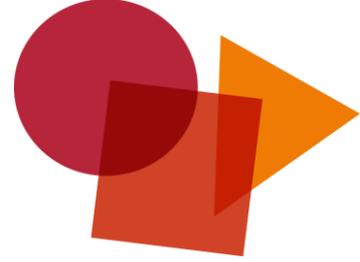


# ***Tasmania's Affordable Housing Strategy Action Plan 2 (2019-2023)***

## **Quarterly Housing Report January – March 2021**





## Introduction

The Tasmanian Government continues to work hard to build more homes and provide support for Tasmanians in need. Our current \$300 million investment into social housing and homelessness initiatives will build more than 1 500 new homes in the three years to the end of June 2023 and build more shelters and supported accommodation facilities.

This assistance is in addition to the hundreds of applicants that are supported with their housing needs each month through Private Rental Assistance and other services, and the almost 14 000 households already in social housing around the State.

The Tasmanian Government has also continued to support the construction of new homes in the wider housing market with the Tasmanian Homebuilder grants and First Home Owners Grants helping people bring forward their investment into building their own home.

The overall investment into housing has led to record levels of building activity in Tasmania, which will see a greater supply of new homes be completed in the months to come and put downward pressure on prices for houses to buy and rent.

This Quarterly Housing Report shows the Tasmanian Government's ongoing commitment to maintaining a pipeline of construction projects, supporting growth in Tasmania's economy, and delivering more housing for Tasmanians in need.

### This Quarter

This Report summarises the additional housing stock that has been built and the households who have been assisted through new initiatives in the January – March quarter of 2021. These figures are over and above the ongoing programs that operate every day to support Tasmanians in need of housing assistance.

In this quarter, 42 additional new units of accommodation were added to the portfolio of long-term housing for people on the Housing Register, including 17 new social housing dwellings and 25 new places in supported accommodation facilities.

In addition, 22 households on the Register were assisted into affordable private rentals (including 8 in the Rapid Rehousing program). There were also 18 households supported into home ownership for the first time, including 7 households who were assisted to build their own home through HomeShare and 11 who were assisted to buy a home from Housing Tasmania through Streets Ahead.

## Summary of completed assistance

As at the end of March 2021, the Tasmanian Government's Affordable Housing Strategy has delivered a total of 1 653 new homes, blocks of land and new places in supported accommodation and homeless services. We have also assisted an additional 995 households into affordable homes through a range of other initiatives, including HomeShare.

The following table breaks down the detailed and completed delivery of outcomes broken down by the specific outcome and program it was delivered against. The first table entitled "supply" refers to outcomes that have increased social and affordable housing supply by land release, new development, installations, or by change of use in the property to residential. 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.



**Table I. Completed assistance under the Affordable Housing Strategy**

Supply	Completed (as at Quarter end)						Status
	AHAP 1	AHAP 2	Debt Waiver	COVID-19	CHGP	All	
Home ownership	174	79	-	-	-	253	On track
Land release	291	34	-	-	-	325	On track
Social housing	453	417	3	-	-	873	On track
Supported accommodation	33	68	32	-	-	133	On track
Homeless accommodation	33	36	-	-	-	69	On track
<b>Total Supply</b>	<b>984</b>	<b>634</b>	<b>35</b>	<b>-</b>	<b>-</b>	<b>1 653</b>	

Access	Completed (as at Quarter end)						Status
	AHAP 1	AHAP 2	Debt Waiver	COVID-19	CHGP	All	
Home ownership	177	38	-	-	-	215	On track
Social housing	104	-	20	-	-	124	On track
Private Rental Incentives	95	118	25	29	-	267	On track
Rapid Rehousing	199	119	-	14	-	332	On track
Supported accommodation	46	4	-	-	-	50	On track
Homeless accommodation	-	7	-	-	-	7	On track
<b>Total Access</b>	<b>621</b>	<b>286</b>	<b>45</b>	<b>43</b>	<b>-</b>	<b>995</b>	

<b>All Completed Assistance</b>	<b>1 605</b>	<b>920</b>	<b>80</b>	<b>43</b>	<b>-</b>	<b>2648</b>	
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**Notes on table**

1. 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 is significant (see Table 2 for pipeline of works).



# Pipeline of works

The following table reports on the pipeline of works that is currently contracted or has commenced for new social housing, supported accommodation and homeless accommodation projects. It is current as at 31 March 2021 and is subject to change as projects progress.

It excludes progress milestones for new supply generated from home ownership (under the HomeShare program) and land release.

