

Tasmania

NATIONAL HOUSING AND HOMELESSNESS AGREEMENT

PRELIMINARIES

1. This Schedule is an agreement that is a supplementary housing agreement for the purposes of section 15C of the FFR Act.
2. This Schedule will commence as soon as the Commonwealth and Tasmania sign this and the Agreement.
3. Unless terminated earlier or extended as agreed in writing by the Parties, this Schedule will:
 - i. expire no later than 30 June 2023; and
 - ii. be replaced for further terms of up to five years by the written agreement of the Parties.
4. A Party to this Schedule may terminate their participation in the Agreement at any time by giving 12 months' notice of intention to do so, in writing, to the other Party.
5. This Schedule may be amended at any time by agreement in writing by the relevant Commonwealth and State portfolio ministers.
6. The purpose of this Schedule is to provide an indication of how Tasmania intends to implement the conditions agreed in the Agreement, including the actions that will be undertaken as stated in Tasmania's housing and homelessness strategy, and any actions to be undertaken by Tasmania to support the Data Schedule.
7. To enable payments to commence from 2018-19, Tasmania confirms that it satisfies the requirements of clause 17 of the Agreement as at 1 July 2018 and as set out in this Schedule. At the commencement of this Schedule, Tasmania's housing and homelessness strategies are set out in various public documents which are referenced in Part 2 of this Schedule.

PART 1 – OVERVIEW

8. Hobart has the lowest median house price of all capital cities and Tasmania remains one of the cheapest jurisdictions to buy a home. The rate of home ownership in Tasmania is the highest in the nation. However, based on recent increases in housing prices and property sales volumes, Tasmania's property market is currently experiencing a period of strong demand. There are also currently some constraints in the rental accommodation market which the Tasmanian Government is working to rectify.
9. In this broader housing sphere, the Tasmanian Government has continued to provide the First Home Owners Grant to eligible applicants to buy or build a newly constructed home which has contributed to an additional 2 600 homes being built over the past four years. The Tasmanian Government also offers a shared equity program that has resulted in over 450 new homes being built since 2009. A range of taxation measures will also be legislated with the 2018-19 State Budget as an incentive to boost home ownership and housing availability (see <https://www.housing.tas.gov.au/>).
10. The Tasmanian Government has also implemented significant reform to the State's planning scheme to implement a State-wide planning scheme and ensure that planning in Tasmania is simpler, fairer and more efficient and provides greater certainty to investors and the community. Further detail in relation to these reforms is available at <https://www.planningreform.tas.gov.au>.
11. The Tasmanian Government announced in the 2017-18 State Budget that it would undertake a whole-of-government review to assess what underutilised government land may be suitable for repurposing into housing. The outcomes of this review are currently being implemented.
12. These strategies will all contribute to the Government's target to sustain home ownership rates 5 per cent above the national average.
13. Housing affordability does not affect all of the population in the same way. In Tasmania, there are greater risks for people on low to moderate incomes, certain population groups and people at transition points between life stages. This includes young people, older people, people experiencing family violence, and those transitioning from institutions. The Government's primary focus is on ensuring that it helps those most vulnerable to housing stress and homelessness in our community.
14. Tasmania continues to have the lowest rate of homelessness per 10 000 persons of all jurisdictions. However, the rate of homelessness is increasing in Australia, albeit at a slower rate in Tasmania than nationally. Households with limited incomes are placing increased pressure on the social housing system.
15. Demand for social housing exceeds the supply of appropriate stock. Like other states Tasmania's social housing stock is old, expensive to maintain, is of a size and configuration unsuitable for small households, older people or those living with disability, and is poorly located to access services and labour markets.
16. Tasmania has an integrated housing and homelessness service system with a shared Housing Register. Housing Connect provides an integrated 'front door' providing intake, assessment, referral to crisis accommodation, private rent assistance, and social housing applications. Over 40 per cent of social housing is managed by community housing providers, which allocate from the shared Housing Register.

17. Tasmania's Housing Assessment Prioritisation System assesses people's need for housing assistance in relation to a number of attributes: affordability, safety, health conditions and homelessness. Priority applicants have an urgent need for housing assistance if their safety is threatened, they are homeless or imminently homeless (paying 80 per cent of their income in housing costs for example), or have a serious health or mobility condition exacerbated by their housing (or lack thereof). People with serious but not urgent housing needs, for example paying between 30 to 79 per cent of their income on housing, are assessed as general applicants.
18. By responding to people's living conditions, Tasmania is able to intervene appropriately to prevent homelessness and housing stress and intervene early or respond rapidly to those experiencing difficulties.
19. In 2015, the Tasmanian Government released a comprehensive Affordable Housing Strategy 2015–2025 (AHS), a ten-year plan to improve access to affordable, safe and appropriate homes for vulnerable Tasmanians. The AHS is supported by a four-year Action Plan implementing the first tranche of initiatives. The AHS was developed through extensive consultation with a wide range of stakeholders including the housing supply sector and support service sector. The next Action Plan 2019–2023 will implement the remaining AHS initiatives to prevent housing stress and homelessness through increased supply, provide better targeted early intervention and improve responses to people in crisis and homelessness.
20. Funding under this agreement, together with significant additional funding provided by the State Government, is critical to supporting social housing and essential front line homelessness services in the State. The Commonwealth Government funding provided for under this Agreement will be dedicated to specific projects identified in the Action Plan as included in part two. State Government funding is detailed each year in the State Budget.

