

# Quarterly Housing Report

Apr - Jun 2019





## Minister's Report

I am pleased to deliver the final report for the *Affordable Housing Action Plan 2015 – 2019*.

In 2015, the Hodgman Liberal Government released Tasmania's comprehensive ten year Affordable Housing Strategy, addressing the full spectrum of housing need, from homelessness services and social housing to private rental assistance and affordable home ownership.

Our first Action Plan under this strategy set ambitious targets to meet in its first four years through new State investment of \$73.5 million. These targets were to assist an additional 1600 households with their housing needs, including supply of 941 affordable land lots and homes, 372 of which were to be new social housing dwellings.

Despite challenges in the market, these targets have now been met or exceeded.

We have assisted a total of 1605 additional households into safe, secure accommodation that meets their needs, delivered a total of 984 affordable lots and homes and significantly boosted our supply of social housing, with 453 new dwellings delivered.

Importantly, the 984 figure also includes 174 new homes built under Homeshare. A further 177 homes were purchased by Housing Tasmania tenants with assistance from HomeShare or Streets Ahead. In total, 351 low income households were assisted into home ownership for the first time.

We know there is still a lot more to do, and so we have a significant number of homes already under construction as part of a pipeline of work that will continue as we move into our second Affordable Housing Action Plan. Bringing forward funding in this year's Budget means we can continue the momentum and deliver more homes and other housing initiatives sooner.

We have also recently announced an extra \$5 million in funding for immediate actions to address homelessness, which include expanding the capacity of existing crisis shelters using pre-fabricated dwellings and more funding to secure cabins, hotel and motel rooms for emergency accommodation.

This expanded emergency response is about rapidly increasing the provision of safe, supported temporary accommodation to those in greatest need while new emergency shelters are being built, and while new affordable housing stock is brought on line.

Our second Action Plan is already underway, focussing on construction of more social housing, releasing more affordable land close to services and employment and providing more supported accommodation for targeted groups. This \$125 million investment brings our total investment to a record of almost \$200 million over eight years - the largest State investment into affordable housing in our history.

I look forward to reporting on the progress of our second action plan as our initiatives progress.

Roger Jaensch MP

Minister for Housing



## ***Achievements from the Affordable Housing Action Plan 2015-19 (Action Plan I)***

We aimed to assist over 1 600 households by June 2019  
including new supply of 941 affordable lots and homes.

We have achieved our targets for Action Plan I and have delivered housing assistance to  
1 605 new households as at the end of June 2019.

Of which:

351 households have been assisted into affordable home ownership including:

- 147 households assisted through Streets Ahead
- 204 households assisted through HomeShare

291 affordable land lots have been released

557 new social housing dwellings have been delivered, including 104 refurbishments

294 households have been assisted into affordable private rentals and rapid rehousing  
including:

- 183 households assisted in escaping family violence
- 16 households assisted after exiting care and rehabilitation facilities
- 95 households assisted through private rental incentives

