

Housing, Disability and Community Services

QUARTERLY HOUSING REPORT

Jul – Sep 2017



Progress

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

We have assisted a total of 447 new households at the end of September 2017

Of which:

215 households have been assisted into affordable home ownership

46 households have been assisted into supported accommodation

33 households have been assisted into new social housing

65 affordable land lots have been released

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

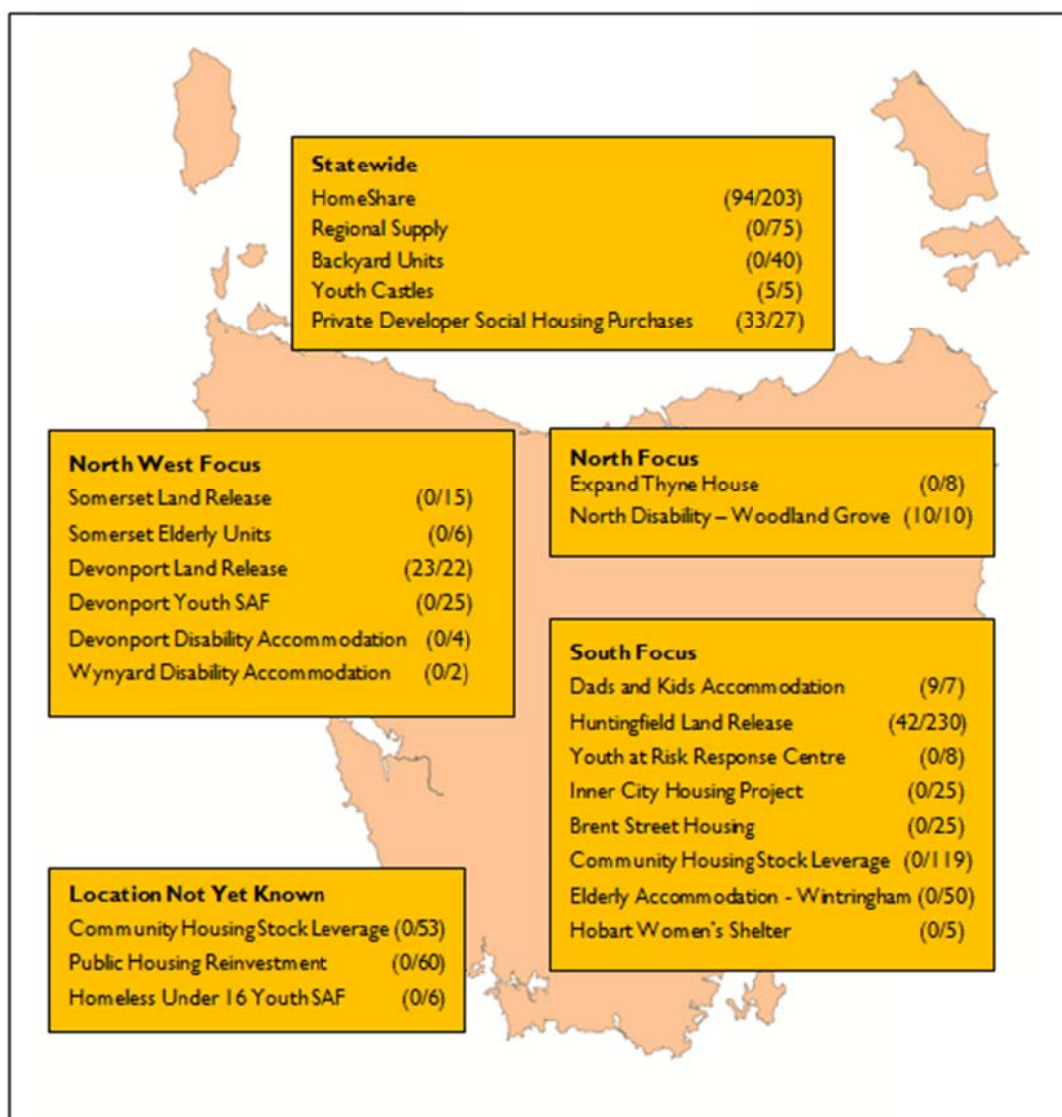
5 households has been assisted into micro-housing

