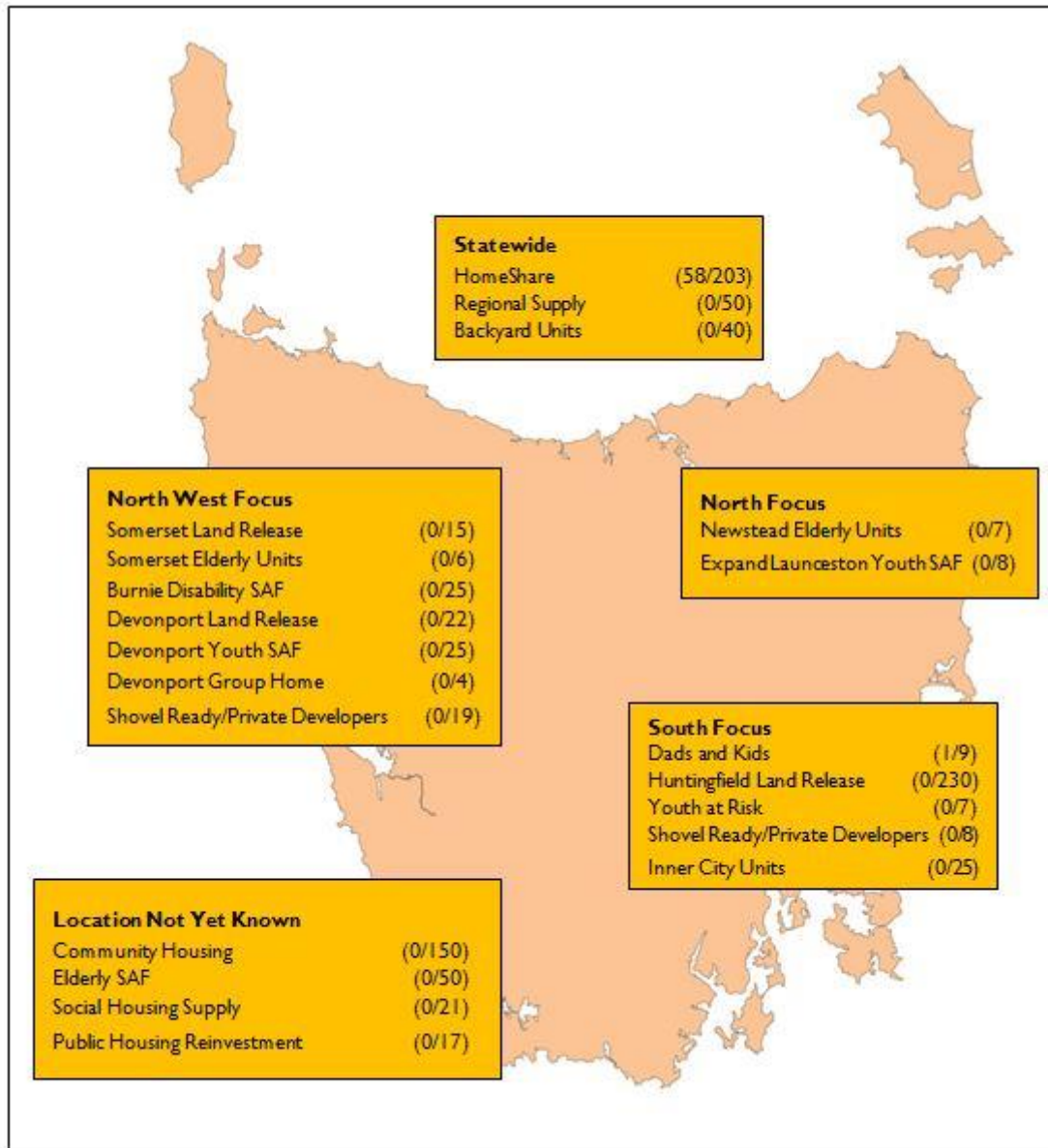
We have assisted a total of 172 new households at the end of September 2016

Of which:

