




CENTACARE
evolve
HOUSING



Centacare Evolve Housing Annual Report 2015-2016



Executive Director Tim Gourlay said that 2015/2016 had been an outstanding success for Centacare Evolve and its residents with many highlights including:

- 1060 Housing Tasmania owned properties managed by Centacare Evolve Housing
- More than 900 residents sign a lease with Centacare Evolve Housing
- A total of 16 new houses completed and occupied
- Six new residencies sold to owner occupiers
- Planning for a further 100 new dwellings are is well advanced
- Quality Assurance ISO 9001:2008 compliance and accreditation achieved
- New master plan for Bridgewater, Gagebrook and Herdsmans Cove completed
- Strategic Plan completed
- Community development and engagement officer appointed
- Community engagement reference group established
- New expanded office at Bridgewater
- A total of 18 full-time staff employed by Centacare Evolve
- Family services initiatives delivered including counselling and parenting programs
- High levels of tenant satisfaction achieved
- \$3.36 million spent on maintenance
- A total 200 property upgrades completed
- A total 432 heat pumps Installed



CONTENTS

Chair's Message	1
Board Members	2
Executive Director's Report	3
State Manager's Report	4
Snapshot of Centacare Evolve Housing	5
Satisfaction high for Centacare Evolve Housing tenants	6
Housing provider does more than collect rent	7
Centacare Evolve Housing is not just housing	8
Housing provider is actively involved with its community	9
Strong sign-ups a reason for celebration	10
Community Development and Engagement Reference Group	11
Spring food festival to be a regular on the annual community calendar	12
Community Housing project delivers economic and social benefits	13
Housing ownership closer to becoming a reality for young people	14
More housing options available for those escaping domestic violence	15
Centacare Evolve Housing Financial Summary	16

CHAIR'S MESSAGE

Ron Ward

Welcome to the first annual report of Centacare Evolve Housing (CEH), which started life in May 2014 as an affordable housing alliance between CatholicCare Tasmania and Evolve Housing (Sydney).

As this is our first report I believe it is important to provide you with context and background on why CEH was established and how we, as an organisation, in a very short period of time, have grown and developed to already be able to provide and maintain affordable housing, particularly to vulnerable members of the Tasmanian community.

CEH believes in the important principle that it is everyone's right to have access to safe, secure, stable and affordable accommodation.

To that end, CEH was successful in being chosen under the Tasmanian Government's Better Housing Futures' program to manage all of the State Government's

housing contracts within the Bridgewater-Gagebrook-Herdsman's Cove area. Under this agreement, CEH is responsible for managing tenants, maintaining and upgrading housing stock, and redeveloping sites to provide greater housing diversity, increase the housing tenure mix and generally improve areas and the quality of life for residents.

Bridgewater-Gagebrook-Herdsman's Cove tends to be a disadvantaged community in Hobart with a predominance of Housing Tasmania properties and tenants – indeed more than 80 per cent of the housing stock in some areas accommodating approximately 7500 people, is public housing. CEH has developed a master plan to help reinvigorate these areas and will spend approximately \$80 million over a 10-year period for infrastructure upgrades. This will include contributions by State and Local governments.

CEH has completed 16 new homes with another 29 under construction. The company has also identified a number of sites for acquisition and rezoning and, importantly, fostered a collaborative working relationship between our organisation, the local Brighton Council and State Government agencies.

There are obvious complexities in modifying an existing suburb while at the same time, coordinating the priorities of the State and Local Governments, and our own organisation. These have been overcome and CEH is delivering on our master plan of striving to achieve meaningful improvement in the lives of Bridgewater-Gagebrook-Herdsman's Cove residents.

CEH is delighted that what it is delivering through the

master plan has been universally well received and is now endorsed not only by the Board, but importantly also by our stakeholders, Housing Tasmania and the Brighton Council.

These are new and exciting times for our organisation but uppermost in our mind is the fact that we are helping to significantly improve the quality of life for those less fortunate, while substantially enhancing the liveability of the community as a whole.