112 new units of homeless and supported accommodation have been provided

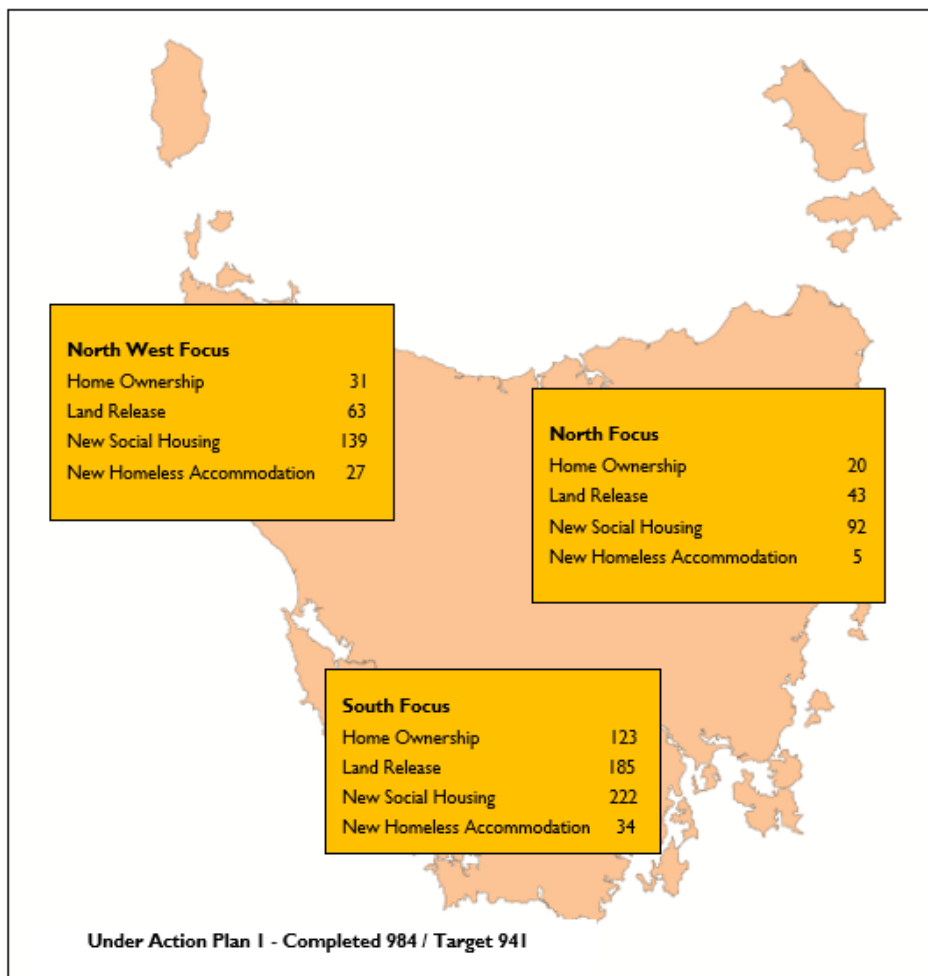
These initiatives have supplied 984 new lots of land and new affordable homes  
as at the end of June 2019.



# Progress

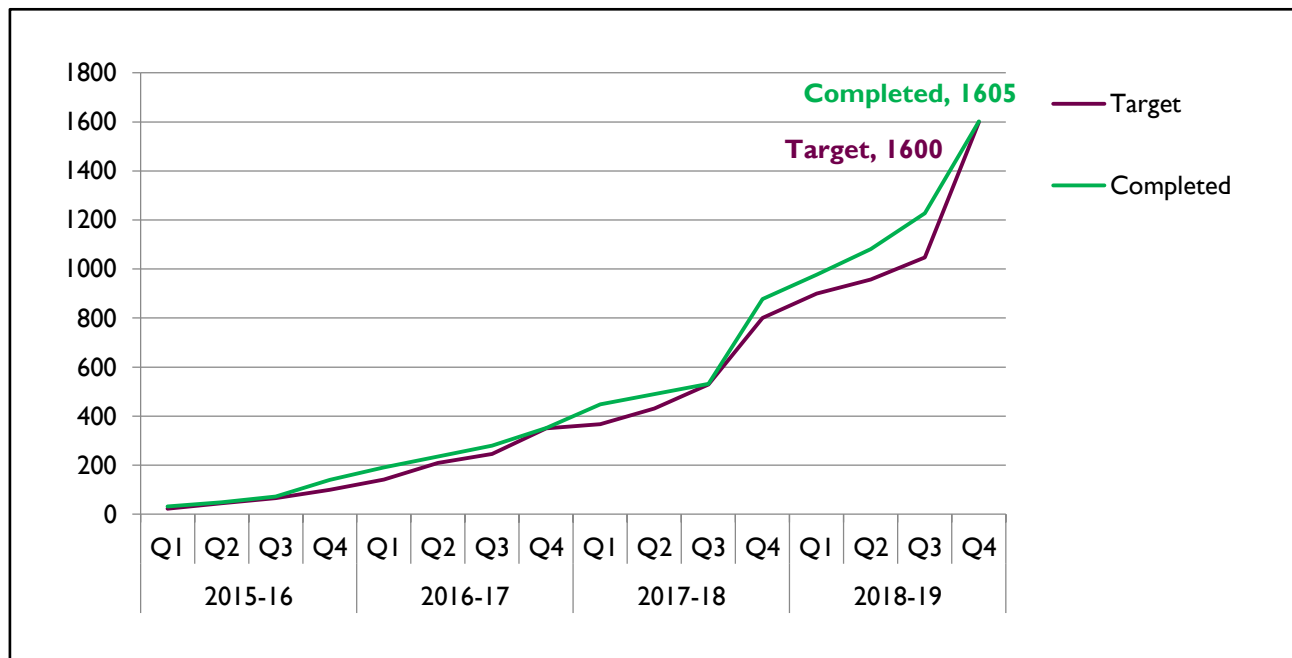
Housing Assistance	Assistance to Last Quarter Mar 19	Assistance This Quarter Jun 19	Total Jul 15 to Jun 19		Status
			Supply	Total Assistance	
1. Home Ownership	335	16	174	351	Complete
2. Land Release	240	51	291	291	Complete
3. New Social Housing	281	276	453	557	Complete
4. Private Rental Access	260	34	-	294	Complete
5. New Homeless Accommodation	111	1	66	112	Complete
<b>Total</b>	<b>1 227</b>	<b>378</b>	<b>984</b>	<b>1 605</b>	