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

Pipeline of Works for new supply				
Progress Milestone	AHAP 2	Debt Waiver	CHGP	TOTAL
New Social Housing	88	297	-	385
New Supported Accommodation	107	-	-	107
New Homelessness Accommodation	88	15	-	103
<b>Total Pipeline of Works</b>	<b>283</b>	<b>312</b>	<b>-</b>	<b>595</b>

# Priorities and Actions

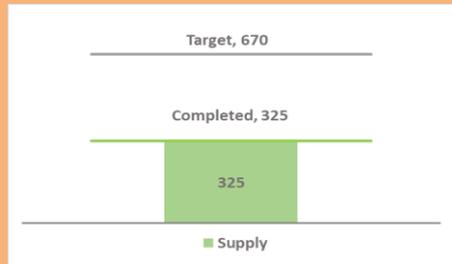


## Home Ownership

During the quarter, there were 7 households assisted through HomeShare, which supported eligible recipients to buy a new home or house and land package. Another 11 additional households were assisted to buy a Housing Tasmania property through Streets Ahead.

## Land Release

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

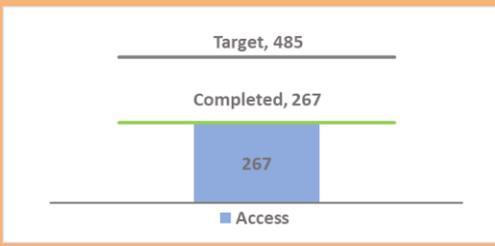


## Social Housing

There were 17 new social housing properties completed this quarter.

## Private Rentals

The Tasmanian Government supported an additional 14 new tenancies during the quarter through the Private Rental Incentives program.



## Supported Accommodation

There were eight additional households who were assisted into Rapid Rehousing during the quarter and a further 25 units completed at the Goulburn Street complex which will be managed as supported accommodation for older people by Wintringham. We continue to make progress on delivering new supported accommodation including more Youth Foyers statewide.

## Homeless Accommodation

We continue to make progress on delivering a range of new homeless accommodation including a Youth at Risk Centre in Launceston, a new Bethlehem House in Hobart, a youth shelter in Burnie, a men's shelter in Devonport, and expanding Magnolia Place for women.





## Case Studies

### ***Social Housing Support for Older Tasmanians***

A new 25-unit social housing complex was officially opened in Hobart in February as part of the Tasmanian Government's plan to deliver more homes for Tasmanians in need.

The \$11.7 million inner-city development will provide accessible, adaptable and energy efficient homes for older, at-risk Tasmanians from the Housing Register.

Specialist aged-care housing provider Wintringham has been contracted to run the complex and manage the tenancies and is the first time that they have been engaged to deliver services in Tasmania.

"This latest development is a fantastic example of not just providing housing for people in need, but a home," said Acting CEO Michael Deschepper.

"Aside from tenancy management, we will also be providing housing support and outreach services to our clients in Tasmania."

### ***More Homes for Tasmanians***

The first round of the Government's Community Housing Growth Program (CHGP), has locked in an additional 764 new social housing dwellings to be built for Tasmanians on the Housing Register by the end of June 2023.

The homes will be spread across 20 Local Government Areas in Tasmania, providing homes for those who need it most and underpinning jobs in every region of the state.

Importantly, there are further rounds of the CHGP to follow and we remain committed to reaching the original target of up to 1 000 new social houses to be delivered under the program.

Round one was announced in February alongside community housing provider, Housing Choices Tasmania, who are one of the nine organisations who have been contracted to organise the construction of the homes and manage them as social housing.

Kim Bomford, General Manager for Housing Choices, said that the homes delivered under the CHGP would assist in meeting the demand for social housing around the state.

"We expect that this initiative will make a significant dent in the wait list as it currently stands. The reality is that with increasing demand across the housing spectrum we need initiatives that target supply across all segments of the market. Social housing is one critical element of that."

The delivery of this program will simultaneously strengthen Tasmania's social housing system and ensure its sustainability as one of the nation's most integrated and innovative models.



*Minister for Housing, Hon Roger Jaensch with, Director for the Beardwood Group, Luke Beardwood and Housing Choices Tasmania General Manager, Kim Bomford inspecting construction activity underway in Devonport..*



## **Housing Connect Reform – improving housing and homelessness services**

Tasmanians in need of assistance with their Housing needs will soon get access to better support and assistance with work underway to improve Housing Connect, the entry point to housing assistance in Tasmania.

With almost ten years of services since it was designed and implemented, Housing Connect is now being updated and improved to ensure its services are fit-for purpose and up to date. This work is being undertaken collaboratively with the housing and homelessness sector and overseen by an independent Chair, Tracy Matthews.

“Housing Connect 2.0 has been designed with and by Housing Connect services based on their learnings and advice and evidence-based practice,” Ms Matthews said.

“Services have been working closely together to plan how we will implement Housing Connect 2.0 together,”

Improved access to services is a core element of Housing Connect 2.0, which includes improving online services. Online services are essential for contemporary service delivery and the portal will give people in need more choice about how and when they reach out for help.

A tender for the development of a Housing Connect online portal was recently registered on the Tasmanian Government’s Tenders website as a future opportunity with work being finalised on this before its release to the market.





**Department of Communities Tasmania**

**Email:** [housing.programs@communities.tas.gov.au](mailto:housing.programs@communities.tas.gov.au)

**[www.communities.tas.gov.au](http://www.communities.tas.gov.au)**