On behalf of the CEH Board I would like to thank all staff who have been involved in the establishment of CEH and in the sometimes challenging transitioning of Housing Department stock to the organisation.

It is encouraging that the Tasmanian Government has acknowledged the value of using community housing providers such as CEH, in recognition of our commitment to provide affordable housing for people in need.

These are new and exciting times for our organisation but uppermost in our mind is the fact that we are helping to significantly improve the quality of life for those less fortunate, while substantially enhancing the liveability of the community as a whole.



BOARD MEMBERS As at 30 June 2016



Ron Ward
Chair



Ray Brown



Tim Gourlay



Alan Zammit AM



Phil Frost



Gundars Simsons



Kim-Marie Backhouse



David Harradine



Donna Adams
Alternate Director



Andrea Galloway
Alternate Director

MANAGEMENT TEAM



Tim Gourlay
Executive Director



Mandy Clarke
Chief Operating Officer



Lorenzo Woodford
State Manager



Sheryl Rainbird
Community Development Officer



Gail Parker
Housing Manager

EXECUTIVE DIRECTOR'S MESSAGE

Tim Gourlay

The need for an increase in the number of affordable and social houses available for rental by low income Tasmanians is serious with the waiting list for public housing increasing to 3800 this year. This figure represents a 30% increase in the number of people seeking access to social housing, up from 2700 in September 2015.

This very significant increase is due to the fact that a greater number of Tasmanian households are experiencing housing stress in large part due to:

- Increasing rental costs in the private rental market;
- Diminishing number of properties available for private rental;
- A greater number of Tasmanian households dependant on government benefits, and;



- Lack of Government incentivised programs to deliver an increase in affordable housing stock.

The simple fact is there isn't enough affordable housing available to low income Tasmanians.

These facts make it all the more important that organisations like Centacare Evolve Housing do what they can to effectively manage existing stock and at the same time increase the number of available dwellings by building new homes.

As a community housing provider with a strong commitment to the provision of new stock and effective community engagement, we see ourselves as a champion for those most vulnerable to housing stress. Centacare Evolve is now in its third year of operation and following a strategic plan that will see it deliver in excess of 200 new dwellings over the next 8 years. The effectiveness of our community engagement strategies is very pleasing and a direct result of the efforts put in by a very committed staff group working in partnership with other local providers and the Brighton Council. The intent is to increase this commitment during 2017 with a range of initiatives that will impact positively on the social fabric of the Bridgewater, Gagebrook and Herdsmans Cove communities and benefit these residents directly.

Centacare Evolve Housing's core role is as a social/community housing provider and we will continue to invest in the wellbeing and personal growth of our residents to build communities that thrive socially and economically. I express my sincere thanks to the committed skilled team at Centacare Evolve Housing and to all those that work in collaboration and partnership to support us so that we can continue to make a positive difference in the lives of the people we serve.



STATE MANAGER'S REPORT

Lorenzo Woodford

As the new State Manager for Centacare Evolve Housing (CEH) I would like to provide some information about my professional career.

I started in housing in the UK in 2008 working for one of the larger providers, Notting Hill Housing Trust (NHHT). NHHT has a property portfolio of more than 32,000 properties throughout London. In 2012 I decided to leave my fantastic job in London to seek a new adventure in Australia. During my time in Australia I have worked for St George Community Housing in various different management positions before seeking a wonderful career opportunity for CEH.

My passion is around sustaining tenancies and ensuring people have the right support in place in order to feel empowered but most importantly, feel safe and secure with their home, community and their landlord. One of the many things that has struck me here are the amount of services available for people in Bridgewater, Herdsman's Cove and Gagebrook however often people have difficulty reaching them. One in five people in these areas cannot drive or don't have access to a car therefore rely on walking or the not-so-regular bus. Part of CEH's master plan is to improve access for people. I will talk a little more about that in the next section.

