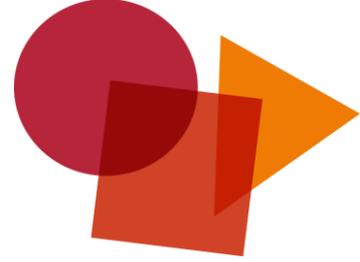


Tasmania's Affordable Housing Strategy Action Plan 2 (2019-2023)

Quarterly Housing Report Jul - Sep 2020





Introduction

The Tasmanian Government is delivering unprecedented investment to deliver new housing and homelessness initiatives for Tasmanians in need. The support is being delivered through a range of programs including COVID-19 stimulus measures, our Affordable Housing Strategy and the Commonwealth Debt Waiver. This means that not only are we on track to meet the initial targets set out in our Affordable Housing Strategy, we are on track to deliver support to even more households in need. These programs of work run through to 30 June 2023 and will deliver:

- \$200 million through our Affordable Housing Action Plans 1 and 2, which will assist 3 600 households
- \$58.4 million in Commonwealth State Housing Agreement Debt Waiver funding to assist 400 households
- \$5 million under our Emergency Homelessness Response to deliver 35 units of new homeless accommodation
- \$2.26 million under our COVID-19 stimulus funding to assist 20 households escaping family violence into Rapid Rehousing and 75 households into affordable private rentals
- \$100 million in capital grants under our COVID-19 Recovery Plan to provide up to 1 000 new social houses as part of the Community Housing Growth Program.

Combined, these investments will assist around 5 000 households into housing that suits their needs by June 2023, including the supply of up to 2 351 social housing dwellings.

This is in addition to the hundreds of applicants that are supported with their housing needs each month and the more than 12,500 households that are already in social housing around the state.

We have also taken a range of other decisions to support Tasmanians in need through the COVID-19 pandemic. These include delivering funding to provide more emergency brokered assistance into hotels or similar accommodation, the expansion the Safe Space program around the state and offering general and mental health supports for those experiencing homelessness.

Overall, the recent 2020-21 State Budget contains a record State investment to deliver more social and affordable housing and homelessness services in Tasmania. We will continue to work hard to roll these out to deliver for those Tasmanians who need it.

This Quarter

This Quarterly Housing Report shows the deliverables across our total investment and shows that we assisted an additional 120 new households in the July to September 2020 Quarter.

This includes:

- 57 new social housing dwellings and 14 existing dwellings repurposed for social housing;
- five households assisted to build their own home through HomeShare and four additional households assisted to buy a home from Housing Tasmania through Streets Ahead;
- 12 households who accessed subsidised private rentals through the Private Rental Incentives program; and
- 28 households assisted into safe and affordable homes under the Rapid Rehousing program, including 27 escaping family violence and one exiting care and rehabilitation facilities.

A new table is introduced in this Quarterly Housing Report, shown over the page, to clearly show how we are tracking against our targets under each of the funding commitments that support the delivery of our Affordable Housing Strategy.



Summary of completed assistance

Table I. Completed assistance under the Affordable Housing Strategy

Supply	Completed (as at Quarter end)							Status
	AHAP 1	AHAP 2	Emergency Response	Debt Waiver	COVID-19	CHGP	All	
Home ownership	174	55	-	-	-	-	229	On track
Land release	291	34	-	-	-	-	325	On track
Social housing	453	370	-	3	-	-	826	On track
Supported accommodation	33	5	-	-	-	-	38	On track
Homeless accommodation	33	8	28	-	-	-	69	On track
Total Supply	984	472	28	3	-	-	1 487	

Access	Completed (as at Quarter end)							Status
	AHAP 1	AHAP 2	Emergency Response	Debt Waiver	COVID-19	CHGP	All	
Home ownership	177	23	-	-	-	-	200	On track
Social housing	104	-	-	19	-	-	123	On track
Private Rental Incentives	95	110	-	25	13	-	243	On track
Rapid Rehousing	199	105	-	-	8	-	312	On track
Supported accommodation	46	4	-	-	-	-	50	On track
Homeless accommodation	-	-	7	-	-	-	7	On track
Total Access	621	242	7	44	21	-	935	

All Completed Assistance	1 605	714	35	47	21	-	2 422	
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Notes on table

1. This table breaks down the detailed and completed delivery of outcomes broken down by the specific outcome and program it was delivered against.
2. The first table entitled “supply” refers to outcomes that have increase social and affordable housing supply by land release, new development, installations, or by change of use in the property to residential.
3. The second table entitled “access” refers to outcomes that provide access for eligible persons into social and affordable housing by changing the tenure of existing dwellings or extending the lifecycle of otherwise inappropriate housing
4. A specific house or other project will only appear in this table once finalised and completed. This table doesn’t include the pipeline of works currently underway, which because of the Government’s record state investment is significant (see Table 2 for pipeline of works).



