

Housing Tasmania



Community Housing in Tasmania

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Overview

- Community housing to date
- Current directions
- Better Housing *Futures*
- Future of community housing



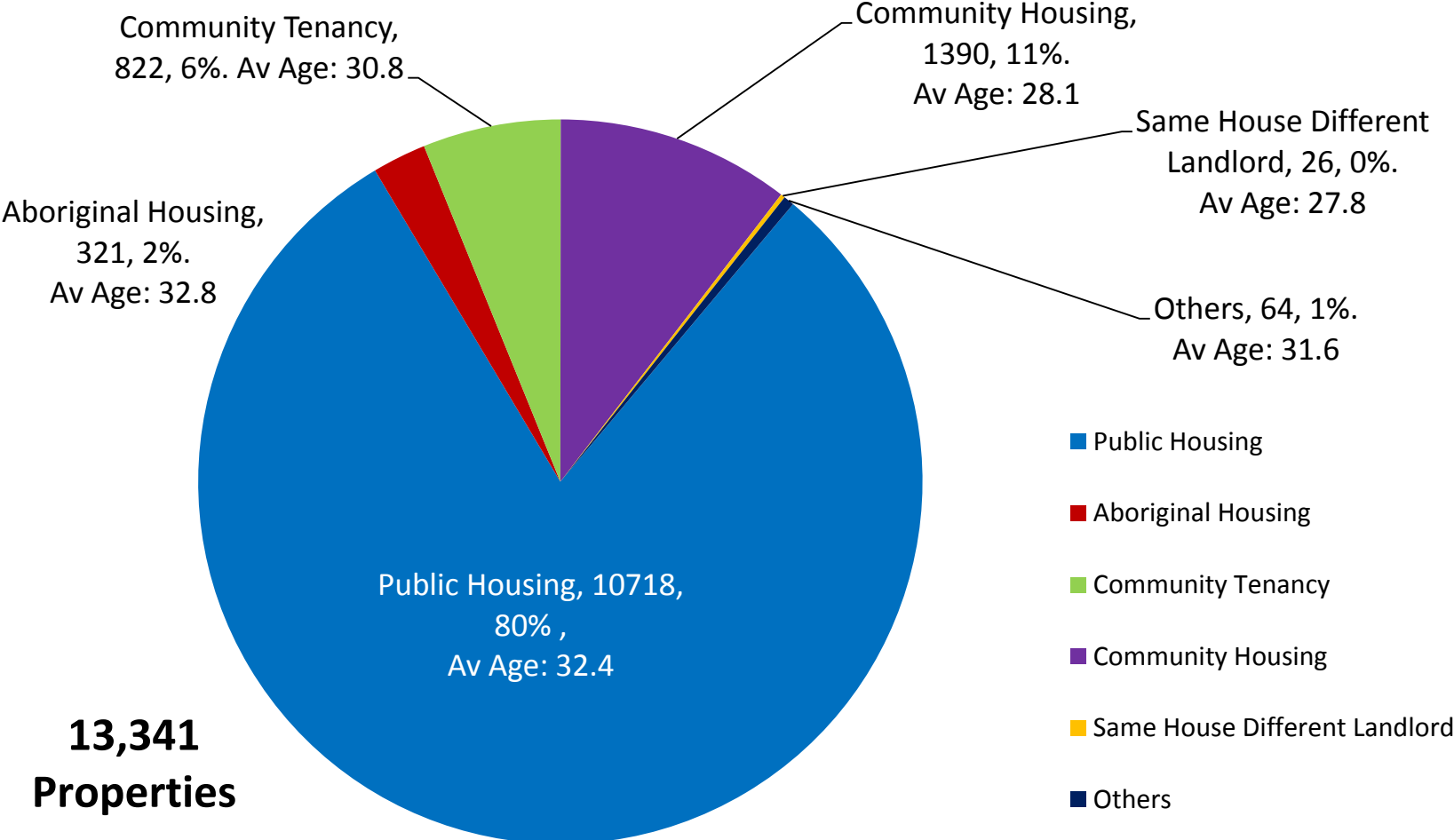
Community Housing to Date

- Funding was provided under the Community Housing Program
- Small scale and limited growth
- Co-operatives, aged care providers, community based organisations
- Stock transfer model of 119 homes with Red Shield Housing Association
- Portfolio of around 500 homes owned by approximately 50 organisations