During the year, CEH partnered with Wilson Homes and has successfully constructed 16 new dwellings in 106 Gunn Street, Bridgewater with mixed management – home ownership, affordable housing and social housing evenly split. Across the road at 107, Wilson Homes is putting the finishing touches to a further 29 new dwellings which will also be mixed management. The new properties have generated a lot of interest both locally and outside

of the area. This will go a long way to improving the infrastructure of Bridgewater, Gagebrook and Herdsman's Cove therefore improving the future prospects of our community.

CEH is committed to revamping an area that has been stigmatised for almost 40 years, working with the community in looking at the future of our area. Some time ago we engaged specialist master planners to help outline a long-term development plan. Our planners held consultations with community members to gain input into future plans. Themes mentioned were a lack of colour in the area, poor footpaths, a lack of shelter and rest stops when walking between suburbs, transport issues and general safety in the area. Much work is still to be done, however CEH is a key player in this space and a visit to Adelaide to view some innovative housing designs has resulted in some exciting plans on a key strategic plot of land.

CEH has various projects in the pipeline. One such project, which is a quick win from the master plan, is to add a little colour to the area by painting some front doors and letter boxes. CEH has met with a leading paints company is keen to be involved and will make further visits to view the site and meet some residents. Other events which CEH became involved with during the year include the Spring Food Festival and the Christmas Parade mentioned elsewhere in this report.

CEH recently conducted a tenant satisfaction survey which is also outlined in this report. While the results are good we don't want to rest on our laurels and we have identified a few areas which can be improved including a new Tenants' Advisory Group (TAG). TAG will be a platform for our tenants to provide ideas and suggestions on how we can improve our services.



New State Manager for Centacare Evolve Housing

During the year, Lorenzo Woodford was appointed Centacare Evolve Housing's new Manager of Housing Services.

Lorenzo has worked in the sector in the United Kingdom and recently with St George Community Housing in New South Wales.

This is Lorenzo's second visit to Tasmania and he is excited to live here and enjoy the wonderful river and mountain views.

When not working Lorenzo enjoys sports with his favourite being tennis, soccer and rugby.

Snapshot of Centacare Evolve Housing

Incorporated in 2013 as Affordable Community Housing Alliance Tasmania (ACHAT) Trading as Centacare Evolve Housing (CEH). ACHAT is a company limited by guarantee formed for charitable purposes and is a not-for-profit organisation.

Its primary role is to create secure, affordable and properly managed housing for low and moderate income households in Tasmania.



In 2015, the Board and Management, in consultation with several specialists, developed a Strategic Plan for the Bridgewater, Gagebrook and Herdsman's Cove Area based around delivering on the objectives of the organisation.

CEH achieved National Regulatory System for Community Housing (NRSCH) registration as a 'Tier One' community housing provider.



A total of **900** former Housing Tasmania tenants have signed onto CEH leases as at August 2016.

In May 2014, CEH accepted responsibility for tenancy and property management from Housing Tasmania for properties in the Bridgewater, Gagebrook and Herdsmans Cove areas with the promise to significantly improve the quality of social housing in the area.

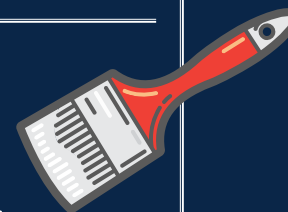


It has successfully partnered with UTAS to develop a community engagement strategy for the precinct.

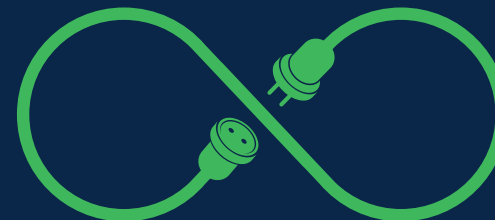
CEH, in partnership with Wilson Homes, has begun construction of 16 new energy-efficient units at 106 Gunn Street Bridgewater under its commitment to the Tasmanian Government's Better Housing Futures program.



CEH has spent **\$3.027 million** in upgrading properties in the area in the 11 months to June 2016.



Six of the 16 units at 107 Gunn Street have been sold as at August 2016.



Work began on the construction of **29** new energy-efficient units at 106 Gunn Street in February 2016.