**128 households have been assisted into affordable home ownership
43 households have been assisted into supported accommodation
one household has been assisted into micro-housing
(these initiatives have supplied 59 new homes)**

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

Location of new supply projects



Commenced Projects		Milestones 2016-17 Jul-Sep	New Supply Targets 2016-17	Total Assistance Targets 2016-17	Total Assistance Actual 2016-17	Status
Initiative 1/4	Shovel Ready/Private Developer	Commence Builds	27	27		On track
Initiative 2	Public Housing Site Preparation	Planning Approval				On track
Initiative 3	Community Housing Stock Leverage	Transfer Title				Rescheduled
Initiative 5	HomeShare	Progressive Purchases	50	63	9	On track
Initiative 6	Youth Response Centre	Planning Approval	7	7		On track
Initiative 7	Youth Castles Pilot	Identify Sites		5	1	On track
Initiative 8	Dads and Kids Crisis Shelter	First Tenants	9	9	1	On track
Action 1b	Somerset Land Release	Tender for Civil Works	15	15		On track
Action 1c	Devonport Land Release	Tender for Civil Works	22	22		On track
Action 2a	Regional Supply	Consultation Ongoing				On track
Action 2c	Launceston Elderly Units	Architect	7	7		On track
Action 2d	Inner City Elderly Units	Planning Ongoing				On track
Action 3	Public Housing Reinvestment	Sites Identified	16	16		On track
Action 5	Flinders and Cape Barren	Commence Planning				On track
Action 6	Private Rental Access Program	Project Plan		20		On track
Action 7	Youth Head Leases	Commence Consultation		50		On track
Action 8	Streets Ahead	Progressive Purchases		25	16	On track
Action 11	Trinity Hill SAF	46 Tenants		46	42	On track
Action 11a	Devonport Youth SAF	Planning Approval				On track
Action 15	SHIP Enhancements	Commence Development				On track
Action 16/17	Outcomes Framework/Funding	Final Housing Connect/ Crisis/ Draft SAFs				On track
FVAP 10	Women and Kids Crisis Shelter	Select Builder/ Commence Build				Rescheduled
FVAP 11	Rapid Rehousing	Progressive Availability of Homes		50	17	On track

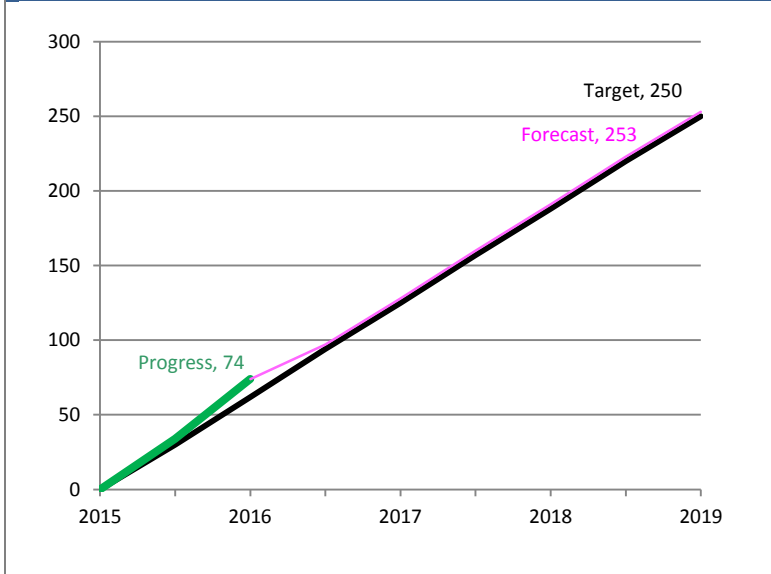
Note: FVAP is not included within target of assisting 1 600 households.

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 74 households into affordable home ownership from July 2015 to September 2016.

In 2016-17, nine households have been assisted. This includes the new supply of six house and land packages and one new dwelling. Two existing Housing Tasmania dwellings were also purchased.