Tasmania's Social Housing System

Number and Age of Properties by Program



Community Housing Strategies

- Integrate with social housing system
- Need scale and growth
- Improve targeting for clients
- Skills based boards
- Access to finance
- Provide greater choice and flexibility
- Capitalise on funding programs



Current Directions

- 3-4 growth providers
 - Better Housing *Futures*
 - NRAS
 - Land transfers
- Support regional and those providing for specific target groups (eg elderly and persons living with a disability)



Key Achievements

- 85% of NBESP stock owned or managed by NGO's
- Centacare growth from 55 units to over 300 in 5 years
- Housing Choices Tasmania – 45 new units under NRAS by 2014



Better Housing *Futures*

- Transfer of management to 4000 homes
- Place based program
- Areas with high social housing density
- 10 year agreements with options
- Announcements for Stage 2 due in December
- Transfer to occur from April – July 2014



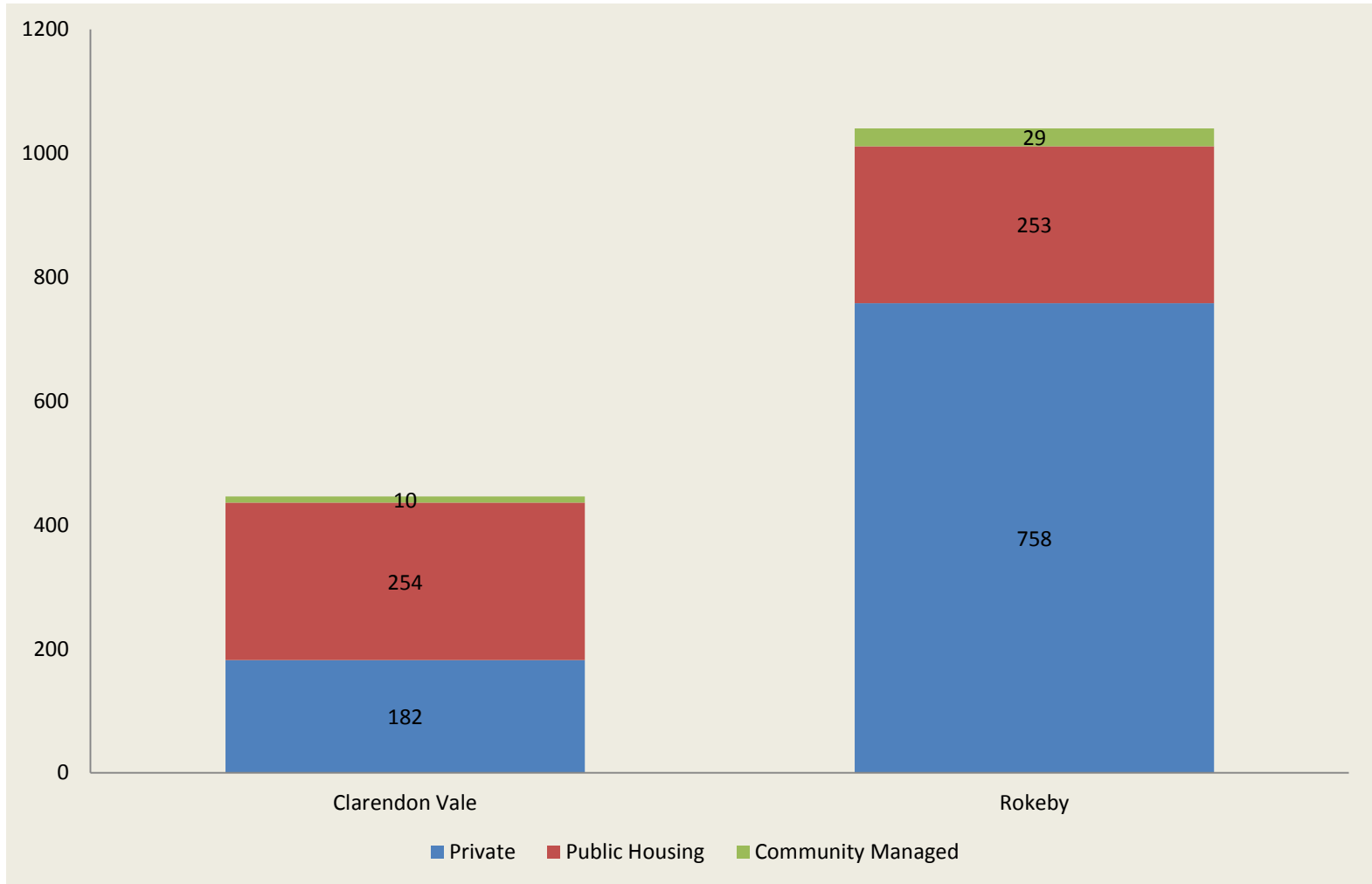
Better Housing *Futures*

Stage I

- Stage I – Clarendon Vale and Rokeby
 - Improve tenancy and property management services
 - Improve the liveability of the suburbs
- Mission Australia Housing Limited successful organisation
 - Commenced operations 18 March 2013
 - Responsible for 500 properties/tenancies
 - 40% of tenants have signed up to date



