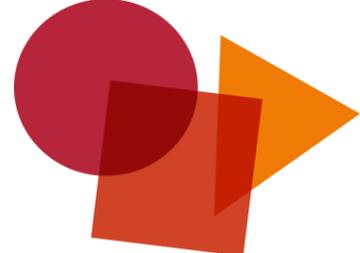


# ***Tasmania's Affordable Housing Strategy Action Plan 2 (2019-2023)***

## **Quarterly Housing Report Jan – Mar 2020**





## Introduction

This Quarterly Housing Report comes at an extraordinary time. The Tasmanian Government, like those around the country has been managing the health, social and economic impacts of the coronavirus.

The Department of Communities has been pivotal in supporting this response both in rolling out new support services to Tasmanians and in managing the implementation of the Government's quarantine accommodation for people entering the state.

In the housing space, the Government has continued to manage its portfolio of houses and deliver homelessness services, whilst also working hard to increase the level of supply and assistance to households throughout the state. The Government also announced that it will not increase rent for social housing tenants, and will not count federal Government emergency payments as income for the purposes of calculating rent contributions to leave more money in the hands of social housing tenants.

This Report summarises the new supply and assistance that was delivered during the March 2020 Quarter and introduces new housing initiatives that have been announced recently. Under the Debt Waiver Agreement, the Government will support 400 additional households into safe and secure housing by 30 June 2023.

The March 2020 Quarterly Housing Report shows that, for the period January-March 2020, we delivered:

- 13 new lots of land for new affordable housing;
- 69 new social housing dwellings were constructed and one pre-existing dwelling was accessed;
- eight low income households were supported to build their own home through HomeShare and seven additional households were supported to buy a home from Housing Tasmania;
- 25 households were supported into subsidised private rentals; and
- 21 households were assisted into supported accommodation, including 17 escaping family violence through the Rapid Rehousing program and four more units of mental health accommodation were secured and are now available to Tasmanians in need.

Housing Assistance	Total Assistance (Excl. Mar Qtr figures)		Quarterly Totals Jan 20 to Mar 20		Total Assistance	Status
	AHAP 1	AHAP 2	Supply	Access		
<b>Action Plans 1 and 2</b>						
1. Land Release	291	-	13	-	304	On track
2. New Social Housing	557	132	69	-	758	On track
3. New Homeless Accommodation	33	15	-	-	48	On track
4. Home Ownership	351	37	8	7	403	On track
5. Private Rentals	95	66	-	25	186	On track
6. New Supported Accommodation	278	40	-	21	339	On track
<b>Total Action Plans 1 and 2</b>	<b>1 605</b>	<b>290</b>	<b>90</b>	<b>53</b>	<b>2 038</b>	
<b>CSHA Debt Waiver</b>			<b>Supply</b>	<b>Access</b>		
1. New Social Housing	-	-	-	1	1	On track
2. New Homeless Accommodation	-	-	-	-	-	On track
3. Private Rentals	-	-	-	-	-	On track
4. New Supported Accommodation	-	-	-	-	-	On track
<b>Total CSHA Debt Waiver</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	



# Priorities and Actions

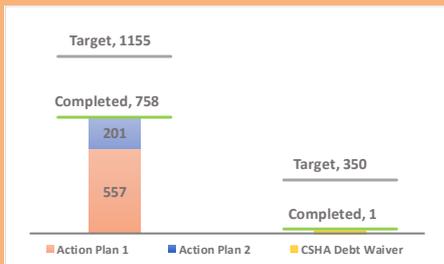
## Land Release

A subdivision at Wynyard yielding 12 new lots of land was completed this quarter, along with one additional lot of land released at New Norfolk.



## Social Housing

There were 69 new social houses completed this quarter and one pre-existing dwelling accessed. 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 another 239 homes under construction and more scheduled to commence during the year.



## Addressing Homelessness

Works continued to expand the capacity of the Hobart Women's Shelter and Bethlehem House site. An additional 28 units of accommodation will be made available at the sites.



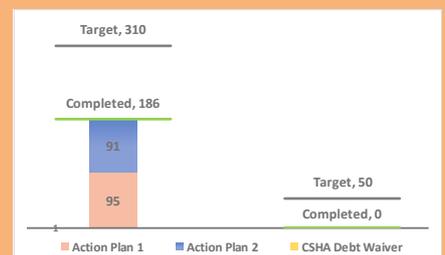
## Home Ownership

Eight low income households were assisted into affordable home ownership through HomeShare, which supports eligible recipients to buy land and build their own home. Seven additional households were assisted to buy a Housing Tasmania dwelling through Streets Ahead.



## Private Rentals

The Tasmanian Government supported an additional 25 new tenancies during the quarter through the Private Rental Incentives Program.



## Supported Accommodation

There were 21 households assisted into supported accommodation this quarter. Of these, 17 were assisted by Rapid Rehousing and four new mental health units were made available.





## Case Studies

### ***Community Housing Growth Program for more Social Housing***

In March 2020, the Tasmanian Government announced that it will extend its current agreements with four Community Housing Providers (CHPs) through to 2040, providing long term certainty for the sector.

We also announced that we will transfer the management of a further 2000 Housing Tasmania-owned properties, which means CHPs will access an extra \$6 million of revenue through Commonwealth Rent Assistance each year. These funds enable CHPs to deliver additional new social houses and to maintain and upgrade the properties they manage.

The Government also announced additional funding to deliver more social housing, with a further \$22 million being invested into community housing grants over the next three years delivering an estimated 220 new houses for people on the Housing Register. This is in addition to the \$12 million capital grants announced in December and is on top of the work already underway as part of our Affordable Housing Action Plan.

This additional \$34 million investment into social housing has been made possible because of the historic agreement that was signed last September with the Federal Housing Minister to wipe Tasmania's housing related debt to the Commonwealth. These actions will enable the CHPs to deliver significant additional housing supply that will benefit those on the Housing Register.

### ***Supported Accommodation Empowering Young Tasmanians to Succeed***

Eveline House is a supported accommodation facility based on an Education First Youth Foyer model. Located in Devonport, the model integrates learning and accommodation to support young Tasmanian's achieve their education and employment goals.

Although Eveline House has only been home to its residents for 18 months, it has already produced some positive success stories. Several residents have found employment by taking advantage of the on-site hospitality and warehouse skills training, whilst other residents have used the learning environment to focus on their studies.

Samuel<sup>1</sup> aged 20, after several years of homelessness, felt so empowered from the facility's educational resources, he re-engaged with education – a decision which later led to a successful arts scholarship. Samuel describes the experience as 'transformative' and now gives back to the community through volunteer work with community based organisations.

This is just one example of the positive outcomes achieved through Youth Foyer models that provide educational and employment opportunities for young people in Tasmania.

### ***Construction of new social housing apartments in Hobart***

Photo montage shows works in progress at 23-25 Goulburn Street, Hobart. This project will deliver 25 social housing units for elderly residents and is expected to be completed in December 2020.



<sup>1</sup> Name de-identified for confidentiality.



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