## Location of new supply projects



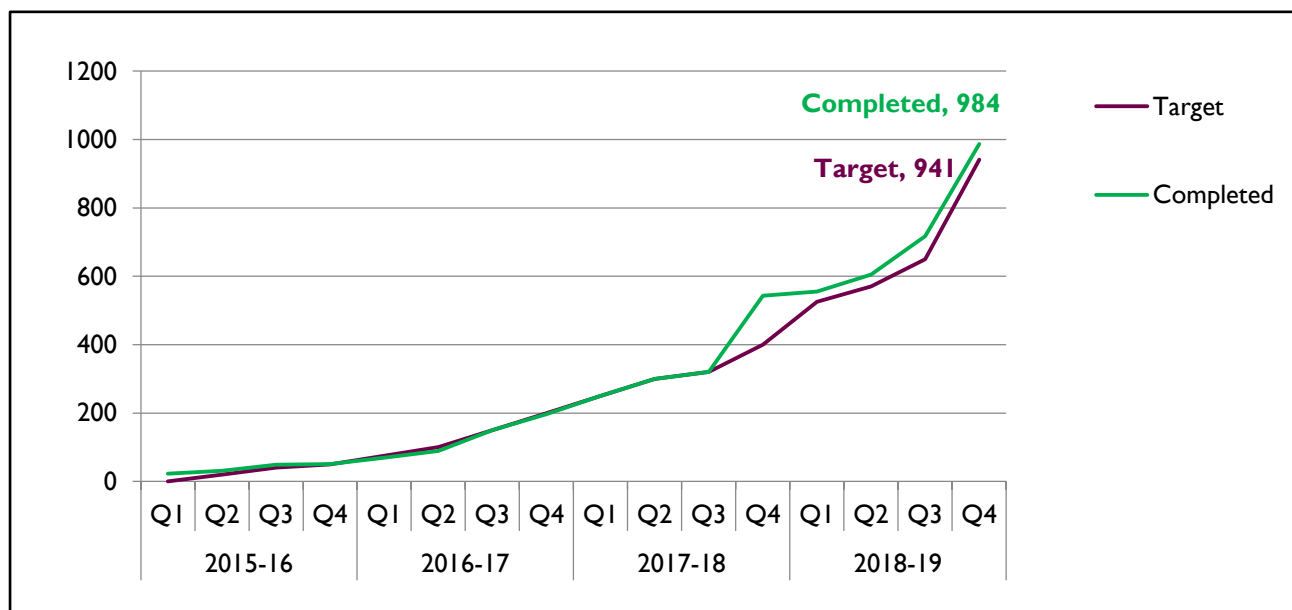


### Total assistance



We have assisted 1 605 households to access new housing assistance and achieved the original target of assisting 1 600 households through the Action Plan.