1060 Housing Tasmania owned properties managed by CEH
16 new dwellings completed.



Satisfaction high for Centacare Evolve Housing tenants

As part of Centacare Evolve Housing's (CEH) commitment to good service, the organisation surveyed 55 tenants about their experience of CEH as a housing provider. The survey was conducted by picking streets at random and door knocking on tenants' doors.

Tenants were happy to provide feedback on their experience with many inviting CEH personnel into their home for a quick chat.

The overall level of satisfaction with Centacare Evolve Housing for property management was 79 per cent, with many linking housing upgrades to a level of satisfaction. The level of satisfaction with property was at 71 percent. It is interesting to note that nine per cent of tenants were very dissatisfied with the property and only one per cent very dissatisfied with Centacare Evolve Housing.

The results showed that 94 per cent of tenants felt welcome when they visited the Centacare Evolve Housing's Bridgewater office with 70 per cent of people very satisfied or satisfied with CEH's response to their enquiries.

A total of 80 per cent of respondents had used CEH's maintenance service for a three-month period and most of these tenants (86 per cent) reported it was easy to report maintenance. The level of satisfaction of maintenance services was 61 per cent either very satisfied or satisfied.

Many people were very satisfied with how their tenancy officer addressed enquires (84 per cent).

The value of the feedback to CEH is that the organisation wants to continue to strive to do better. It now has a base line in which to measure any improvement or decline of service.

CEH also partnered with UTAS, surveying 100 residents in the area about their social networks. These interviews took up to 90 minutes each, providing valuable insight into the networks of residents and the linkages within and outside of the community.

CEH wants to be transparent about the results and work with tenants to identify issues to improve services.

To help with this CEH is instituting a Tenant Advisory Group (TAG) to help. This group will provide ongoing feedback on tenant-related documentation and communications, and provide advice relating to service delivery practices and challenges. The group will also serve as a means for tenants to bring problems they may be experiencing on a local level to Centacare Evolve Housing's attention.

Housing provider does more than collect rent

Centacare Evolve Housing (CEH) has a role in the community which is more than collecting rent and managing housing. CEH is committed to the area, to addressing as many key social issues as possible and practicable.

To understand the key issues for residents and to make plans on what and how some of these could be addressed, CEH engaged professional planners to help.

Community consultations were held earlier this year and a plan has now been provided for the organisation to start working through. Many of the issues identified included:

- Making the area look vibrant. Comments received were that the area looks drab and that more colour would be good.
- More tree planting in the area, on road verges and community and private gardens would help to add to a vibrant look.
- Better paths for walking and some shelter along the path from Gagebrook/Herdsman's Cove to Bridgewater is needed.
- Upgrade of parks is needed.

While this is just a sample of the issues raised, it should also be noted that the report goes further than just identifying issues, but includes ways these issues can be addressed.

Partners will be needed if CEH is going to be able to make some of these changes, and it is now engaged in talking to both Local and State governments, exploring funding opportunities to help and looking at what can be done to start the process of change.



Centacare Evolve Housing is not just housing

Centacare Evolve Housing (CEH) is more than it first seems.

CEH manages houses in the Bridgewater-Gagebrook-Herdsman's Cove area within the Brighton municipality, but as part of the CatholicCare group (formally Centacare) CEH is able to link those in need into a large range of services.

CEH has a service for those in need of children's services or parenting support, counselling, tenancy support, family violence, multicultural services or housing.

Some of the programs CEH has been able to deliver include:

- For parents, the PAUSE (Parenting Adolescents with Understanding, Sensitivity and Engagement) program is an exciting program for parents of young people aged 10-18 years and has been designed as a resource for parents to assist their children through the turbulent years of adolescence.
- For students aged 15-18 years who have experienced trauma, an eight-week group

program, Creative was run in the New Town office throughout the year. The group investigated a number of different expressive therapies including music, drama and movement, clay, writing, photography, poster making and painting. Those who participated also attended a CatholicCare pre-program assessment.