PART 2 – TASMANIAN HOUSING STRATEGY AND HOMELESSNESS STRATEGY

21. Under the FFR Act and the Agreement, States are required to have a publicly accessible, up-to-date:
 - i. housing strategy that indicates the level of housing supply needed to respond to projected housing demand, and outlines the reforms and initiatives that will be implemented to meet this need; and
 - ii. homelessness strategy that addresses the priority homelessness cohorts identified in the Agreement and includes reforms or initiatives that contribute to a reduction in the incidence of homelessness; and

that include such other matters as specified in the Agreement or this Schedule.

22. *Tasmania's Affordable Housing Strategy 2015-2025* (AHS) will continue to focus on affordable housing and homelessness and be included in a single targeted strategy.

The AHS and the associated action plan, *Tasmania's Affordable Housing Action Plan 2015-19* (Action Plan) are publicly available documents. Quarterly reporting against the action plan is also publicly available. These documents can be found at http://www.dhhs.tas.gov.au/housing/tasmanian_affordable_housing_strategy.

Details of broader housing supply requirements are included in the Affordable Housing Strategy with social housing requirements detailed in the Action Plan. The Action Plan is currently being reviewed with a new Action Plan to commence from 1 July 2019. Details on broader housing initiatives are included at <https://www.housing.tas.gov.au/>.

The AHS provides a broad strategic approach to addressing affordable housing issues. An Intervention Framework outlines three areas of reform; prevention, targeted early intervention and response.

23. Tasmania's AHS Intervention Framework is summarised below.

Intervention	Current suite of responses
<i>Prevention</i>	<ul style="list-style-type: none"> • The private market supplies private rental and home ownership opportunities. • Commonwealth and State Governments have a joint role to increase the supply of appropriate affordable homes.
<i>Targeted Early Intervention</i>	<ul style="list-style-type: none"> • Public housing is targeted to low income earners unable to afford or access the private market who may be vulnerable due to: homelessness, escaping family violence, exiting institutions, living with disability, mental health problems or health and mobility problems due to ageing. • Community housing under Better Housing <i>Futures</i> is broadly targeted to moderate and low income vulnerable cohorts. • Private rental assistance is provided to help with bonds, arrears and removal costs. • Supported accommodation is targeted at people with affordability issues who need on-site support with daily living and maintaining a tenancy. • Housing Tasmania provides home ownership assistance through the Streets Ahead or Home Share Program. <ul style="list-style-type: none"> – Streets Ahead provides deposit assistance to households able to raise finances through normal lending channels. – Home Share is a shared equity program assisting people into home ownership as they only have to borrow up to 70 per cent of home purchase price.
<i>Rapid Response and Recovery</i>	<ul style="list-style-type: none"> • Housing Connect assists people seeking housing and homelessness support, including access into private rental, social housing, supported accommodation or crisis shelters, with floating support to sustain a tenancy if required for the duration of need. • Crisis shelters provide emergency accommodation with some short-term transitional accommodation also available. • Brokered assistance into alternative emergency accommodation (such as hotels and caravan parks) is offered when no crisis beds or more secure homes are available.

Housing programs

24. The table below includes details of Tasmania’s housing priorities, policies and initiatives funded under the Agreement and that supplement Tasmania’s housing strategy as per clause 19 of the Agreement.
25. Within the AHS Intervention Framework, housing programs address the areas of prevention and targeted early intervention. Prevention involves supply and access to affordable housing to assist vulnerable cohorts at risk of housing stress or homelessness. Targeted early intervention provides supported housing, social housing and affordable home ownership for people on low to moderate incomes.