10 households have been assisted into disability accommodation

64 households have been assisted in escaping family violence

These initiatives have supplied 216 new homes

Location of new supply projects



Progress

Commenced Projects		Milestones 2017-18 Jul - Sep	New Supply Targets 2017-18	Total Assistance Targets 2017-18	Total Assistance Actual 2017-18	Status
Initiative 2	Affordable Housing Site Preparation	Site Identification	-	-	-	Completed
Initiative 3	Community Housing Stock Leverage	Planning Approval/ Contracts Executed	61	61	-	On track
Initiative 5	HomeShare	Continue Sales	63	63	10	On track
Initiative 6	Youth at Risk Response Centre	Continue Build	8	8	-	On track
Initiative 7	Youth Castles	Additional Castle Approved	1	1	-	On track
Action 1b	Somerset Land Release	Release for Market	15	15	-	Progressing
Action 2a	Regional Supply	Contracts Executed	20	20	-	Progressing
Action 2b	Somerset Elderly Units	Commence Builds	6	6	-	Progressing
Action 2c	Inner City Housing Project	Site Acquisition	-	-	-	On track
Action 2d	Brent Street Housing	Select Builder	25	25	-	On track
Action 3	Public Housing Reinvestment	Commence Build	30	30	-	On track
Action 4	Incremental Bonds	Commence Consultation	-	-	-	On track
Action 5	Stronger Remote Aboriginal Services	Continue Consultation	-	-	-	On track
Action 6/7	Private Rental/Rapid Rehousing	Commence Consultation	-	80	14	On track
Action 8	Streets Ahead	Continue Sales	-	44	11	Ahead
Action 9	HC Awareness Campaign	Commence Consultation	-	-	-	Progressing
Action 11a	Devonport Youth SAF	Tender Support Provider	25	25	-	Progressing
Action 11b	Expand Thyne House	Select Builder	-	-	-	Progressing
Action 12a	Wynyard Disability Accommodation	Commence Build	2	2	-	Progressing
Action 12b	Devonport Disability Accommodation	Commence Build	4	4	-	On track
Action 12c	North Disability – Woodland Grove	10 Units	10	10	10	Completed
Action 13	Elderly Accommodation - Wintringham	Continue Consultation	-	-	-	Ahead
Action 14	Expand Access to Housing Register	Access for SAFs	-	-	-	Progressing
Action 15	SHIP Enhancements	Release 6	-	-	-	On track
Action 16/17	Outcomes Framework	Start SHS Data Collection	-	-	-	On track
Action 18a	Investment in Crisis Shelters	Commence Consultations	-	-	-	On track
Action 18b	Hobart Women's Shelter	Continue Build	5	5	-	On track
Action 18c	Upgrade of SHS Community Tenancies	Agreed Direction	-	-	-	On track

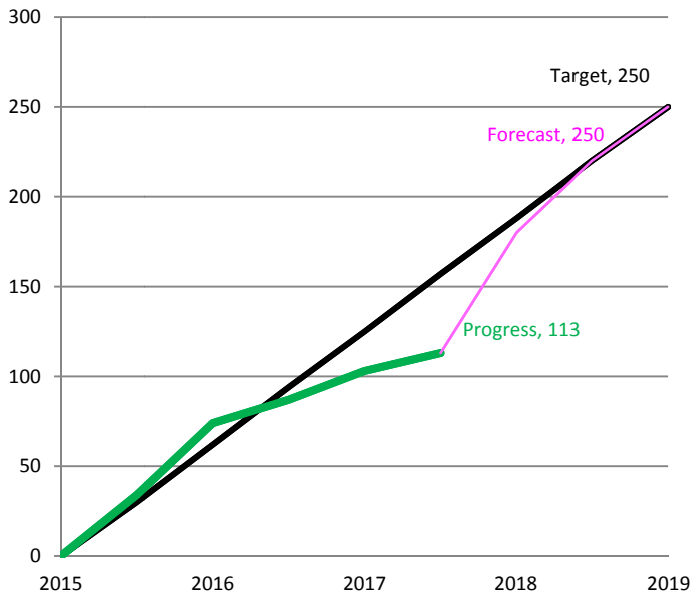
Progressing means that project timeframes are slightly delayed by no more than one quarter and are not deemed a significant risk.