### Total supply



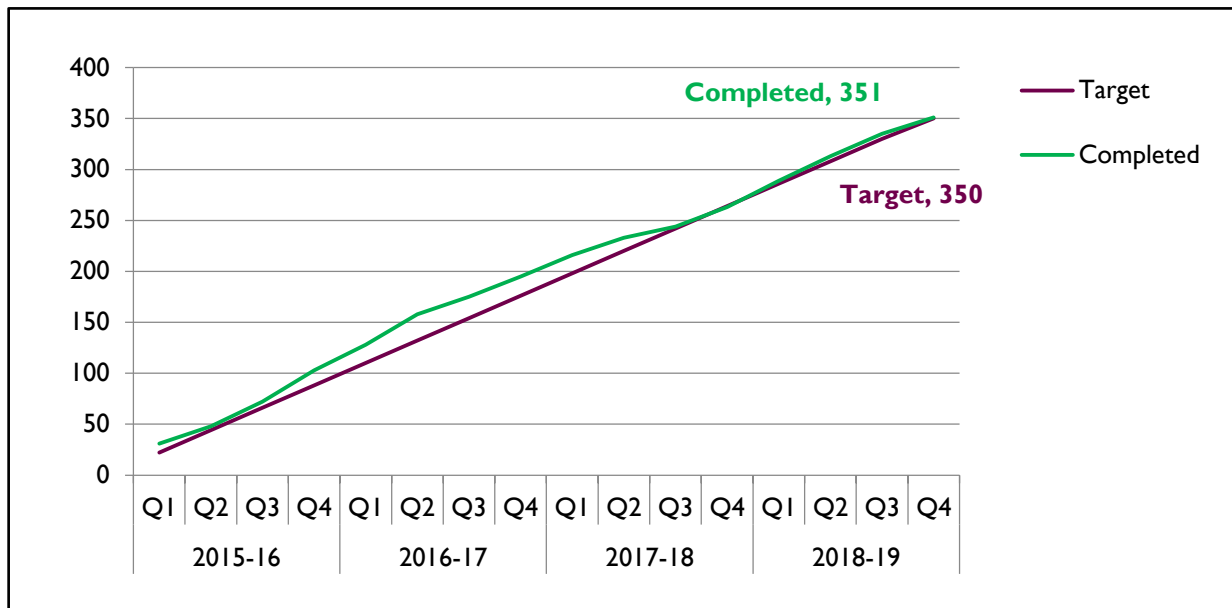
We have supplied 984 new affordable land lots and homes and achieved the original target of supplying 941 new lots and homes.



# I. Home Ownership

**Target** | Assist 350 households on low to moderate incomes into home ownership through Streets Ahead and HomeShare by 2018-19

**Progress** | **Complete**



We have assisted 351 low to moderate income households into home ownership as at the end of June 2019.

The HomeShare program has assisted a total of 204 households into affordable home ownership from July 2015 to June 2019. Of the total households assisted, 174 affordable homes were supplied as new homes and house and land packages. The remaining 30 were households assisted to purchase existing Housing Tasmania homes.

The Streets Ahead program has assisted a total of 147 households into affordable home ownership from July 2015 to June 2019.

Action Plan 2 will continue to assist Tasmanian households into home ownership under the HomeShare and Streets Ahead programs, with a further 287 households assisted, including new supply of 215 homes.

