Ageing well
Housing solutions for older Australians
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Response from Community Housing Sector representative

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Identified issues

- Ageing population—significant in Tasmania
- Large percentage of households dependent on some form of income support
- Supply of appropriate, affordable housing that is:
  - Accessible
  - Well located
  - Liveable / Energy Efficient
  - Safe
  - Secure
- Disincentives to downsizing
Benefits of the Community Housing Sector

- Access to revenue streams
  - Commonwealth Rent Assistance (CRA)
  - Government funding rounds / tenders
  - Grant funding
  - Charitable donations
  - Sale of undesirable property
  - Debt financing
  - Cross subsidisation through mixed tenure developments
Benefits of the Community Housing Sector

- Market / competitive advantages
  - Fee for service capacity
  - NRAS
  - Diversity of housing products across the spectrum
  - Targeted housing development that is responsive to demand
  - Flexibility around acquisition
  - Tax benefits (FBT, GST, land tax etc.)
  - Contestability
    - Water
    - Insurance
Partnership  
Centacare and Housing Tasmania

- Successful acquisition of Community Housing Program and NRAS portfolio’s
  - Devon Districts Co-op (29 units)
  - STEPS/4th Sector (38 units)

- Nation Building Economic Stimulus Package
  - State wide (54 Units)

- North West Land Release
  - Ulverstone (12 units)

- Land development → social housing return to HT
  - Brent St Proposal (25 units)
Partnership
Centacare and Housing Tasmania

- Support for NRAS
  - Round 4  (25 units)
  - Round 5 Shovel Ready  (120 units)

- NRAS has been the major catalyst for growth and is:
  - State wide
  - Designed to facilitate high levels of accessibility
  - 6–7 star energy rated
  - Specifically targeted for:
    - 55 / 65+
    - Prematurely aged
    - Young people with disabilities
Centacare Tasmania and Centacare Evolve Housing

- **Centacare Tasmania**
  - Approximately 300 properties state wide
  - Mainly targeted at low-income elderly
  - Generalist support services provided

- **Assistance with Care and Housing for the Aged (ACHA)**
  - Targeted, specialist service straddling aged and homelessness
  - Interacts with multiple services to find and sustain tenancies

- Plans for large scale mixed tenure unit development aligned to retirement village style, together with supported living
Centacare Tasmania
Proposed development
Centacare Tasmania and Centacare Evolve Housing

- Centacare Evolve Housing
  - Better Housing Futures (BHF) Program
  - 1049 HT Tenancies
  - Support to connect with services and sustain tenancies
  - Plans for 75 unit development as a part of community renewal and incentive to downsize
Centacare Evolve Housing
Proposed development
Barriers to downsizing
Community housing rental