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 113 households into affordable home ownership from July 2015 to September 2017 including:

- supply of 94 new dwellings
 - 86 house and land packages
 - 8 new dwellings
- purchase of 19 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.

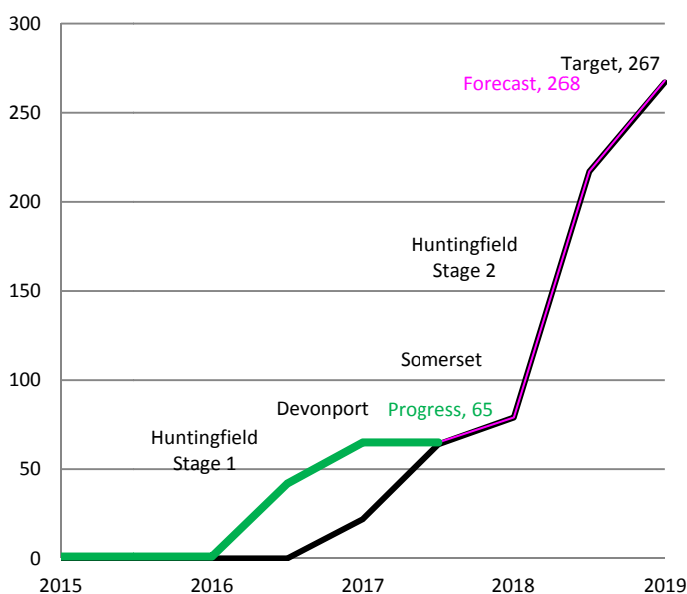
Notes:

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 | **On track**

Land Release



Works for the Somerset site preparation have been done and are awaiting approval for release to market. The 15 lots will be ready for market next quarter, which represents a slight delay.

The subdivision of the Devonport site was completed and provided 23 lots in 2016-17, exceeding the initial target of 22.

The initial 42 lots of affordable land within the Huntingfield subdivision have been released to the market.

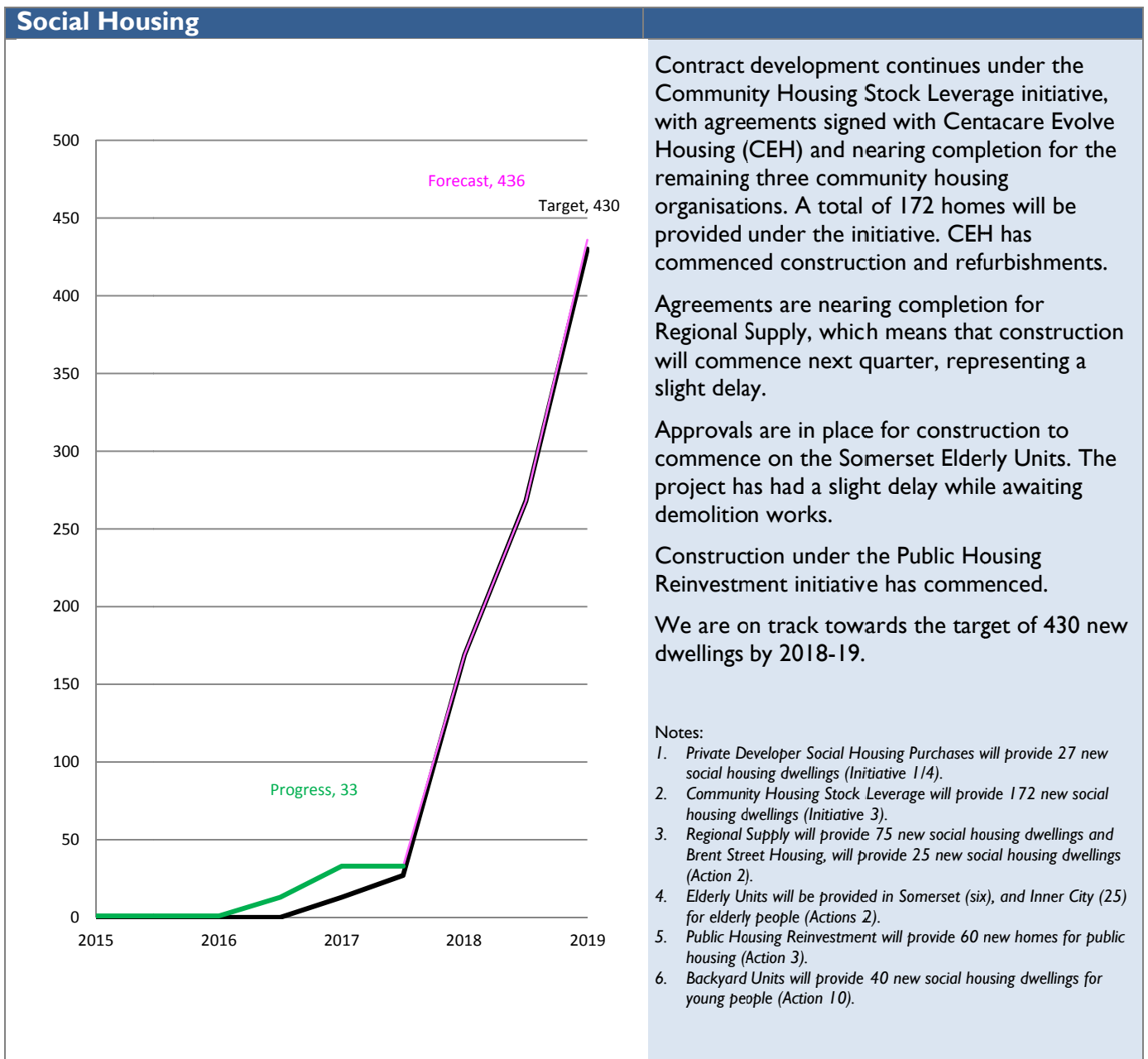
Notes:

