

## Social Housing Accelerator – Implementation Plan – Tasmania - Public

**Table 1 – Tasmania’s existing commitments and delivery mechanisms**

<b>\$1.5 billion Housing Package</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
<p>The Tasmania Government has committed to deliver 2 000 additional social and affordable homes by 2027 and 10 000 additional social and affordable homes by 2032.</p> <p>The dwellings funded by the Accelerator Payment will be additional to the existing projects that are committed, planned or announced.</p>	\$1.5 billion	<p>June 2027</p> <p>June 2032</p>	<p>Over 2 000 households assisted.</p> <p>Over 10 000 households assisted.</p>	To be determined when projects are confirmed.	<p>Projects will supply 10 000 additional social and affordable housing homes across the housing continuum including:</p> <ul style="list-style-type: none"> <li>• New short term homeless accommodation.</li> <li>• New social housing supply including:                             <ul style="list-style-type: none"> <li>○ social housing to be delivered in partnership with Community Housing Providers</li> <li>○ long-term supported accommodation</li> <li>○ specialist accommodation for vulnerable cohorts.</li> </ul> </li> <li>• New affordable accommodation including:                             <ul style="list-style-type: none"> <li>○ affordable lots of land</li> <li>○ affordable private rental</li> <li>○ affordable home ownership for people on low to moderate incomes through the MyHome program.</li> </ul> </li> </ul>	Further detail on projects will be outlined in four yearly Action Plans developed under the Tasmanian Housing Strategy to be released this year.

**Table 2 – Tasmania’s new commitments to the Social Housing Accelerator**

State and territory commitments/ outputs	Delivery mechanisms	Timeframes
Tasmania will aim to deliver the State allocation of Accelerator payment to provide a total of 128 new social housing dwellings with 116 dwellings apportioned to the Commonwealth and 12 dwellings apportioned to Homes Tasmania	<p>The Accelerator Payment will fund the delivery of projects to provide a total of 128 new social housing dwellings in Tasmania, with 116 dwellings apportioned to the Commonwealth and 12 dwellings apportioned to Homes Tasmania. The total average cost is \$485 000 with an average Commonwealth contribution of \$431 000 per dwelling.</p> <p>The projects including location, key target groups, category of recipient and timeframes are outlined in Table 2.</p> <p>Funding will be committed or contracted within two years of the Schedule.</p> <p>If there are cost overruns, Homes Tasmania proposes to meet the cost of the overruns but to reapportion the yield between the Commonwealth and Homes Tasmania to compensate.</p>	By 31 August 2028.
Tasmania will partner with and provide direct funding to Community Housing Providers to deliver projects (2a, iv).	The majority of new social housing dwellings (around 90 per cent) will be delivered in partnership with Community Housing Providers that have tendered for projects. The remaining dwellings will be delivered by Homes Tasmania.	By 31 August 2028.
Tasmania will partner with and provide to direct funding to Indigenous Community Housing providers to improve housing outcomes for Aboriginal and Torres Strait Islander people (2a, v, 2a, iii).	There will be seven new dwellings delivered by Indigenous Community Housing providers in the remote area of Flinders Island, including six apportioned to the Commonwealth. This will provide social housing for Aboriginal Tasmanians in a remote community.	By 31 August 2028.
All Tasmanian projects will meet existing State minimum standards for social housing and the National Construction Code, as amended from time to time, and to have regard to any standards not yet adopted from the National Construction Code 2022 (2c, iii).	All new social housing dwellings in Tasmania are required to be constructed in accordance with the National Construction Code and Homes Tasmania’s <i>Design Policy for Social Housing</i> . Where practical, all new social houses built by the Tasmanian Government will adhere to the design policy, which is comparable to Silver Level on the Livable Housing Design Guidelines (LHDG).	By 31 August 2028.
There will be improved housing outcomes for people on the Housing Register through new social housing stock (2d, iv).	<p>There will be 128 households housed into new social housing from projects that include Accelerator funding. This will include the majority of households housed from the Housing Register (121 households or 95 per cent), with the exception of Indigenous community housing.</p> <p>The Accelerator funded dwellings are estimated to reduce social housing wait times by eight weeks in these Local Government Areas.</p>	By 31 August 2028.
State and national planning reforms will be progressed in Tasmania to improve housing outcomes. This will be the reforms to be agreed by National Cabinet including, zoning and land release reforms. (3, ii, 3, iii, 3d).	Tasmania is pursuing these through a series of Planning Ministers’ Meetings and Heads of Planning Meetings specifically charged with delivering these National Cabinet actions. Tasmania already has some of these reforms in place and programs well underway to deliver others as part of its comprehensive planning reform agenda. The Premier’s announcement of providing a new approval pathway for important social housing developments will further deliver the reforms.	As required.
All public announcement of funded projects will include recognition and representation of the Commonwealth Government, where possible (6).	Recognition of the Commonwealth Government will be provided for funded projects under the Schedule. Opportunities will be provided for the Commonwealth Minister for Housing or their representative to attend official announcement of projects, where possible.	As required.
Tasmania will seek Commonwealth approval of any significant changes to the Implementation Plan (2e).	If there are any significant changes to the Implementation Plan, Tasmania will submit a revised Implementation Plan for approval by the Commonwealth.	As required.
Tasmania will undertake reporting consistent with requirements and timeframes of the Schedule (3, 3c, 4, 2g).	<p>Tasmania will provide a Statement of Assurance to the Commonwealth six-monthly outlining:</p> <ul style="list-style-type: none"> <li>• how much of funding has been expended or committed and category of recipient</li> <li>• details of housing projects</li> <li>• changes to social housing wait lists</li> <li>• social and affordable housing policy commitments</li> <li>• progress on planning reforms.</li> </ul>	31 August each year 28 February each year