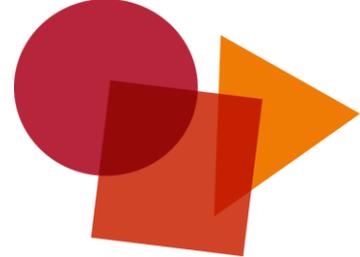
Pipeline of works

Table 2. Progress towards new supply under the Affordable Housing Strategy

Pipeline of Works for new supply				
Progress Milestone	AHAP 1 + 2	Debt Waiver	CHGP	TOT
New Social Housing	132	312	0	444
New Supported Accommodation	136	0	0	136
New Homelessness Accommodation	23	15	0	38
Total Pipeline of Works	291	327	0	618

Notes on table

1. This table reports on the pipeline of works that is currently contracted or has commenced for new social housing, supported accommodation and homeless accommodation projects.
2. This table excludes progress milestones for new supply generated from home ownership (under the HomeShare program) and land release.



Priorities and Actions

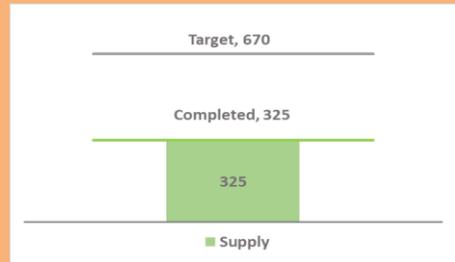
Home Ownership



Five households were assisted through HomeShare, which supports eligible recipients to buy a new home or house and land package. Four additional households were assisted to buy a Housing Tasmania dwelling through Streets Ahead.

Land Release

We continue to progress plans for significant subdivisions and additional land release at Rokeby, Huntingfield, Burnie and Wynyard in 2020-21.



Social Housing



There were 57 new social houses completed this quarter and 14 pre-existing dwellings made available to social housing. This includes more backyard units for young people and social houses built and managed by community housing providers.

Private Rentals

The Tasmanian Government supported an additional 12 new tenancies during the quarter through the Private Rental Incentives program.



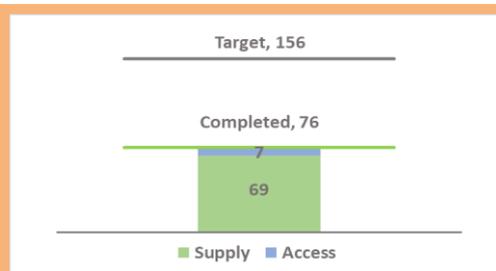
Supported Accommodation



There were 28 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.

Homeless Accommodation

We are continuing to make progress on delivering new homelessness accommodation including expanding Thyne House and building a new Youth at Risk Centre in the North, a new Youth Foyer in Burnie and Hobart and expanding Magnolia House.





Case Studies

Community Housing Growth Program EOI



The Tasmanian Government is investing \$100 million towards the delivery of up to 1 000 new social houses by June 2023. An Expression of Interest (EOI) was released in early September inviting registered community housing providers, not-for-profit organisations and Councils to apply for capital grants to increase social housing statewide in line with demand.

This \$100 million investment forms part of our construction blitz that will underpin \$3.1 billion in construction value and support around 15,000 jobs, fuelling our building and construction sector and boosting the supply of social housing across the State.

The Government are also progressing with the transfer of a further 2 000 public housing properties to be managed by community housing providers. A Request for Proposal process is currently underway with the four existing providers and is running in parallel with the EOI.

Not only will these initiatives help more Tasmanian into a home, but it will also create more jobs in the construction and housing sector.

Oakleigh Court Upgrades for Elderly Tasmanians

Oakleigh Court in Glenorchy is a social housing unit complex, which was built in 1979 and consists of 50 one-bedroom units. The Tasmanian Government announced that the refurbishment of Oakleigh Court has commenced to improve the units to meet modern standards and better suit the needs of older Tasmanians

The refurbishment is being completed by local construction firm Macquarie Builders, who were successful in securing the \$3.6 million contract. The works to be done include new windows, kitchens, bathrooms (with walk in showers), floor coverings, lighting and window furnishings for all units.

A carefully managed, staged approach is required to minimise tenant disruption and for vacancy control.

The project is part funded by both the Commonwealth State Housing Agreement (CSHA) Debt Waiver and Tasmania's Affordable Housing Action Plan 2019-2023.

A separate exterior upgrade program has been underway since March 2020 with \$600 000 being allocated from the COVID-19 stimulus program to complete these works.



Minister for Housing, Hon Roger Jaensch and Member for Clark, Hon Sue Hickey with the project team.



Huntingfield Moves Forward

The Huntingfield land release project is a key initiative under the Tasmanian Government's Affordable Housing Strategy 2015-2025. Kingborough has experienced strong growth in recent years and this project will help address potential shortfalls in affordable housing now and into the future.

The subdivision will deliver around 470 residential lots as well as high-quality public amenities and open spaces. The Huntingfield land release project is the first of its kind in Tasmania where innovative planning will deliver a broad mix of housing options and home ownership products for the Tasmanian community.

This includes some lower cost, smaller blocks of land which will increase housing affordability for families.

At least 15 per cent of the lots will be retained to provide new social and affordable housing.

After concluding a significant amount of consultation on this project, Communities Tasmania are now preparing to submit a Development Application with the Kingborough Council to be reviewed against its Planning Scheme.



Minister for Housing, Hon Roger Jaensch discussing the project with team and community members.



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