Counselling services are also available to provide assistance to individuals, couples, families and children. Counselling may address issues of relationship difficulties, family separation, family violence and parenting.

CatholicCare Family Services operates a Specialised Family Violence Service which offers counselling and support for all family members who may be affected by the impact of family violence. This includes individual counselling and group programs for both adults and children.

A new Safe Choices program is also available providing practical support, advice and referral to people leaving or considering leaving violent relationships.

This is just a small example of the services available but for CEH clients there is a range of services to provide extra support in times of need.

Further information is on the CatholicCare website www.catholiccasetas.org.au

and through Centacare Evolve Housing centacareevolve.com.au



Housing provider is actively involved with its community

While the core business of Centacare Evolve Housing (CEH) is the management of the Housing Tasmania stock in Bridgewater, Gagebrook and Herdsman's Cove, there is also a significant community development element to CEH's work. Over the past 12 months the ground work for this element of work has been laid and some success already achieved.

The first initiative was the introduction of a Welcome Pack for new tenants. The pack consists of a bucket with cleaning goods including a toilet brush and dust pan and broom set, toilet roll and soap, among other things necessary when moving into a new home. The other part of the welcome pack is local information which includes local services and volunteering opportunities in the area.

CEH partnered with the Waterbridge Community Pantry that includes a \$10 voucher with the welcome pack for the purchase of fruit and vegetables to help allow householders to begin stocking their cupboards from the pantry.

Working together is important to the success of community development work and the Brighton Alive Network (a network of community organisations that work within the Brighton Community which meets monthly), is a vital element to this. Centacare Evolve Housing has been an active member of this network over the last 12 months which has seen:

- The development of an event calendar for the area
- An event management kit written and shared
- A joint funding submission to the Brighton Council Community Grants scheme successful for the implementation of four community events in the next financial year with different agencies

taking the lead role. These will include a Spring Food Festival, a Christmas Parade, a Children's Festival and a Community Information Day.

Some of CEH's activities have had a more dramatic effect for the community, for example working with Deloitte staff to arrange an impact day involved painting of the child care room at the Jordan River Services Gagebrook Centre.

A few hours of work changed a blank wall into lots of colour for the children. The day also provided expertise for the Waterbridge Food Co Op in the development of spreadsheets and training for the volunteers to continue this work.

Other community initiatives included participating as an active member of the Waterbridge Food Co Op steering committee, being the Easter Bunny for the Easter community breakfast (in charge of the Easter egg hunt), collecting Christmas presents for the local Giving Tree and picking up and delivery of food hampers for emergency relief efforts.

Partnerships are important for community development and engagement to be successful or to happen at all, and as a new service in the community CEH has been blessed to work with some of the best organisations in the sector. The commitment to the community by these services is often not seen,



but it should never be doubted. CEH makes special mention of Jordan River Service Inc, Brighton Council, Community Blitz, Impact Communities, Communities for Children, Red Cross, LINC, *tagari lia*, PCYC, Hippy, Southern Junior Dirt Bike Club and Youth Off the Streets for their fantastic support and willingness to partner and help.

The ground work has been laid for a busy year ahead with planning already started for the Spring Food Festival for 2016 as is the first traditional Christmas Parade for the area.

The voice of residents and in particular CEH tenants will continue to be sought through the new Tenant Advisory Group and the existing Community Development and Engagement Reference Group.

Strong sign-ups a reason for celebration

Centacare Evolve Housing (CEH) Tasmania recently celebrated 900 sign-ups to its leases.

For Executive Director of Centacare Evolve Housing, Tim Gourlay, it is the organisation's capacity to contribute to community change that matters most.

"One of the challenges for young people today in

trying to achieve the Australian dream of owning their own home is the lack of affordability," Mr Gourlay said.

Mr Gourlay also spoke of CEH's involvement with community support activities.

"These are residents, the 900 new sign-ups, who formerly had a lease with Housing Tasmania for the

house that they occupied, but have been prepared to enter into a new lease with [Centacare Evolve Housing,] the community housing provider," he said.