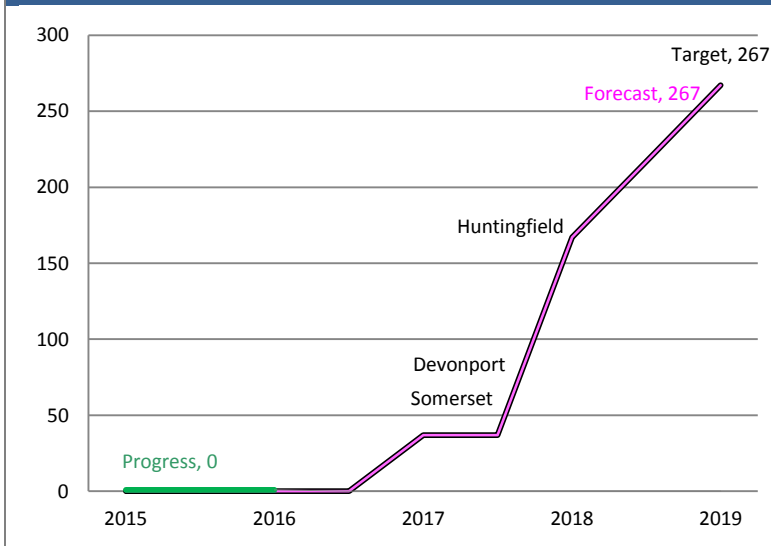
Notes:

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.

Works are not planned to start until 2017.

Notes:

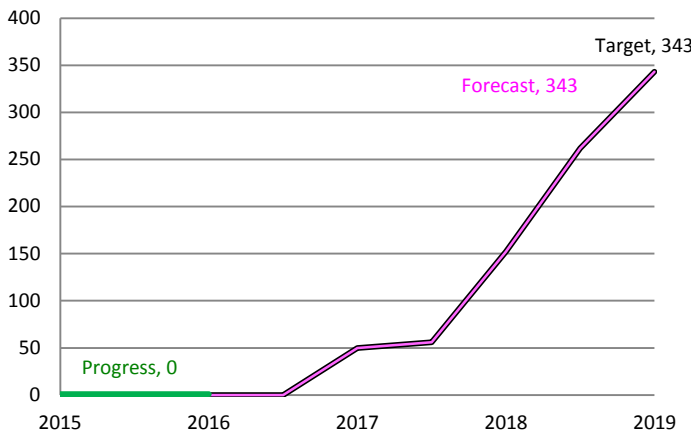
1. Huntingfield Land Release will provide 230 land lots (Action 1a).
2. Somerset Land Release will provide 15 land lots (Action 1b).
3. Devonport Land Release will provide 22 land lots (Action 1c).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 345 new social housing dwellings by 2018-19

Progress | **On track**

Social Housing



Building is underway for new social housing dwellings under the Shovel Ready/Private Developers Supply initiative and five dwellings will be completed in the next quarter.

The timing of the community housing stock leverage initiative has been rescheduled due to enabling legislation to support the initiative. Procurement is being finalised.

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

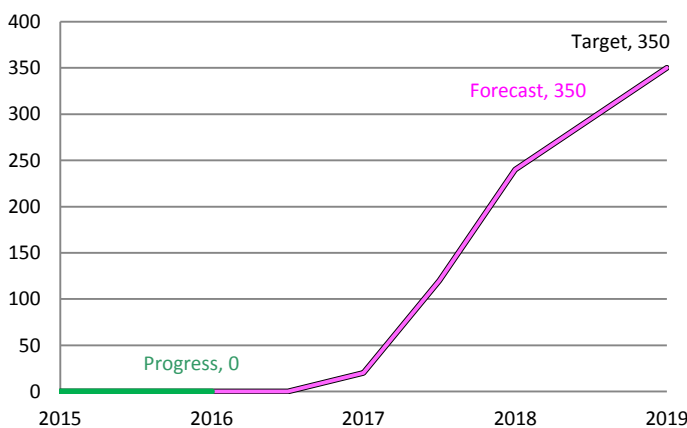
Notes:

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. Social Housing Supply will provide 21 new social housing dwellings (Action 2).
4. Regional Supply will provide 50 new social housing dwellings (Action 2a).
5. Elderly Units will be provided in Somerset (six), Launceston (seven) and Inner City (25) for elderly people (Actions 2b, 2c and 2d).
6. Public Housing Reinvestment will provide 17 new social housing dwellings (Action 3).
7. 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 also started to determine level of affordability.