Key commitment	Policy or program	Action and key dates	Funds available under this agreement ¹
Contribute to a well-functioning social housing system.	Commitment 1: Provide and maintain public housing dwellings in a timely way that meets appropriate standards.	Improve the amenity of 1 050 public housing properties per annum through works that include any of the following: bathroom upgrade, kitchen upgrade, energy efficient heating, new floor coverings or disability modifications.	Estimated base Commonwealth contribution \$13.6 million.
	Commitment 2: Deliver new supply of social housing.	Deliver 15 new social housing properties per annum.	Estimated base Commonwealth contribution \$3 million.
Contribute to affordable housing options for people on low-to-moderate incomes.	Commitment 3: Provide financial assistance to help low-to-moderate income households into affordable private rentals.	Assist 1 500 households per annum into affordable private rentals.	Estimated base Commonwealth contribution \$2.4 million.

Notes:

¹The balance of general funding will be allocated to Homelessness programs, as detailed on the following page.

Homelessness programs

26. The table below includes details of Tasmania’s homelessness priorities, policies and initiatives that supplement Tasmania’s homelessness strategy as per clause 19 of the Agreement.
27. Within the AHS Intervention Framework, homelessness programs address the area of response and recovery. Response and recovery is the provision of crisis and transitional accommodation for people who are homeless or at risk of homelessness.
28. Tasmania’s Housing Assessment Prioritisation System assesses people’s need for housing assistance based on affordability, safety, health conditions and homelessness. The national priority homelessness cohorts align with Tasmania’s needs-based assessment and would be assessed as priority applicants.

National Priority	Key commitment / Policy or program	Action and key dates
Reforms and initiatives that contribute to a reduction in the incidence of homelessness	Contribute to supporting people who are homeless or at risk of homelessness. Commitment 4: Provide triaged assessments and referrals and direct provision of specialist homelessness case management support .	Provide 600 support periods per annum.
	Contribute to safely housing people who are homeless. Commitment 5: Provide crisis and transitional accommodation for people who are homeless or at risk of homelessness.	Provide 175 units of crisis and transitional accommodation per annum.
	Contribute to safely housing people who are homeless. Commitment 6: Provide secure supported accommodation for people who have been homeless or are at risk of homelessness.	Provide four long-term supported accommodation facilities with 135 units for adults per annum and three Foyer-model supported accommodation facilities with 101 units for young people per annum.
	Contribute to safely housing people who are homeless. Commitment 7: Provide private rental incentives to property owners to secure appropriate and affordable private rental homes for people on low incomes who are homeless or at risk of homelessness.	Provide access to 110 affordable private rental homes across Tasmania by 30 June 2019, with 50 homes for young people.

National Priority	Key commitment / Policy or program	Action and key dates
Women and children affected by family and domestic violence	Commitment 4 includes case management support for women and children affected by family and domestic violence who are homeless or at risk of homelessness.	As above – provide 600 support periods per annum.
	Commitment 5 includes crisis and transitional accommodation for women and children affected by family and domestic violence who are homeless or at risk of homelessness.	As above – provide 175 units of crisis and transitional accommodation per annum.
	<p>Contribute to safely housing people who are homeless.</p> <p>Commitment 8: Provide head leases with property owners to secure appropriate and affordable private rental homes for Rapid Rehousing of women and children affected by family and domestic violence who are homeless or at risk of homelessness.</p>	Provide 50 Family Violence Rapid Rehousing homes per annum until 30 June 2020.
Children and young people	Commitment 4 includes case management support for young people who are homeless or at risk of homelessness to establish family connections and build capacity for independent living.	As above – provide 600 support periods per annum.
	<p>Commitment 5 includes crisis and transitional accommodation for children and young people who are homeless or at risk of homelessness.</p> <p>This includes providing a new Youth at Risk Response Centre and Youth Castles (micro-housing).</p>	<p>As above – provide 175 units of crisis and transitional accommodation per annum.</p> <p>Provide nine units in a Youth at Risk Response Centre and six Youth Castles by 30 June 2019.</p>
	Commitment 6 includes secure supported accommodation for young people who are homeless or at risk of homelessness.	As above – provide three Foyer-model supported accommodation facilities with 101 units for young people per annum.
	Commitment 7 includes private rental incentives to secure affordable private rental homes for young people on low incomes who are homeless or at risk of homelessness.	As above – provide access to 50 affordable private rental homes across Tasmania by 30 June 2019 for young people.

