



CITY OF HOBART

AFFORDABLE HOUSING AND HOMELESSNESS COMMITMENT 2021–23



City of **HOBART**

Acknowledgment

In recognition of the deep history and culture of our City, we acknowledge the Tasmanian Aboriginal people as the Traditional Custodians of this land. We acknowledge the determination and resilience of the Palawa people of Tasmania who have survived invasion and dispossession, and continue to maintain their identity, culture and rights.

We recognise that we have much to learn from Aboriginal people who represent the world's oldest continuing culture. We pay our sincere respects to Elders past and present and to all Aboriginal people living in and around Hobart.

Social Inclusion Policy Statement

In alignment with the Universal Declaration of Human Rights, the Council recognises the fundamental right of every individual to participate socially, culturally, economically, physically, spiritually and politically in society.

The Council acknowledges that each member of the community has their own set of strengths, skills and resources and that the contribution of these is of benefit to the whole community.

The Council recognises that not everyone's experience of our community is the same. We acknowledge the systemic barriers within the built, social and information environment that prevent people from thriving and contributing to society. Barriers include lack

of employment opportunities, poverty, low literacy and numeracy, ill health, intimate and family violence, inadequate support services, stigma and discrimination and lack of housing affordability. These are challenges which the Council is committed to addressing through advocacy, partnership and direct action.

Council commits to building social inclusion and actively reducing discrimination on the ground of any attribute listed under section 16 of the Anti-Discrimination Act 1998. The Council commits to social inclusion and compliance with relevant anti-discrimination legislation in all aspects of council operations including strategic planning, service delivery, communications and design and delivery of public spaces.

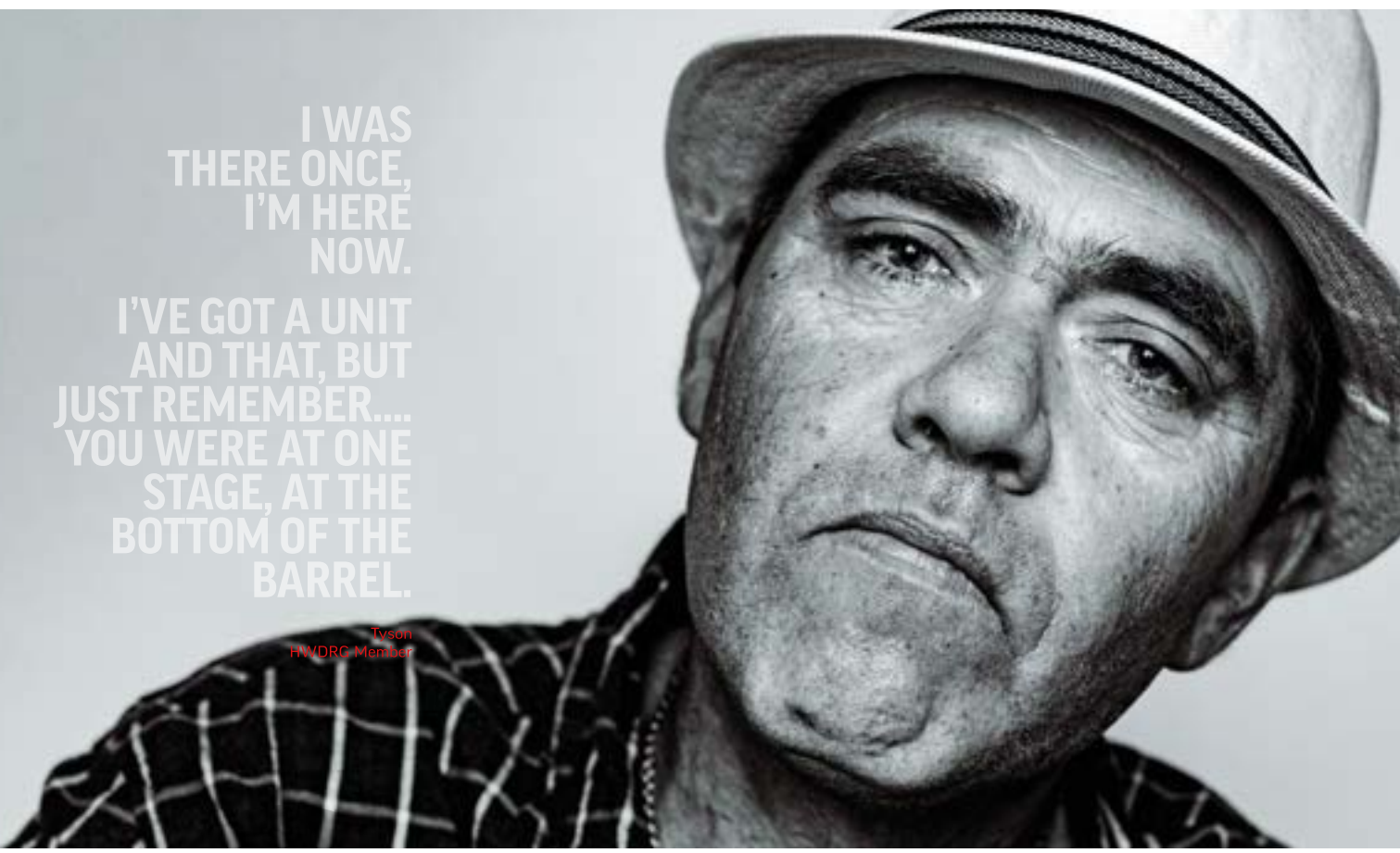
A note on language: the organisation's registered business name is 'City of Hobart' and 'Hobart City Council' is our legal name. In this document, the organisation is referred to as the 'City of Hobart' or the 'City' with the exception of the Social Inclusion Policy Statement which, as a formal policy, uses the term 'Council'.