**Table 2 - New commitments**

<b>Project 1 – Flinders Island</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
7 total dwellings  6 Accelerator Payment dwellings		December 2024	7 households assisted in total  6 households assisted through Accelerator Payment	These households will address housing need Aboriginal people on Flinders Island. The households are not required to be on the Housing Register, therefore this development will not impact on wait times.	New build. To be delivered in partnership with an Indigenous Community Housing Provider.	This project will assist Aboriginal people in a remote community.
<b>Project 2 – Latrobe</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
6 total dwellings  5 Accelerator Payment dwellings		September 2024	6 households assisted in total  5 households assisted through Accelerator Payment	Projects are expected to reduce statewide wait times by around 0.4 months.	New build. To be delivered in partnership with a Community Housing Provider.	This project will assist priority applicants from the Housing Register.
<b>Project 3 – Latrobe</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
23 total dwellings  23 Accelerator Payment dwellings		December 2024	23 households assisted in total  23 households assisted through Accelerator Payment	Projects are expected to reduce statewide wait times by around 0.4 months.	New build. To be delivered in partnership with a Community Housing Provider.	This project will assist priority applicants from the Housing Register.
<b>Project 4 – Glenorchy</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
16 total dwellings  15 Accelerator Payment dwellings		June 2025	16 households assisted in total  15 households assisted through Accelerator Payment	Projects are expected to reduce statewide wait times by around 0.4 months.	New build. To be delivered in partnership with a Community Housing Provider.	This project will assist priority applicants from the Housing Register.

<b>Project 5 – Glenorchy</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
25 total dwellings  23 Accelerator Payment dwellings		June 2025	25 households assisted in total  23 households assisted through Accelerator Payment	Projects are expected to reduce statewide wait times by around 0.4 months.	New build. To be delivered in partnership with a Community Housing Provider.	This project will assist priority applicants from the Housing Register.
<b>Project 6 – Hobart</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
37 total dwellings  37 Accelerator Payment dwellings		December 2025	37 households assisted in total  37 households assisted through Accelerator Payment	Projects are expected to reduce statewide wait times by around 0.4 months.	New build. To be delivered in partnership with a Community Housing Provider.	This project will assist older women aged over 55 from the Housing Register.
<b>Project 7 – Hobart</b>						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/ households housed	Estimated effect on social housing wait times	Delivery method and mechanism	Additional comments
13 total dwellings  7 Accelerator Payment dwellings		June 2025	13 households assisted in total  7 households assisted through Accelerator Payment	Projects are expected to reduce statewide wait times by around 0.4 months.	Redevelopment. To be delivered by Homes Tasmania.	This project will assist older women aged over 55 from the Housing Register.

**Table 3 - Summary of all programs/ projects**

	Estimated number of dwellings	Estimated cost	Estimated number of people/households housed	Estimated effect on social housing wait times
<b>Total</b>	128 total dwellings  116 Accelerator Payment dwellings	\$50 million Accelerator payment cost	128 households assisted in total  116 households assisted through Accelerator Payment	Estimated reduction of average wait times of eight weeks across three Local Government Areas.