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

Notes:

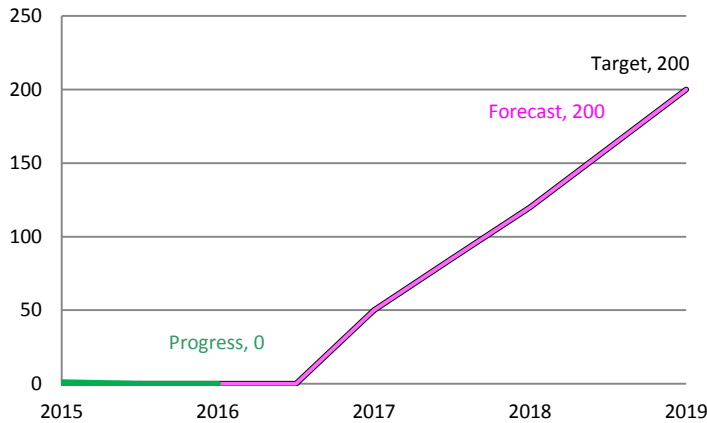
1. Private Landlord Access Program will provide an additional 350 households eligible for social housing with access to affordable private rental (Action 6).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 200 young people (under 25 years) eligible for social housing with affordable private rentals by 2018-19

Progress | On track

Youth Head Leases



Consultation with key stakeholders regarding the model for provision of affordable head leases for young people will commence next quarter.

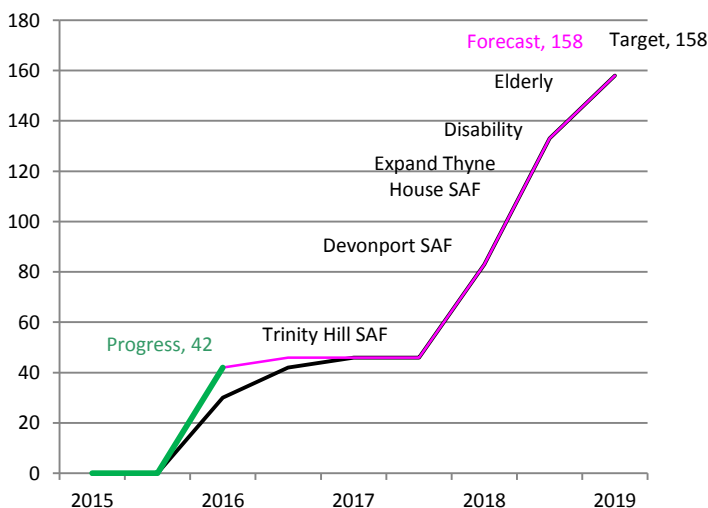
Notes:

1. Youth Head Leases will provide young people (under 25 years) eligible for social housing with access to 200 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



Tenancing continued for the Hobart Youth Supported Accommodation Facility, Trinity Hill. There were 42 residents at Trinity Hill at the end of September 2016. The facility is managed by Anglicare Tasmania.

Works for the subdivision of the site commenced for the Devonport Youth Accommodation Facility, and a tender will be released in October to select a builder for the facility.

Other projects commence building in 2017-18.

