

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

Quarterly Housing Report Oct – Dec 2019



Introduction

The Tasmanian Government currently provides over 12 500 social housing dwellings and assists hundreds of Tasmanians every month with their housing needs, ranging from homelessness services to affordable home ownership.

We are delivering on our commitment to increase the supply of housing and access to services for Tasmanians experiencing housing stress through record investment in our Affordable Housing Strategy, which is on track to meet its targets for 2023.

Details of the Affordable Housing Strategy and Affordable Housing Action Plan 1 (2015-2019) and Action Plan 2 (2019-2023) can be found at

https://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy

The December 2019 Quarterly Housing Report shows that, for the period October-December 2019, investment under Action Plan 2 delivered the following:

- 87 new social housing dwellings were constructed;
- 20 low income households were supported to build their own home through HomeShare and one additional household was supported to buy the home they were renting from Housing Tasmania;
- 17 households were assisted in escaping family violence through the Rapid Rehousing program;
- 22 households were supported into subsidised private rentals; and
- 1 new unit of homeless accommodation was secured.

Following on from the first Action Plan, the Tasmanian Government's second Affordable Housing Action Plan 2019-2023 continues our multi-faceted approach to tackle housing stress and homelessness around the state

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

Housing Assistance	Total Assistance Action Plan 1	Total Assistance Action Plan 2 (Excl. Dec Qtr figures)	Quarterly Totals Oct 19 to Dec 19 Action Plan 2		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	87	-	689	On track
3. New Homeless Accommodation	33	14	-	1	48	On track
4. Home Ownership	351	16	20	1	388	On track
5. Private Rentals	95	44	-	22	161	On track
6. New Supported Accommodation	278	23	-	17	318	On track
Total	1 605	142	107	41	1 895	

Priorities and Actions – Action Plan 2

Land Release

A subdivision at Wynyard yielding 12 new lots of land is due to be completed before March 2020 and a Development Application was submitted in December 2019 to subdivide rezoned land in Rokeby that will yield 48 new lots of land.



Social Housing

87 new social housing dwellings were completed this quarter. This includes new backyard units for young people, more social housing in regional areas and social houses built by and managed by community housing providers. A continuous supply of new social housing is expected in 2020 with more than 120 homes under construction and more scheduled to commence during the year.

Addressing Homelessness

The Tasmanian Government supported Hobart Women’s Shelter to acquire another family sized home during the quarter to bring the total additional homes managed by Hobart Women’s Shelter to seven. We continue to progress works to expand the capacity of their existing site and are also in the final stages of expanding the capacity of the Bethlehem House site.



Home Ownership

20 low income households were assisted into affordable home ownership through HomeShare, which supports eligible recipients to buy land and build their own home. One additional household was assisted to buy the social housing property that they were renting from Housing Tasmania.

Private Rentals

The Tasmanian Government supported an additional 22 new tenancies during the quarter through the Private Rental Incentives Program, with 66 tenancies in total supported through the program in Action Plan 2. This program encourages private property owners to make their homes available for affordable rent to low income households.



Supported Accommodation

17 households were assisted to access supported accommodation through Rapid Rehousing program this quarter in addition to the 18 households that were supported through the program in the previous quarter. Another five backyard units for youth in out-of-home care were delivered in the previous quarter.

Case Studies – Action Plan 2

Waived Debt to Provide More Homes for Tasmanians

The historic deal to waive Tasmania’s housing debt means the release of more funding to provide housing for Tasmanians in need.

The Minister for Housing announced in December that this agreement will expand on the targets set under Action Plan 2, with a further 400 households expected to be helped into safe and secure housing by 30 June 2023.

The first of the additional housing outcomes will be delivered through a second round of our Community Housing Grants, with an injection of \$12 million in extra funds to deliver more social housing on the ground from 2020.

The Tasmanian Government is also expanding the Private Rental Incentive Scheme, delivering access for an additional 25 households on the social housing waiting list in the first half of 2020.

This is an addition to ongoing negotiations to purchase an additional 12 homes, which are under construction and will be ready to house applicants in 2020.

These initiatives form Stage 1 of the implementation package and will deliver outcomes for 117 households.

The Tasmanian Government will make further announcements about this package in the next quarter.

More Affordable Land Supply Planned for Rokeby

A key initiative under Action Plan 2 is to boost the availability of affordable land supply in well serviced areas of high demand.

The Tasmanian Government is progressing fast tracked rezoning of government land to boost the supply of social and affordable housing under the *Housing Land Supply Act 2018*.

Under this Act, land at 80 Burtonia Street, Rokeby was re-zoned and will enable the lots to be redeveloped for residential housing.

Plans for the site have now been advertised for public comment through the Clarence City Council. If approved, the subdivision will provide 48 residential lots, some of which will be developed by Mission Australia Housing. The remainder will be released for sale and present an opportunity for the delivery of affordable housing for the community.



The \$2 million project is managed by Mission Australia with plans developed by All Urban Planning



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