## Activity breakdown

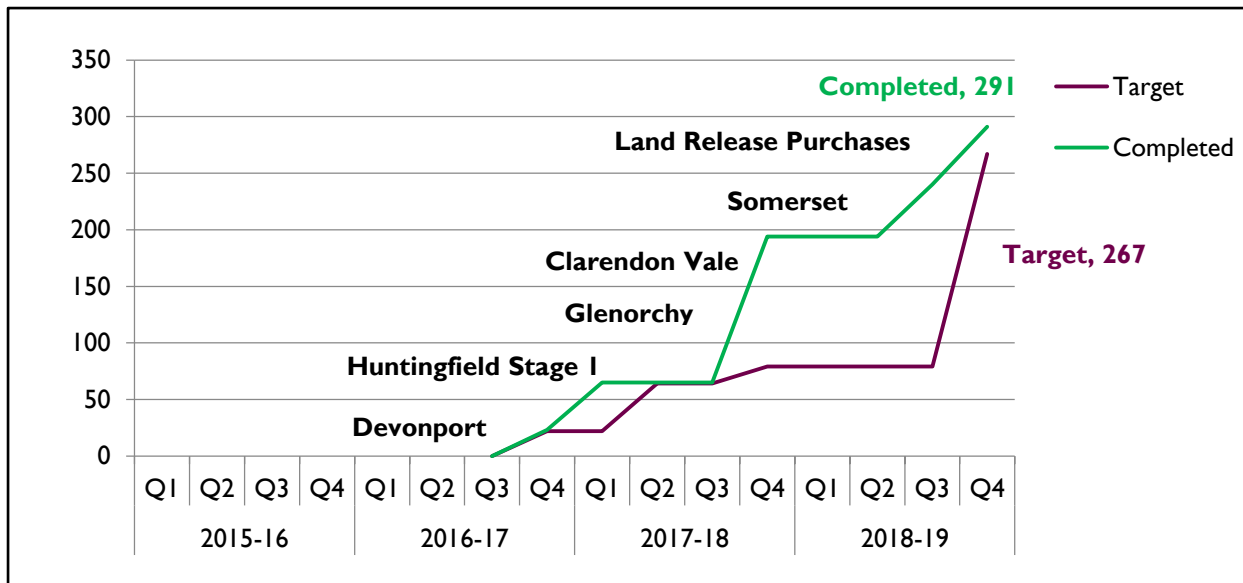
Housing Ownership	Total Jul 15 to Jun 19
HomeShare - New Supply	174
HomeShare and Streets Ahead - Existing Supply	177
<b>Total</b>	<b>351</b>



## 2. Land Release

Target | Release 267 affordable land lots by 2018-19

Progress | **Complete**



A total of 291 affordable land lots have been released at the end of June 2019.

The sale of these land lots form part of the overall Strategy to increase the supply of homes by assisting Tasmanians to build their very own home. Blocks have been released in all regions of Tasmania, including the high demand locations of the Derwent Valley, George Town, Clarence, West Tamar and Devonport.

There will be an additional 380 land lots released under Action Plan 2, contributing to more affordable housing options for Tasmanians who need it.

### Activity breakdown

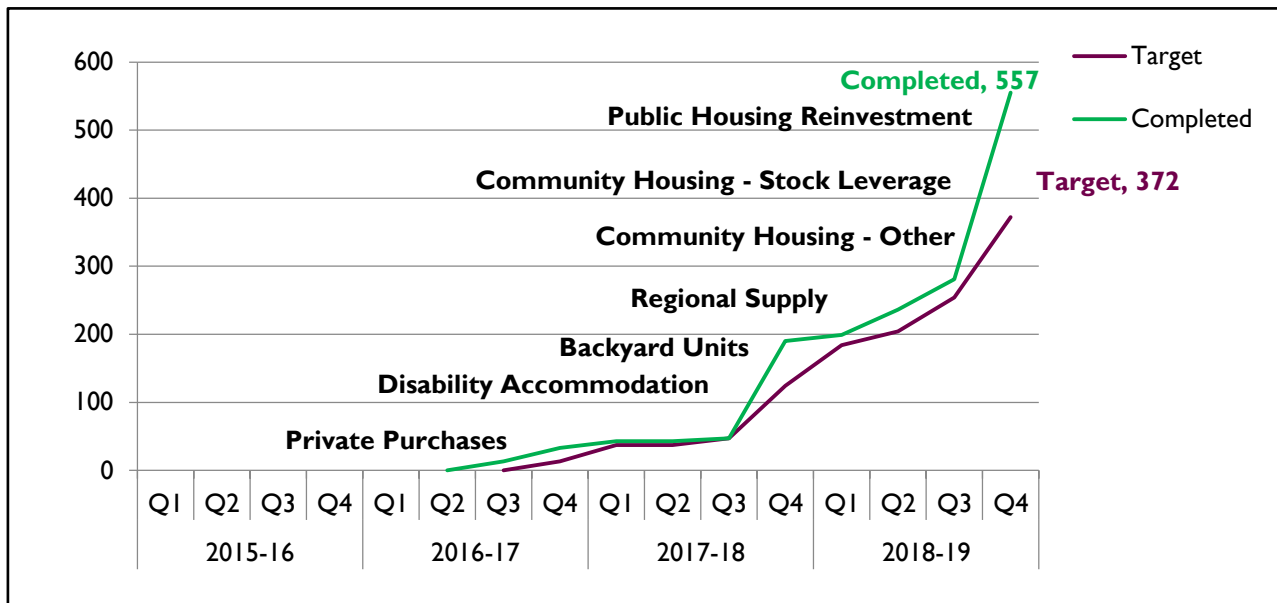
Land Release	Total Jul 15 to Jun 19
Huntingfield Stage I	43
Devonport	23
Glenorchy	54
Somerset	16
Clarendon Vale	45
Land Release Purchases	110
<b>Total</b>	<b>291</b>