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).

Reform Direction 2 – Better Access – Targeted Early Intervention

Target | Provide 430 new social housing dwellings by 2018-19

Progress | On track

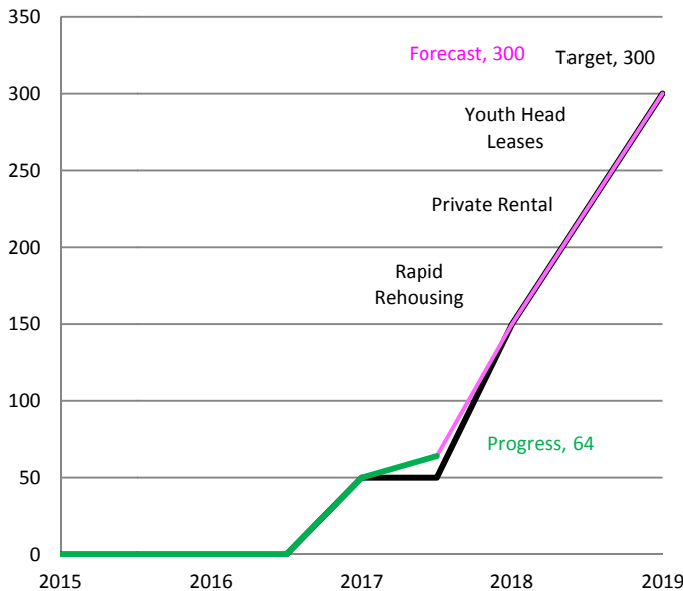


Reform Direction 2 – Better Access – Targeted Early Intervention

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

Progress | On track

Private Landlords



Project planning and consultation continues around the design of landlord incentives and expansion of the Rapid Rehousing model (introduced for people affected by family violence). Combining the suite of private rental initiatives will deliver a coordinated approach to increasing the number of affordable rentals for people on low to moderate incomes. Rapid Rehousing will be expanded to include prisoners exiting into homelessness, and also youth who are homeless or at risk of homelessness. A media campaign to promote participation in the combined program is planned and expected to contribute to the forecast of 300 assisted households by June 2019.