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I WAS
THERE ONCE,
I'M HERE
NOW.
I'VE GOT A UNIT
AND THAT, BUT
JUST REMEMBER....
YOU WERE AT ONE
STAGE, AT THE
BOTTOM OF THE
BARREL.

Tyson
HWDRC Member



Our Commitment to Affordable Housing and Homelessness

The City of Hobart is committed to building inclusive, strong and healthy communities through the celebration of diversity and participation in community life and by making services, programs and facilities accessible for people of all ages and abilities.

The City continues to be committed to identifying, and to the best of its ability addressing the full diversity of issues in relation to affordable and social housing and homelessness within the city's municipal area.

This Commitment clarifies the City's Role, articulates Priority Areas and identifies specific Actions that the City will continue and/or initiate to address affordable and social housing and homelessness issues over the next two years.

It builds on the work undertaken by the City through the implementation of the *Housing & Homelessness Strategy 2016-2019*ⁱ.

It should be noted however, that there has been significant change in the housing and homelessness landscape within Hobart and more broadly within Tasmania since the publication of the original Strategy.

A sharp increase in the value of Hobart properties, and subsequent rents, has been fuelled by a lack of supply and an increase in properties being utilised for short stay accommodation. Hobart's property prices rose by 26.82 per cent in the year to September 2021, the largest increase of any Australian capital cityⁱⁱ. With a vacancy rate of only 1.4 per centⁱⁱⁱ, Hobart has the tightest rental market in the country, and on the measure of proportion of rent to income Hobart has become the least affordable Australian capital city for renters^{iv}.

Another factor which has an impact on housing is Tasmania's population, which is ageing faster than the Australian average. The proportion of Tasmanians aged over 65 years increased by 3.4

per cent from 2011 to 2016, compared to a 1.7 per cent increase for the whole of Australia. (14 per cent in 2011 to 15.7 per cent in 2016)^v.