### 3. Social Housing

Target | Provide 372 new social housing dwellings by 2018-19

Progress | **Complete**



A total of 453 new social housing homes have been supplied under Action Plan 1. In addition, 104 significant refurbishments have been delivered to make homes fit for purpose and suitable to continue as social housing properties.

These new dwellings have been constructed through collaborative partnerships between the government and community sector, private purchases, backyard units and redevelopments.

There will be an additional 607 new social housing dwellings constructed under Action Plan 2.

#### Activity breakdown

Social Housing	Total Jul 15 to Jun 19
Public housing reinvestment	71
Community housing – Stock Leverage	77
Community housing – Other	153
Private purchases	65
Regional Supply	47
Backyard Units	17
Disability and Elderly accommodation	23
Social Housing Refurbishments	104
<b>Total</b>	<b>557</b>

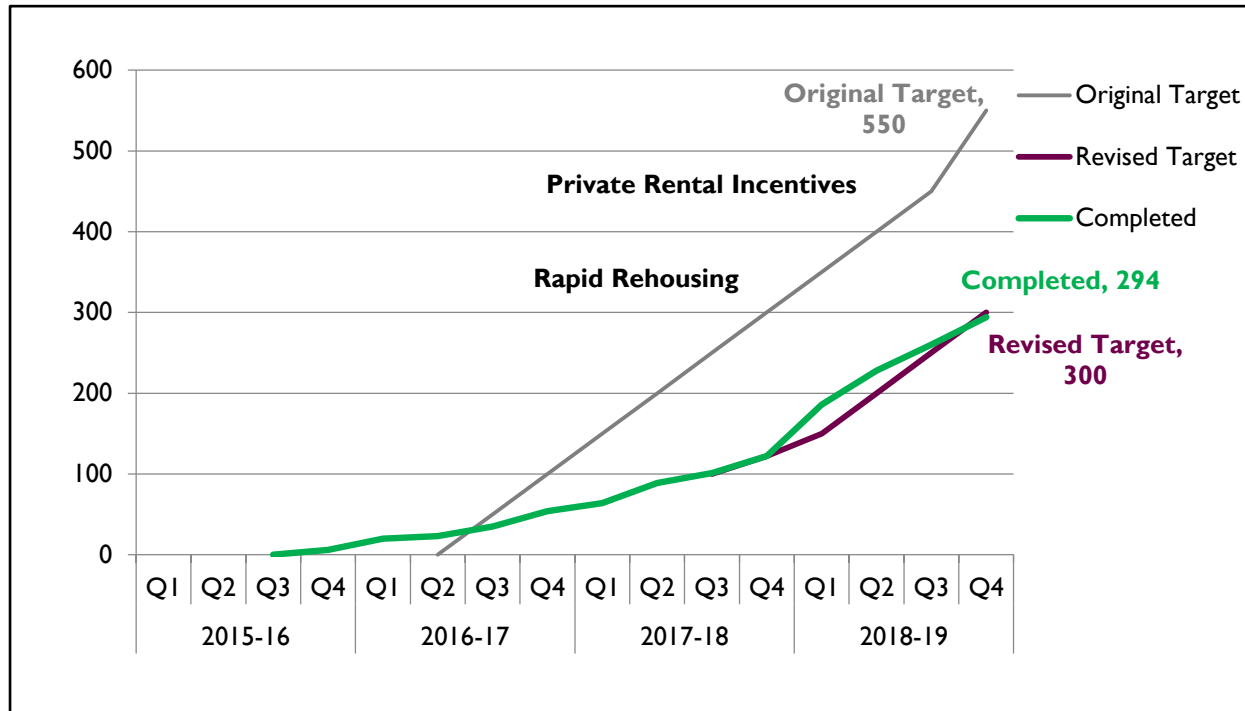




## 4. Private Rental Access

Target | Provide 550 households eligible for social housing with affordable private rental by 2018-19

Progress | **Complete**



A total of 294 households have been assisted to access affordable rentals as at the end of June 2019.