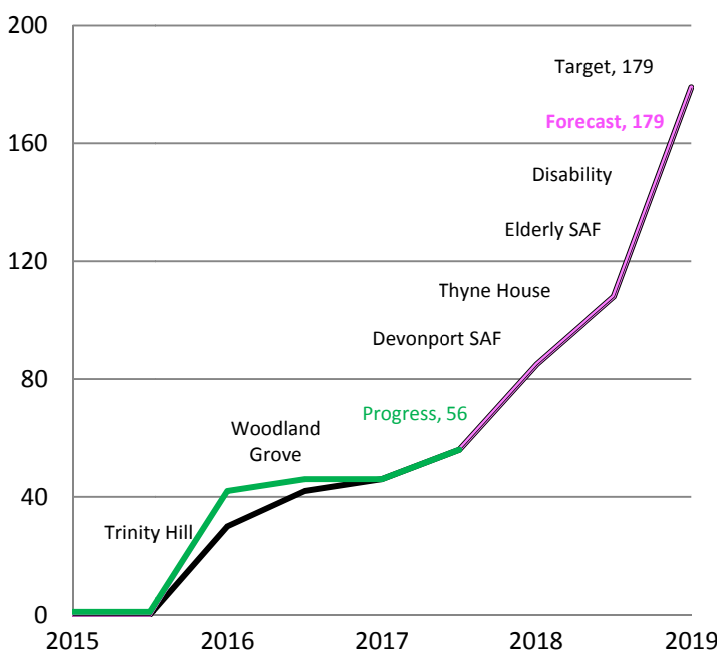
Notes:

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 | On track

Supported Accommodation



Woodland Grove Lodge at Newnham was completed this quarter, supplying 10 new units for tenants living with disabilities. Progress continues to deliver two new disability units in Wynyard and four new disability units in Devonport. A service provider tender for the Devonport Youth Facility will be released next quarter and operations should commence in January 2018, delivering 25 units. Consultation continued for Wintringham Elderly Accommodation and an architect appointed, bringing this project ahead of schedule.

Notes:

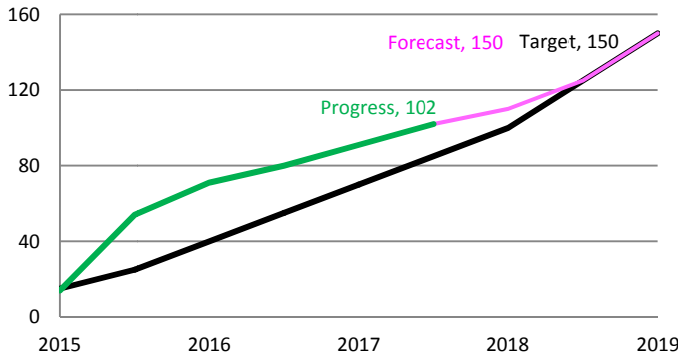
1. The Hobart Youth Accommodation Facility, Trinity Hill provided 46 units of supported accommodation for young people (Action 11c).
2. The Devonport Youth Accommodation Facility will provide 25 units of supported accommodation for young people (Action 11a).
3. The Launceston Youth Accommodation Facility, 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, 102 households have been assisted into affordable home ownership through the Streets Ahead Incentive Program from July 2015 to September 2017.

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

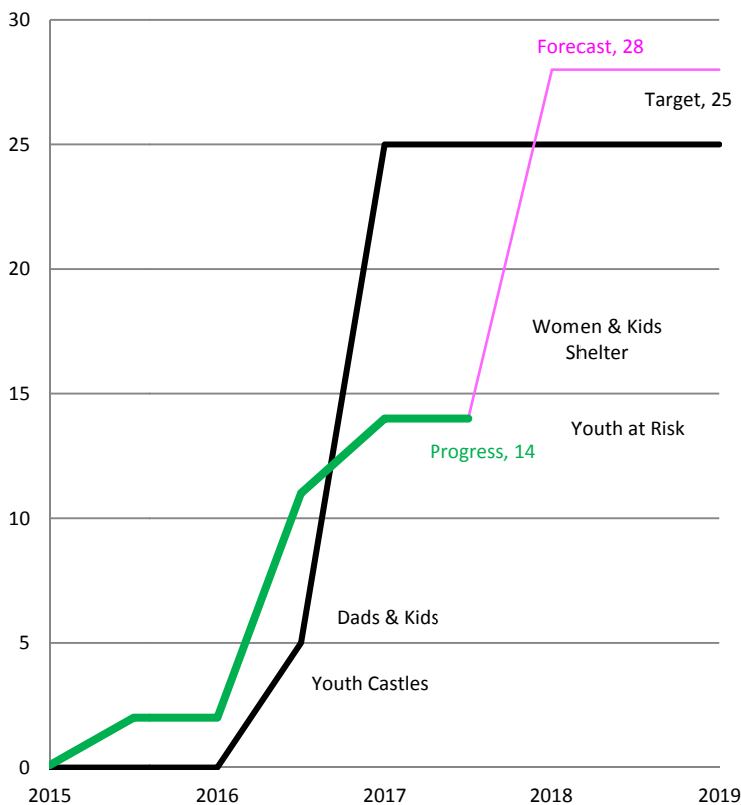
Notes:

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 will be supplied in the second quarter of 2017-18, bringing the total to six castles supplied.