"This makes residents eligible for Commonwealth Rent Assistance which enables us to put that money towards property development, deferred maintenance or community engagement initiatives."



Residents benefit from rewards and reference group

At the end of 2015, Centacare Evolve Housing (CEH) met with 369 individual residents in the Bridgewater, Gagebrook and Herdsmans Cove area who shared in CEH's Resident Reward Scheme.

The Scheme was launched as a reward for those residents who transferred from Housing Tasmania, kept their property in good condition, kept the rent up to date and who were good neighbours. The incentives were provided just before Christmas.

CEH's Christmas spirit saw the organisation involved in two other important events - the Youth Off The Streets Christmas Party and the Jordan River Services Christmas Giving Tree. Both activities were a great opportunity to participate, with the Giving Tree providing gifts to 348 local children.

CEH also sought community members to participate in its newly established Community Development and Engagement Reference Group (CDERG).

CDERG, which was established last October, has representation from a large range of services

CEH's Christmas spirit saw the organisation involved in two other important events - the Youth Off The Streets Christmas Party and the Jordan River Services Christmas Giving Tree. Both activities were a great opportunity to participate, with the Giving Tree providing gifts to 348 local children.



including: Jordan River Services, Youth Off the Streets, Tasmanian Police, Brighton Council, Impact Communities, Community Blitz, Housing Tasmania and local residents. This group is key to CEH's work and provides a balance of views and ideas, while providing opportunity to discuss issues and find solutions and partnerships.

The first issue raised was dirt bikes for the area.

This issue proved to be more complex than first thought, but an agreed strategy was developed and a partnership between Police, Youth Off the Streets and CEH to address concerns established. By working as a collective, CEH is able to raise and address issues that as individual organisations or residents may not be able to do. The future for this group is bright with participants actively engaged in working together.



Spring food festival to be a regular on the annual community calendar

Centacare Evolve Housing participated in three community events during the year, but by far the most successful was the Spring Food Festival with more than 500 people attending.

The event was hailed as a huge success for the Gagebrook community. Residents were inspired by having this event in their area. MONA provided a

chef and St Vincent de Paul Society provided many hundreds of plants to give away to encourage home gardens.

The partnerships developed in the planning of this event is being used as the basis for this event to become an annual event for the Jordan River Service.

Community Housing project delivers economic and social benefits

A community housing project in Southern Tasmania is delivering on a commitment to revitalise the Bridgewater, Gagebrook and Herdsmans Cove communities, through the construction of 75 new homes under the State Government's Better Housing Futures strategy, and the provision of a range of social services to local residents.

Centacare Evolve Housing (CEH) is developing three housing sites in Bridgewater and building brand-new, two and three bedroom, brick veneer, energy efficient units that will positively impact the State's social housing waiting list. The investment across the three sites in Bridgewater by Centacare Evolve Housing is valued at \$13 million, and construction has seen in excess of 100 new positions being created.

CEH Executive Director Tim Gourlay, said the three sites under development in Bridgewater formed a mini economic stimulus for the State, and more importantly directly impacted the priority end of the State's social housing waiting list.

"In the past two or three decades there has been very little new residential development in the Bridgewater area, and this development is not only helping to stimulate the economy but also is helping to transform the neighbourhood of Bridgewater and Gagebrook," he said.

"Tenants will have access to brand new residential accommodation and in some cases this will be a life-changing experience for them. It will be a transformational opportunity given the quality and environmental rating of the homes, combined with low recurrent maintenance costs."

Premier of Tasmania Will Hodgman, and Minister for Human Services Jacquie Petrusma toured two of the



Jacquie Petrusma MP, left, new home buyer Stacey Eaves and her mother Anita Verrell, with Tim Gourlay and Premier Will Hodgman in one of the newly completed units at Bridgewater.

construction sites at Bridgewater earlier this year.

"Collaboration between Government and community housing providers across the State is vital in ensuring we can provide Tasmanians with a successful affordable housing system," Ms Petrusma said.