National Priority	Key commitment / Policy or program	Action and key dates
Indigenous Australians	Commitment 4 includes case management support for Aboriginal and Torres Strait Islander people in Tasmania who are homeless or at risk of homelessness.	As above – provide 600 support periods per annum.
	Commitment 5 includes crisis and transitional accommodation for Aboriginal and Torres Strait Islander people in Tasmania who are homeless or at risk of homelessness.	As above – provide 175 units of crisis and transitional accommodation per annum.
	Commitment 6 includes secure supported accommodation for Aboriginal and Torres Strait Islander people in Tasmania who are homeless or at risk of homelessness.	As above – provide four long-term supported accommodation facilities with 135 units for adults per annum and three Foyer-model supported accommodation facilities with 101 units for young people per annum.
	<p>Contribute to safely housing people who are homeless.</p> <p>Commitment 9: Provide a dedicated social housing portfolio that is secure, appropriate and affordable to Aboriginal and Torres Strait Islander people in Tasmania who are homeless or at risk of homelessness.</p>	Provide more than 300 homes across Tasmania providing support to Indigenous Australians based on priority need assessment.
People experiencing repeat homelessness	Commitment 4 includes case management support for people experiencing repeat homelessness.	Assist more than 2,500 people per annum to maintain or obtain long-term housing at the end of their support period.
	Commitment 5 includes crisis and transitional accommodation for people experiencing repeat homelessness.	As above – provide 175 units of crisis and transitional accommodation per annum.
	Commitment 6 includes secure supported accommodation for people experiencing repeat homelessness.	As above – provide four long-term supported accommodation facilities with 135 units for adults per annum and three Foyer-model supported accommodation facilities with 101 units for young people per annum.

National Priority	Key commitment / Policy or program	Action and key dates
People currently exiting institutions and care into homelessness	Commitment 4 includes case management support for people currently exiting institutions and care into homelessness.	As above – provide 600 support periods per annum.
	Commitment 5 includes crisis and transitional accommodation for people currently exiting institutions and care into homelessness.	As above – provide 175 units of crisis and transitional accommodation per annum.
	Commitment 6 includes secure supported accommodation for people currently exiting institutions and care into homelessness.	As above – provide four long-term supported accommodation facilities with 135 units for adults per annum and three Foyer-model supported accommodation facilities with 101 units for young people per annum.
	Commitment 8 includes Rapid Rehousing into community housing or private rentals for people currently exiting institutions and care into homelessness.	Provide 10 rapid rehousing homes per annum for people exiting institutions by 30 June 2019.
Older people	Commitment 4 includes case management support for older people who are homeless or at risk of homelessness.	As above – provide 600 support periods per annum.
	Commitment 6 includes secure supported accommodation for people currently exiting institutions and care into homelessness. This includes providing a new aged care facility which will support homeless people who have prematurely aged.	As above – provide four long-term supported accommodation facilities with 135 units for adults per annum. Provide an aged care facility operating by 30 June 2021.

PART 3 – JOINT REFORM COMMITMENTS

29. Tasmania and the Commonwealth will explore opportunities to share data and undertake agreed projects to share and link social housing and homelessness data with social security and other datasets.

PART 4 – STATE-SPECIFIC MEASUREMENT

30. State-specific indicators may be agreed between the Parties from time to time.

PART 5 – REPORTING

31. As required by clause 40 of the Agreement, Tasmania will report on the implementation of the reforms and initiatives agreed in Part 2 of this Schedule.

Expenditure and delivery against outputs (including specifics of progress against 'Action and key dates') will be made available through a publicly available addendum to the annual statement of assurance including progress against achieving the actions by 31 October each year as required under clause 36 of the Agreement.

Reporting will also be made publicly available through:

- Tasmanian Government Budget Papers
- Department of Communities Tasmania Annual Report
- Quarterly Housing Report
(https://www.dhhs.tas.gov.au/housing/tasmanian_affordable_housing_strategy)
- Specialist Homelessness Services Annual Report
- Report on Government Services

PART 6 – OTHER CONDITIONS/PRIORITY POLICY AREAS

32. Other conditions and/or priority policy areas may be agreed between the Parties from time to time.

PART 7 – SIGN OFF

33. The Parties have confirmed their commitment to this agreement as follows:

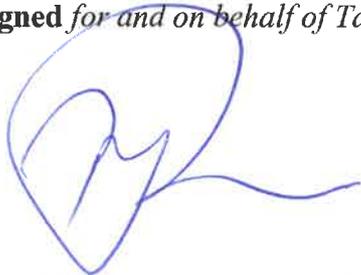
Signed *for and on behalf of the Commonwealth of Australia by*

The Honourable Scott Morrison MP

Treasurer

June 2018

Signed *for and on behalf of Tasmania by*

A handwritten signature in blue ink, consisting of a large, stylized initial 'R' followed by a long, horizontal flourish.

The Honourable Roger Jaensch MP

Minister for Housing

14 June 2018

PART 7 – SIGN OFF

33. The Parties have confirmed their commitment to this agreement as follows:

Signed *for and on behalf of the Commonwealth of Australia by*

A handwritten signature in black ink, appearing to read 'Scott Morrison', written over a horizontal dashed line.

The Honourable Scott Morrison MP
Treasurer

14 June 2018

Signed *for and on behalf of Tasmania by*

The Honourable Roger Jaensch MP
Minister for Housing

June 2018