



## Background

Centacare Evolve Housing (CEH) is committed to increasing social housing supply throughout Tasmania. The land at 29 Talbot Street, Fingal is Break O'Day Council owned land, and it is proposed that 8 new homes will be constructed. The new homes will be allocated to priority applicants from the Social Housing waiting list who are over 55.

This flyer is being circulated to provide information about social housing and how the proposed development will be managed in the community moving forward.

## The Development

During the concept stage, we ensure that our developments are in keeping with the existing buildings and landscape. Given the notable vegetation on the proposed site, our goal was to retain as much of the existing trees and greenspaces as possible. This was a driving factor for the team when coming up with the design concept and the usage of conjoined units along with their placing on the block allows for the maximisation of shared spaces however, creates opportunities for privacy also. The shared spaces will in turn allow opportunities for the tenants to create relationships and foster a sense of community.

The facades of the homes themselves are an aesthetically pleasing mix of both brick and lightweight cladding featuring both one-bedroom and two-bedroom dwellings. All units providing an open plan kitchen, dining and kitchen, boasting a 7-star energy rating.

It is planned that tenants are selected from the Housing Connect waitlist which is managed by the State Government and available properties are allocated by housing providers to people on the list according to a number of factors (e.g. family size, preferred location, length of time on the list etc.). Centacare Evolve Housing recognises the

importance of allowing those in the area in need of housing to remain in the community where they have established family, friends, services and networks. The location of the development itself is within walking distance of the town centre allowing the tenants ease in accessing services and shops within Fingal. Given the current climate, it's not just suburban areas that are experiencing the current housing crisis and the pressure that comes with it. Now more than ever, it is essential to support both rural and regional areas in addition to suburbs closer to the major cities.



(Proposed Development Image for Illustration Purposes)

The proposed development in Fingal will have an assigned Tenancy Officer who is the tenant's main point of contact with Centacare Evolve Housing. Tenancy Officers assist tenants with initial viewing and sign-ups, providing important information about leases and tenancies, conducting property inspections, and checking rental payments are up to date, they also are key to ensuring properties are well looked after and any issues regarding a tenancy are dealt with accordingly.

Regarding services, CEH delivers a range of specialised, professional support to families and individuals throughout Tasmania, including counselling, housing and homelessness support, advocacy, education and training, mental health support, migrant support, family reunification, family violence support and education. These referral services will be available to tenants as well as anyone within the community requiring this support.



**What is the social housing wait list and what is the need?**

There are currently over 4000 people on the housing waiting list that are seeking properties throughout Tasmania.

The social housing list is a list of people waiting for a home. Some people have more urgent needs than others because of personal circumstance. The highest level of need is called priority.

Social housing tenants are selected from the Housing Connect waitlist which is managed by the State Government and available properties are allocated by housing providers to people on the list according to a number of factors (e.g. family size, preferred location, length of time on the list etc.).

**How do people apply for Social Housing?**

Social housing applications are received by Housing Connect (1800 800 588). Applications for the waitlist can be made via our website <https://centacareevolve.com.au>

**How are rents set for Social Housing?**

Social housing rent is set as a proportion of household income and calculated as 25% of assessable household income plus Commonwealth Rent Assistance or independently valued market rent - whichever is lower.

**What is the difference between 'Social Housing' and 'Affordable Housing'?**

Social housing is secure and affordable rental housing for people on low incomes with housing assistance needs.

Affordable housing is for households with very low to moderate incomes. It is priced so households are able to meet basic living costs such as food, clothing, transport, medical care and education.

**Who would manage the Social housing tenancies?**

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<https://centacareevolve.com.au>

**Who is CatholicCare Tasmania and Centacare Evolve Housing**

Catholic Care Tasmania, through its housing entity Centacare Evolve Housing (CEH) is a Tier 1 Community Housing Provider that is committed to contributing to an increase in the supply of housing in Tasmania. CEH owns or manages over 3000 social or affordable housing properties throughout Tasmania. We are also building many new homes through an extensive building program that will add over 800 new properties to the social and affordable housing markets over the next few years.

**How does Centacare Evolve Housing fund the construction of the homes it builds?**

There are a number of funding sources, including State or Federal funding. It is proposed that the development at Fingal would be funded by a collaboration between State Government & CEH in a response to investment of delivering social housing across Tasmania, the land is owned by Break O'Day Council.



## How many people will be housed in the proposed development at Fingal?

We have very strict guidelines that we are required to meet when housing our tenants. This includes the number of people, as well as the age of any children that may be sharing a room. The eight units could potentially house up to 16 residents. Our tenancy officers do regular inspections of the properties to make sure that these requirements are being met.

## Where services are already stretched, what will Centacare do to address this?

CEH delivers a range of specialised, professional support to families and individuals throughout Tasmania, including counselling, housing and homelessness support, advocacy, education and training, mental health support, migrant support, family reunification, family violence support and education. These referral services will be available to tenants as well as anyone within the community requiring this support. For more information, please follow the attached link: <https://catholicaretas.org.au/services>

It should also be recognised that the Fingal Valley is the home to one of the best-established Neighbourhood Houses throughout Tasmania. Fingal Valley Neighbourhood House Inc. services Fingal, Avoca, St Marys, Mathinna, Cornwall and Mangana.

Services and activities include:

- Play Centre
- Online Access Centre
- Op Shop
- Community Library
- Hairdresser
- 12 Seater Bus
- Car

## I live in the Fingal area, am I eligible to apply for housing within this development?

Centacare Evolve Housing recognise the importance of allowing those in the area in need of housing to remain in the community where they have established family, friends, services and networks. To be eligible for housing within this development you must be registered on the priority housing waitlist.

## Another Useful Link:

<https://www.communities.tas.gov.au/housing/housing-connect>

## More Information

For further information in regards to the Centacare Evolve Housing, please see our website: <https://centacareevolve.com.au> or email: [property.development@aohtas.org.au](mailto:property.development@aohtas.org.au)

The development will go through the required planning process with Break O'Day Council. You will be able to view the full submission on the Councils website, when it becomes available:

<https://www.bodc.tas.gov.au/council/advertised-development-applications/>



*Proposed site of development*

