

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

Quarterly Housing Report July – September 2019



Introduction

The Tasmanian Government is delivering on its commitment to increase the supply of affordable and social housing, with our Affordable Housing Strategy on track to meet all targets.

Following on from the first Action Plan, where all targets were met or exceeded, the Tasmanian Government's second Affordable Housing Action Plan 2019-2023 is a multi-faceted approach to tackle housing stress and homelessness around the state.

These figures in our Quarterly Housing Report show that we have hit the ground running and we have a strong pipeline of work with over 100 houses currently under construction.

As we now move from reporting on our first Action Plan, our new initiatives under Action Plan 2 have been included in the tables and graphs in this report. In particular, the rapid rehousing program will now be reported as "supported accommodation" and the Private Rental Incentive Program (including the pilot) is now counted under the new category of "private rentals."

Key projects already underway in Action Plan 2 include the Huntingfield land release, and the Wirksworth Integrated Aged Care Facility along with increasing the supply of homes in our regions.

As at 30 September 2019, we have assisted 1 747 households with their housing needs under our Affordable Housing Strategy, including new supply of 1 050 affordable lots and homes under our Action Plans.

We are on track to reaching our target of assisting 3 600 households at the end of June 2023 including new supply of 2 400 affordable lots and homes.

Housing Assistance	Total Assistance Action Plan 1	Action Plan 2 Quarterly Totals Jul 19 to Sep 19		Total Assistance Action Plan 1 and Action Plan 2	Status
		Supply	Access		
1. Land Release	291	-	-	291	On track
2. New Social Housing	557	45	-	602	On track
3. New Homeless Accommodation	33	8	6	47	On track
4. Home Ownership	351	8	8	367	On track
5. Private Rentals	95		44	139	On track
6. New Supported Accommodation	278	5	18	301	On track
Total	1 605	66	76	1 747	

Priorities and Actions – Action Plan 2

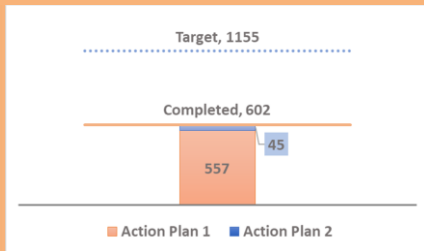
Land Release

The subdivision at Wynyard is currently in its final stages, and works are underway in Rokeby. We have progressed the fast track rezoning for land at Huntingfield and this will now go through to the next phase of development. This preparatory work means that we remain on track to achieve the target of 670 lots of land released under both Action Plans by June 2023.



Social Housing

45 new social housing dwellings were completed this quarter. This includes new backyard units for young people, regional supply of social housing and community housing. There is a strong pipeline of construction activity with more than 100 homes currently under construction.



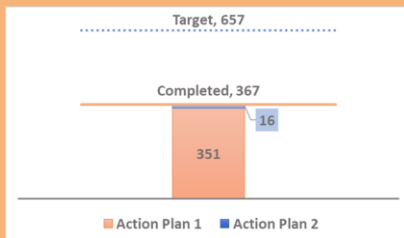
Addressing Homelessness

14 new units were delivered for crisis and transitional accommodation prioritising women and families during the quarter. This includes a new women's shelter in Southern Tasmania managed by CatholicCare and six additional family sized homes managed by the Hobart Women's Shelter.



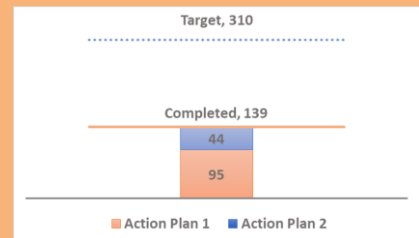
Home Ownership

16 households were assisted into affordable home ownership during the quarter. These included HomeShare, Streets Ahead and new house and land packages.



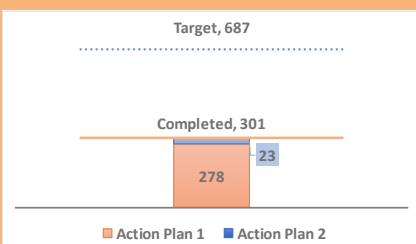
Private Rentals

The Tasmanian Government supported 44 new tenancies during the quarter through the Private Rental Incentives Program. This program encourages property owners to make their homes available for affordable rent to low income households.