"These developments on unused land will provide many Tasmanians with new opportunities for safe and secure housing, as well as creating employment opportunities with more than 100 new jobs created across three sites currently being developed by Centacare Evolve Housing."

Mr Gourlay said that in addition to the construction of new dwellings by Centacare Evolve Housing, project partner CatholicCare Tasmania was delivering a range of social services to Bridgewater, Gagebrook, and

Herdsmans Cove community members including: language, numeracy and digital adult literacy courses; a childcare centre operating from St Paul's Catholic School; a parenting program for people with young children or those who were in the final stages of pregnancy, and a food nutrition course.

"We are facilitating a lot of activities that engage with people and add value to the community," he said.

"We recently appointed a community development officer and also a community reference group to ensure the activities we are delivering are responding to the needs of the community.

"We are a lot more than a community housing provider."



New home buyer Stacey Eaves and her mother Anita Verrell.

Housing ownership closer to becoming a reality for young people

For 21-year-old cleaner Stacey Eaves, becoming a proud new property owner as part of the Tasmanian Government's Better Housing Futures strategy, is a major milestone.

"I feel excited and anxious, because this is a big thing," Miss Eaves said.

"This is a lot more affordable [than other houses on the market] so it'll be easier to save more now.

"This is a good future investment."

The Bridgewater property was developed and sold by community housing provider Centacare Evolve Housing (CEH), which is the first community housing provider in Tasmania to develop vacant land in Housing Tasmania's existing portfolio for the purposes of constructing affordable housing.

Miss Eave's mother, Anita Verrell, who will be living next door and helped her purchase the property, was thrilled with her daughter's success.

"I feel very comfortable [as] she's somewhere I can see her, and she's doing this at such a young age as well," Miss Verrell said.

"I've told her time and again, 'do not rent' save your money and buy.

"My advice to other young people would be to keep saving and just wait for the right opportunity."

CEH Executive Director Tim Gourlay, said that the sale of the two-bedroom unit signifies an important step for young people in the community.

"One of the key challenges of any young person today who wants to achieve the Australian dream of home ownership is the lack of affordability," Mr Gourlay said.

"Home ownership is beyond the reach of most young people, particularly in the larger cities like Melbourne and Sydney, where price values are escalating ... well beyond a young couple's capacity to save a deposit for a home."

Archbishop Julian Porteous, who attended the signing of the contract for sale, also spoke of the solution the scheme provided for young people struggling to enter the property market.

"It overcomes [many] obstacles [to home ownership] in life," he said.

"One of the key challenges of any young person today who wants to achieve the Australian dream of home ownership is the lack of affordability."

"It provides a breakthrough because it offers an affordable, brand new and beautiful house."

The property is one of 16 currently under construction and due for completion by the end of October this year, with a further 29 properties due to be offered for sale in late 2016.

The project is part of a commitment by CEH to develop 200 new homes in the Bridgewater and Gagebrook precinct over 10 years.

More housing options available for those escaping domestic violence

People fleeing family violence will have more immediate housing options now, thanks to a new initiative launched in Hobart.

The Rapid Rehousing initiative will see the State Government commit \$2.4 million for the next four years, towards the provision of 50 houses annually around the State, to be made available for victims of domestic violence.

The houses, which will be connected to electricity, furnished and stocked with food, will provide immediate relief for those experiencing domestic violence and needing a safe place to make a fresh start.

CatholicCare Tasmania and Centacare Evolve Housing have worked collaboratively with the Tasmanian Government and community housing providers, in an endeavour to ensure more immediate options are available for the safe, secure and longer term rehousing options, for people at risk of homelessness as the result of domestic violence.

CatholicCare Executive Director Tim Gourlay said finding appropriate and affordable accommodation was a major barrier to many people leaving a violent relationship.

“The Royal Commission into Family Violence in Victoria has identified that a major barrier to people escaping domestic violence is that there are no realistic rehousing options available to them and this strategy directly addresses this problem,” he said.

“These houses are ready to go with power on, white goods and furniture, food in the pantry and can save two or three moves for people who might usually have to find temporary accommodation in a shelter, caravan park or motel.