Notes:

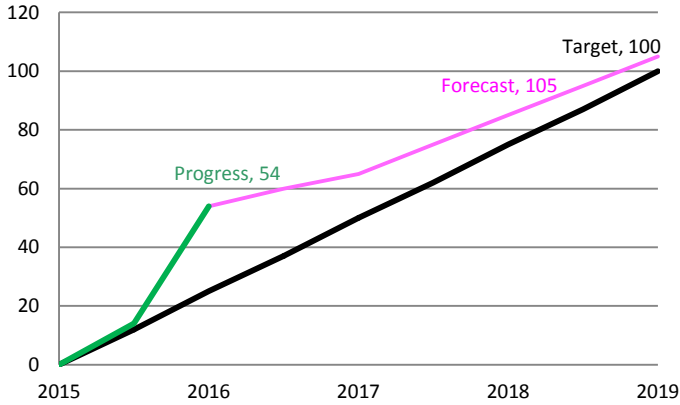
1. The Hobart Youth Accommodation Facility, Trinity Hill, will provide 46 units of supported accommodation for young people (Action 11).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation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

Streets Ahead



Fifty-four households have been assisted into affordable home ownership through the Streets Ahead Incentive Program from July 2015 to September 2016.

In 2016-17, 16 households have been assisted.

Notes:

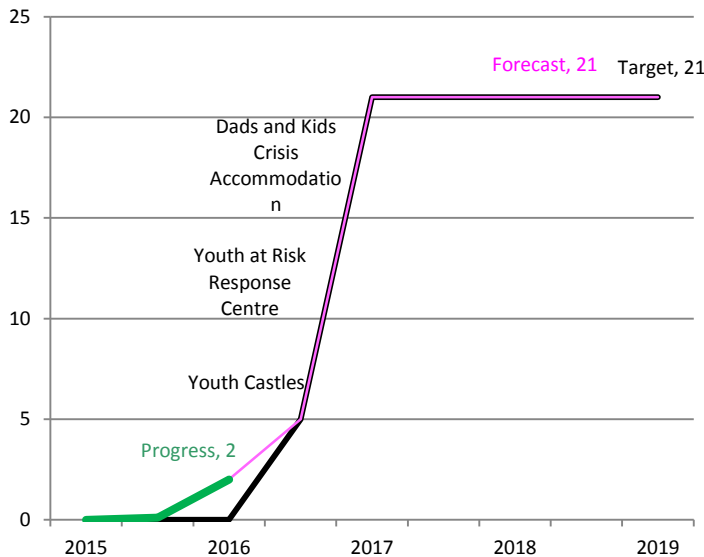
1. The Streets Ahead Incentive Program will assist 100 households on low to moderate incomes into home ownership (Action 8).

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. One Castle has been completed and tenanted in the North West.

Sites have been identified for the additional three Castles.

A Development Application has been submitted for the Youth at Risk Response Centre.

A site was purchased for the Dads and Kids Crisis Accommodation and tenanting commenced. One tenant moved into a unit in September 2016.

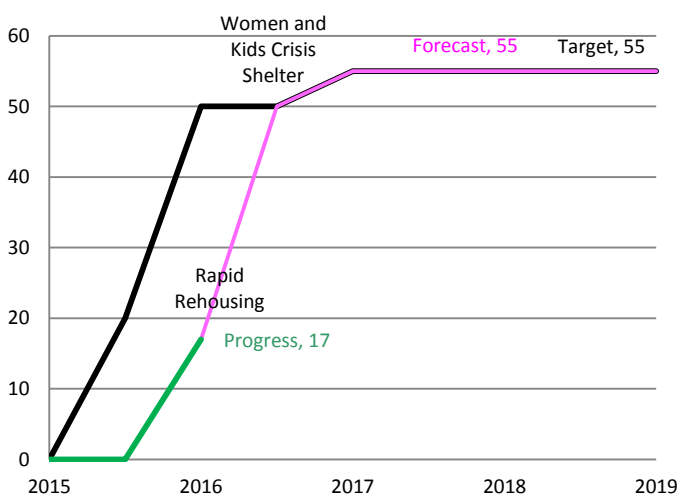
Notes:

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 | Rescheduled

Family Violence Action Plan



Seventeen properties have been identified to assist people escaping family violence through the Rapid Rehousing initiative. This has been rescheduled due to enabling legislation to support the initiative. We are on track to provide 50 homes by the end of 2016-17.