- 199 households were assisted into safe and affordable Rapid Rehousing, of which 183 households were affected by family violence.
- 95 households have been assisted under the Private Rental Incentives Pilot, which is slightly below the revised target of 110 households. However, more than 110 houses have been accepted into the scheme and we continue to match eligible households in the program.

An additional 200 households will be assisted into long term, affordable tenancies, under a revised Private Rental Incentives Program that commences on 1 July 2019 under Action Plan 2. Information is now available at [www.communities.tas.gov.au/housing](http://www.communities.tas.gov.au/housing).

### Activity breakdown

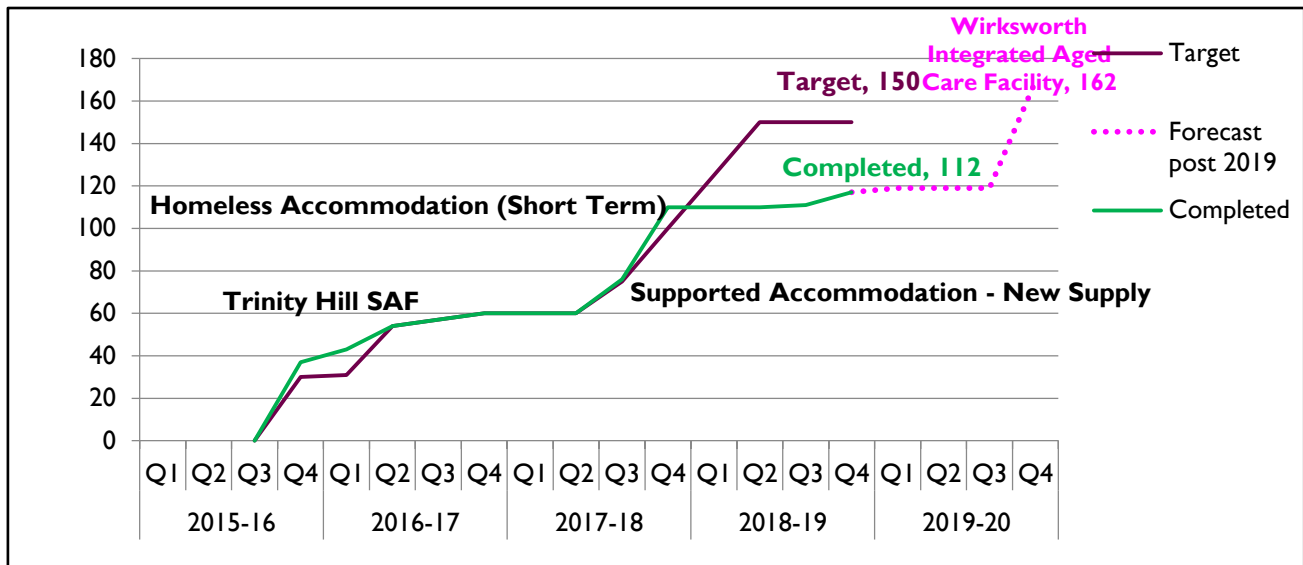
Private Rental Access	Total Jul 15 to Jun 19
Rapid Rehousing	199
Private Rental Incentives	95
<b>Total</b>	<b>294</b>



## 5. Homeless Accommodation

**Target** | Provide 150 additional units of accommodation for people who are homeless or at risk of homelessness by 2018-19

**Progress** | **Complete**



A total of 112 units of new homeless accommodation became available under Action Plan 1 by the end June 2019. This includes new supply of 66 units plus 46 units at Trinity Hill which commenced occupancy in late 2015. Work will continue under Action Plan 2 to complete 50 new units at the Wirsworth Integrated Aged Care Facility with tenders currently being sought.