“And the beauty of these houses is people can get into them straight away, get established and if they like it they can stay six months, 12 months or longer, so it’s not necessarily transitional accommodation.”

The tenancy support and management of the initiative will be undertaken by the four community housing providers under the Tasmanian Government’s Better Housing Futures Program, Centacare Evolve Housing, Housing Choices Australia, Community Housing Ltd and Mission Australia Housing.

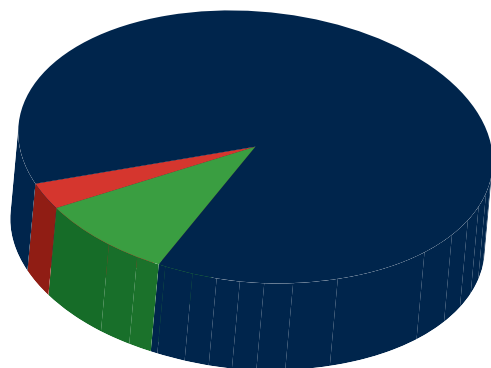
Mr Gourlay said that the initiative, which was about providing secure housing and a fresh start for victims of domestic violence and their families, was timely and part of the Tasmanian Government’s 25.7 million initiative on domestic violence.

“It’s excellent and very timely because housing responses to people experiencing domestic violence have fallen short for a long time and this initiative addresses that,” he said.

It is hoped the Rapid Rehousing program will prove to be sustainable and provide a model for other jurisdictions to replicate.

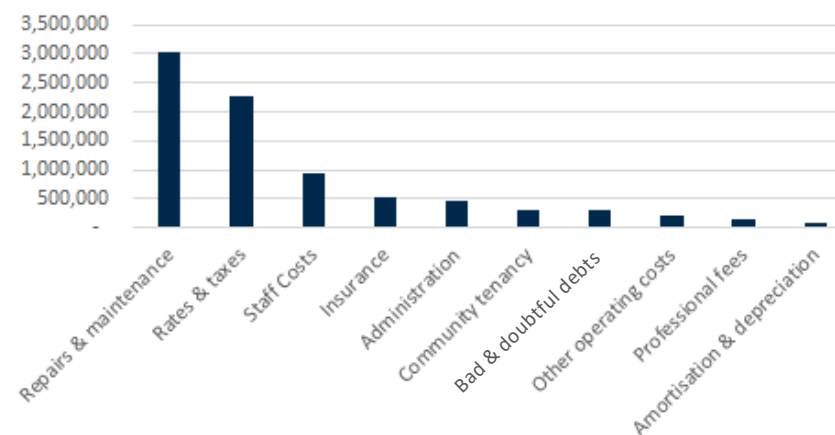
“There’s nothing directly comparable that I am aware of and this could well be a pilot program for other States,” Mr Gourlay said.

Centacare Evolve Housing Financial Summary for the year ended 30 June 2016



SOURCES OF INCOME

	2015	2016
Rental	8,258,710	8,974,557
Contributions from sales	218,278	951,791
Other	442,045	325,956
Total Income	8,919,033	10,252,304



USE OF RESOURCES

	2015	2016
Repairs & maintenance	3,368,156	3,027,689
Rates & taxes	2,119,659	2,268,755
Staff Costs	810,560	944,294
Insurance	255,579	532,609
Administration	190,609	476,908
Community tenancy	160,699	314,789
Bad & doubtful debts	184,261	314,411
Other operating costs	234,096	199,570
Professional fees	148,432	134,716
Amortisation & depreciation	72,510	74,882
Total Expenditure	7,544,561	8,288,653



Community minded, Community driven

Shop 2, 28 Green Point Rd
Bridgewater TAS 7030
(next to Centrelink)

*Affordable Community Housing Alliance Tasmania Limited
trading as Centacare Evolve Housing ABN 23 154 824 969*

Phone: 6173 0060
Email: centacareevolve@aohtas.org.au
www.centacareevolve.com.au

 centacareevolve

 @centacareevolve