Housing Context



Stage I - Deliverables

- More accessible tenancy support
- Tenant choice
- More responsive maintenance service
- New supply and regeneration of portfolio
- Leverage philanthropic contributions
- Employment opportunities



Better Housing *Futures*

Stage 2

- Improve property condition
- Stability of tenancy and access to support
- Community wellbeing and empowerment
 - Partnering with community initiatives
 - Involving residents in decisions
- Reduced housing stress
 - Diversity of housing types
 - Affordable rental and home ownership



Snapshot of Portfolios, Government Funding and Support

	South	North	North West
Suburbs	Bridgewater, Gagebrook and Herdsmans Cove	Ravenswood, Waverley, Rocherlea, Mayfield and Mowbray	Somerset, Shorewell Park, Acton, West Ulverstone, East Devonport and Latrobe
Transferred tenancies	1 069	1 214	1 185
Transferred land value (approx.)	\$4.2 million	\$4.3 million	\$3.9 million
Government Funding	\$750 000	\$850 000	\$950 000

Contractual Arrangements

- Residential Management Agreement (RMA)
 - Outlines service requirements whilst lease is with the Department (Organisation acts as Agent)
 - Attached *Memorandum of Lease* ('Registered Lease') which mirrors the terms of the RMA will apply when tenants enter into a lease directly with the Organisation
- Sale and Development Agreement
 - Outlines the staged transfer of vacant land and development requirements



Shared Sale Revenue

- Approximately 20 homes are sold each year within each of the portfolios.
- The Department intends to continue the rate of sales
- The Department will share the net revenue from sales (50:50) with the BHF providers in that area



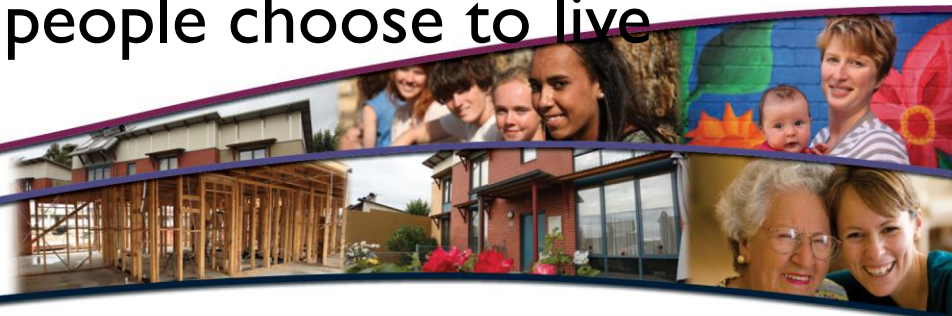
National Rental Affordability Scheme Round 5

- Tenderers submitted under Round 5
- Provision with in-kind support in the form of transferred land, net rental revenue, and shared sale revenue
- No additional funding for NRAS
- Incentives to underpin regeneration and renewal informed by Master Planning



BHF Target Outcomes

- Sustainable social housing system
- Increase in level of affordable housing
- CRA receipts of between \$6M and \$8M per annum
- BHF organisations expected to deliver up to 500 new units through NRAS and finance
- Deferred maintenance liability will be reduced by around \$30M
- Creation of places where people choose to live



Implementation Timetable

- Stage 1 BHF – 18 March 2013
- Housing Connect – Contract 1 July 2013
- Front doors opened – 1 October 2013
- Stage 2 BHF Contracts – Dec 2013
- Stage 2 BHF Handover – April-July 2014



Future of Community Housing

- National Regulatory System will raise standards and accountability
- Major providers will grow
- Smaller ones may need to consider merging
- Competition with State authorities for funding
- Balance between growth and niche providers



Future of Community Housing

- NDIS may offer growth potential
- Integrate services into affordable housing system
- Mixed tenure models that enhance viability and broaden client groups



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