A replacement site has been acquired for the Hobart Women's Shelter. Project milestones have been rescheduled by a quarter due to environmental assessment of the site.

An architect has developed the design of the facility in consultation with the organisation and this will be included in a Development Application to be submitted in the next quarter.

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).

Next Steps

Work Program 2016-17	Milestones 2016-17 Jul-Sep	Milestones 2016-17 Oct-Dec	Milestones 2016-17 Jan-Mar	Milestones 2016-17 Apr-Jun	Targets 2016-17
Initiative 1/4 Shovel Ready/Private Developer	Commence Builds			⌘ 27 Homes	27
Initiative 2 Public Housing Site Preparation	Planning Approval				
Initiative 3 Community Housing Stock Leverage	Transfer Title	Planning Approval	Commence Builds		
Initiative 5 HomeShare	Progressive Purchases			⌘ 63 Purchases	63
Initiative 6 Youth Response Centre	Planning Approval	Select Builder	Commence Build	⌘ 7 Tenants	7
Initiative 7 Youth Castles Pilot	Identify Sites	Commence Tenancies		⌘ 5 Castles	5
Initiative 8 Dads and Kids Crisis Shelter	First Tenants			⌘ 9 Tenants	9
Action 1a Huntingfield Land Release	Budget Confirmed		Master Plan finalised		
Action 1b Somerset Land Release	Tender for Civil Works			⌘ 15 Lots	15
Action 1c Devonport Land Release	Tender for Civil Works	Site Available		⌘ 22 Lots	22
Action 2a Regional Supply	Consultation Ongoing	Expression of Interest		Selected Projects	
Action 2b Somerset Elderly Units	Budget Confirmed	Architect	Planning Approval		
Action 2c Launceston Elderly Units	Architect	Planning Approval / Select Builder	Commence Builds	⌘ 7 Homes	7
Action 2d Inner City Elderly Units	Planning Ongoing			Purchase Land	
Action 3 Public Housing Reinvestment	Sites Identified	Select Builders	Commence Builds	⌘ 16+ Homes	16
Action 4 Incremental Bonds	Budget Confirmed	Commence Consultation			
Action 5 Flinders and Cape Barren	Commence Planning			Planning Approval	
Action 6 Private Landlord Access Program	Project Plan	Working Group	Select Agents	⌘ 20 Tenants	20
Action 7 Youth Head Leases	Commence Consultation	Execute Agreements	Commence Sub-Leases	⌘ 50+ Tenants	50
Action 8 Streets Ahead	Progressive Purchases			⌘ 25+ Purchases	25
Action 9 Housing Connect Awareness Campaign	Budget Confirmed	Commence Consultation			
Action 10 Backyard Units	Budget Confirmed		Commence Consultation	Design / Architect	
Action 11 Trinity Hill SAF	⌘ 46 tenants				46
Action 11a Devonport Youth SAF	Planning Approval	Select Builder	Commence Build/ Select Support Provider		
Action 11b Expand Thyne House	Budget Confirmed		Commence Consultation	Design / Architect	
Action 12a Burnie Disability Accommodation	Budget Confirmed		Commence Consultation	Design / Architect	
Action 12b Devonport Disability Accommodation	Budget Confirmed				
Action 13 Supported Elderly Accommodation	Budget Confirmed				
Action 14 Expand Housing Register Access	Budget Confirmed		External Arrangements Decision		
Action 15 SHIP Enhancements	Commence Development	Testing / Training	Go Live with New Reports		
Action 16/17 Outcomes Framework/ Funding	Final Housing Connect/ Crisis/ Draft SAFs	Better Housing Futures / Housing Tasmania			
Action 18 Investment in Crisis Shelters		Commence Consultation		Design / Architect	
Action 19 Under 16s SAF	Budget Confirmed				
FVAP 10 Women and Kids Crisis Shelter	Select Builder / Commence Build		⌘ 5 Additional Units		5
FVAP 11 Rapid Rehousing	Progressive Availability of Homes			⌘ 50+ Homes	50