After a reschedule in works last quarter, building continues on the Youth at Risk Response Centre and is now expected to be completed in the final quarter of 2017-18.

Building continues for the redevelopment of the Hobart Women's Shelter. Completion expected in 2017-18.

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)

Woodland Grove Lodge - Supported Accommodation for Tasmanians Living with a Disability

The new supported accommodation facility, Woodland Grove Lodge, was officially opened in August 2017 with the Minister for Human Services welcoming the accommodation for people living with a disability in the North of Tasmania.

Woodland Grove Lodge includes 10 bedrooms, each with an ensuite, in addition to shared living spaces and a communal kitchen. The service provider Possability will provide 24 hour support for those in respite care and assist others in their transition to independent accommodation. Possability Chief Executive Drew Beswick stated that the Lodge is unique to the North and that the program will 'enable the residents to live independent lives'.

The first resident has moved into the Lodge and is enthusiastically learning new life skills through semi-independent living. The Lodge also offers short-term accommodation to provide a break for people living with disabilities and their families to help them to continue their caring responsibilities.

The property was previously the Abbeyfield House aged care facility and was purchased by Housing Tasmania as part of *Tasmania's Affordable Housing Action Plan 2015-2019* which aims to prevent, intervene, and respond to housing affordability issues in the state.

Better Housing Futures Providers Supporting their Local Communities

Centacare Evolve Housing (CEH) is a community housing organisation that manages Better Housing *Futures* properties in Bridgewater, Herdsman Cove and Gagebrook in the South.

CEH, in partnership with the University of Tasmania, conducted research on the stigmatisation, social capital and community engagement in the local area. They found there was significant internal and external stigmatisation, resulting in 'relative intra-neighbourhood isolation' which impacts on community interaction and wellbeing. To put simply, this meant that members of the community were not developing positive relationships as often as other communities.

To address this issue and promote positivity in the area, CEH applied for funding through the Brighton Council Community Grants Program in 2016 to engage the community through an inaugural Brighton Community Christmas Parade.

The Christmas Parade was very successful, with around 250 people participating in the construction of 20 floats from all local municipalities, including Bridgewater, Herdsman Cove and Gagebrook. The floats were positively received by the hundreds of spectators that lined the route and watched from various vantage points.

The media coverage of the event reduced external stigmatisation, and was recognised in the Australia Day Awards as the Brighton Council Community Event of the Year.

Research shows that positive community engagement assists in the breakdown of neighbourhood stigmatisation, and by supporting events such as the Christmas Parade, CEH believe community interaction and wellbeing will be enhanced.

The success of the Christmas Parade has ensured it remains a feature on the annual community calendar, with the 2017 Parade scheduled for 9 December.

** Real names are not included*

Housing Connect – Facilitating Emergency Accommodation for Vulnerable Tasmanians

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

Kerry*, a single mother of three children, had recently lost her job, resulting in borrowing money to meet ongoing rental payments, and ultimately leading to Kerry having large amounts of debt. This situation quickly became unsustainable and Kerry received a notice to vacate her rental property. Kerry had no family or friends in a position to assist her, and with no available vacancies in the surrounding women's shelters, this severely limited her housing options.

A referral to Housing Connect put Kerry in touch with Colony 47. They were able to provide Kerry and her three children with an emergency accommodation property. In addition to accommodation, they arranged for Kerry to meet with a financial counsellor to help manage her debt and prepare a plan to enable her to re-enter the private rental market and secure long-term accommodation options.

Public Housing Reinvestment Program Providing New Housing for Tasmanians in Need

Tasmania's Affordable Housing Action Plan 2015-2019 includes an action to identify public housing stock that is suitable for redevelopment. New dwellings will be constructed with accessible design features to meet the range of housing needs of future residents.

Several sites are currently being redeveloped, with a target of 30 new homes to be supplied in 2017-18.



Next Steps

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