Supported Accommodation

There were 23 households assisted to access supported accommodation this quarter. This includes new supply of five backyard units for youth in out-of-home care and assistance to 18 households to access the Rapid Rehousing program.



Case Studies – Action Plan 2

Huntingfield Land Supply Order Passes Parliament

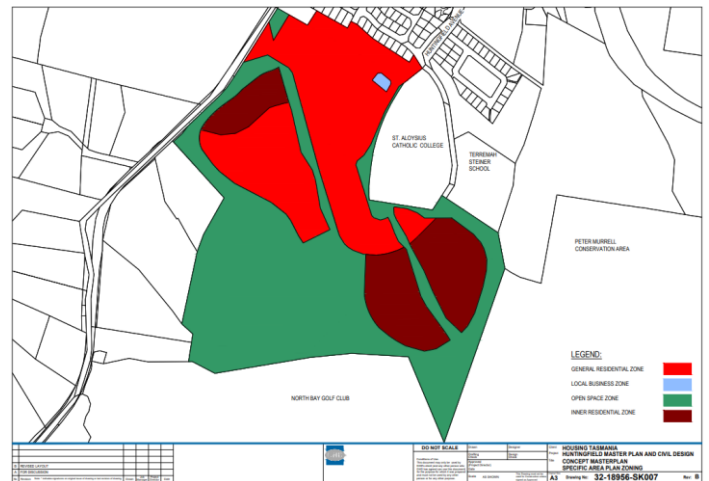
A key initiative under AHAP 2 is to boost the availability of affordable land supply in well serviced areas of greatest need.

The Tasmanian Government is progressing fast tracked rezoning of government land to boost the supply of social and affordable housing.

Under this new process, we have rezoned land in Rokeby, Moonah, Devonport and Newnham, which combined may provide up to 240 lots, depending on the final approvals.

Recently, the Tasmanian Parliament supported the rezoning of a site at Huntingfield, providing for around 450 dwellings with a proposed mix of open space and local business zones to serve the needs of this new community and its surrounds.

The Tasmanian Government will now finalise a Master Plan for the site in consultation with the local community.



More Regional Supply of Social Housing

Three organisations have been selected to deliver 53 new social housing dwellings under the next stage of the Regional Supply of Social Housing Program.

These homes will be built in George Town, Burnie, Triabunna, Scamander and on Flinders Island and are expected to be delivered by the end of 2020.

This will add to the existing supply of Regional Housing (Stage I) that provided 47 new social housing dwellings under Action Plan I.

Historic Housing Debt Waived

The Hodgman Liberal Government was proud to successfully negotiate a historic deal with the Morrison Liberal Government to waive Tasmania's housing related debt that will save \$230 million in total interest and principal repayments up to 2041-42.

As part of the agreement, the additional funds will be redirected to programmes that increase access to social housing, reduce homelessness and improve housing supply across Tasmania.

This will form part of our Affordable Housing Strategy and will be reported on quarterly.

The Tasmanian Government is currently working with the community and housing sectors on a number of options to best increase supply and provide more homes for Tasmanians in need.



More Supported Accommodation for Tasmanians in Need in Hobart

In a significant step to address the availability of supported accommodation, the Tasmanian Government has purchased the property known as "The Waratah Hotel" in Hobart. Once upgraded, the facility will offer long term accommodation to Tasmanians in need.

We anticipate that the facility will accommodate around 24 ensuite units that will be most suitable to those who are homeless, or at risk of homelessness, and require supported accommodation.

Plans are now being finalised to refurbish the site to deliver the units combined with communal areas and administration and support services. This is an excellent inner city location that is close to services, education facilities and transport.

The facility will open in 2020 and will operate with on-site specialist support services for residents.





Department of Communities Tasmania

Email: housing.programs@communities.tas.gov.au

www.communities.tas.gov.au