More new supply of homeless accommodation will be delivered under Action Plan 2, with a total of 88 new units of Homeless Accommodation plus 137 new units of Supported Accommodation for vulnerable cohorts, including young people.

### Activity breakdown

Homeless and Supported Accommodation		Total Jul 15 to Jun 19
Trinity Hill Youth Supported Accommodation Facility	Trinity Hill Youth Supported Accommodation Facility	46
Supported Accommodation – New Supply	Devonport Youth Supported Accommodation Facility	25
	Youth Castles	6
	Backyard Units Out of Home Care	2
Homeless Accommodation – New Supply	Dads with Kids Accommodation	9
	Hobart Women's Shelter	15
	Colville Place Youth at Risk Centre	9
Total		112



# Case Studies

## ***More Housing Supply Delivered in Regional Areas***

Under the *Affordable Housing Action Plan 2015-19* the ‘Stronger Remote Aboriginal Services program’ (SRAS), the Tasmanian Liberal Government has been working with the Flinders Island Aboriginal Association Inc and the Cape Barren Island Aboriginal Association Inc to enhance the long term sustainability of housing on both islands for aboriginal communities.

Six new houses have recently been completed on Flinders Island from a \$2 million investment. This is in addition to upgrading 75 homes on both Flinders and Cape Barren Islands.

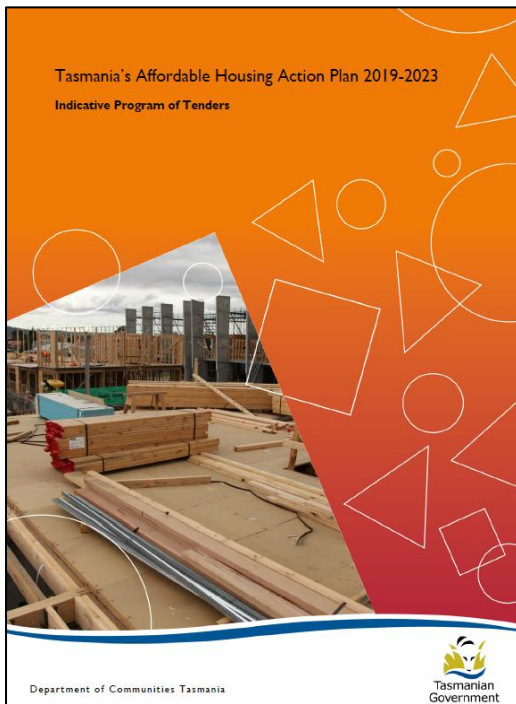
Providing more affordable housing is a top priority, which is why we are investing an additional \$125 million into Stage Two of our Affordable Housing Strategy, taking our total investment into affordable housing to almost \$200 million over eight years – the largest ever state investment into affordable housing in Tasmania’s history.





## More homes to be delivered under next Action Plan

In recognition of continuing high demand for social and affordable housing, the Tasmanian Government will allocate almost \$68 million in the 2019-20 Budget to boost the supply of new social and affordable homes.



Projects under Action Plan 2 are being rolled out and an Indicative Program of Tenders has been released for contractors to be plan ahead for upcoming projects and tenders. The Indicative Program of Tenders is available at [www.communities.tas.gov.au/housing/tasmanian\\_affordable\\_housing\\_strategy](http://www.communities.tas.gov.au/housing/tasmanian_affordable_housing_strategy)

To accelerate the building of more houses to address supply challenges, we have heavily front-ended our \$125 million housing commitment in Stage Two of the Government's Affordable Housing Action Plan.

To bridge the gap in demand for housing while we are bringing on new housing stock, we are also providing \$5 million immediate relief for Tasmanians most in need and facing homelessness this winter. Additional emergency and short term accommodation will be secured through more accommodation places provide with the tourism and hospitality sector, and expanding the capacity of existing shelters.

Together with Action Plan I, stage two will see the total supply of new affordable homes to 2400, with around 3600 households assisted over the eight years.



Tasmanian  
Government

**Department of Communities Tasmania**

Housing Tasmania

**Phone:** (03) 6166 3533

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

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