A quarter of the state's population also lives with disability, which is high compared to other states. The proportion of the population living with a disability increases considerably with age. Tasmania also has the highest proportion of people aged 65 years and over with disability (55 per cent)^{vi}.

These factors add further strain on affordable and secure accommodation within Hobart and has created a situation that requires a collaborative, strategic and focused approach. As well as fulfilling its key role as a Planning Authority, this rapid change has required the Council to take a leadership role, by working in greater collaboration with the sector as well as the State and Federal Governments in order to identify the best way forward.

Local and Regional Strategic Projects/Documents

Recently, a number of key strategic projects have been developed or are currently in development that create the mechanisms for all levels of government to work together, primarily to address housing issues within greater Hobart. These mechanisms include the Hobart City Deal, the Greater Hobart Act, the MetroPlan and the Central Hobart Precinct Plan all of which will influence and shape how the City responds to the emerging issues within the areas of affordable housing and homelessness.

These strategic and regional projects and approaches support high level structural and administrative change, particularly in relation to regional housing supply, planning legislation, transport as well as settlement strategy, physical infrastructure, and the delivery of affordable housing.

Most of the homelessness actions in this commitment are locally focused and will have a direct impact on members of the Hobart community who are experiencing homelessness. These actions aim to facilitate and support initiatives by local providers.

- i City of Hobart Housing & Homelessness Strategy 2016–19. <https://www.hobartcity.com.au/Council/Strategies-and-plans/Housing-and-Homelessness-Strategy>
- ii Core Logic (2021). Core Logic Home Property Value Index – Monthly Indices. Accessed 29 September 2021.
Retrieved from: <https://www.corelogic.com.au/research/monthly-indices>
- iii Place Design Group (2019). Toward Infill Housing Development. Report. Tasmanian Department of State Growth. https://www.stategrowth.tas.gov.au/_data/assets/pdf_file/0019/216172/Toward-Infill-Housing-Development.pdf
- iv <https://www.sgsep.com.au/maps/thirdspace/australia-rental-affordability-index/>
- v <https://www.cotatas.org.au/wp-content/uploads/sites/3/2019/02/1.-Tasmanias-Ageing-Population.pdf>
- vi <https://www.hobartcity.com.au/Community/Community-programs/Equal-access>



Our Organisation

CITY OF HOBART MISSION

Working together to make Hobart a better place for the community.

The Affordable Housing and Homelessness Commitment strongly aligns with the broader strategic framework of the organisation and responds directly to the Community Vision and Strategic Plan. Hobart: A City for All, the City of Hobart’s Community Inclusion and Equity Framework, describes the City’s approach and role. The commitment directs the actions of the organisation that were identified by the community in creating a city for all and provides the framework that underpins our work within the areas of affordable and social housing and homelessness. This commitment in turn guides action within specific annual and unit plans within the organisation.

COMMUNITY VISION



Guiding Principles

Hobart: A community vision for our island capital, articulates the kind of future the Hobart community would like to see and forms the guiding document for the City of Hobart's strategic plan.

The vision reflects the community's expectation for action in relation to the areas of affordable and social housing and homelessness in the city, and provides a strong mandate for delivery of this Affordable Housing and Homelessness Commitment.

This commitment has been developed to respond directly to the following aspirations set out in the community vision and strategic plan:

We all have access to an affordable home.

Vision Pillar 7.1

Work in collaboration with government bodies and the not-for-profit sector to identify and address issues of homelessness and housing affordability, diversity and supply.

Strategic Outcome 7.1.1

Advocate for people at risk of housing stress and homelessness.

Strategic Outcome 7.1.2

Encourage recognition and understanding of the issues that contribute to homelessness and develop effective partnerships to enhance interactions with homeless people.

Strategic Outcome 7.1.3

Housing is affordable, and none of us experiences housing stress.

Vision Pillar 7.1.4

Advocate for the increased supply of social housing to be delivered through a range of supported accommodation models.

Strategic Outcome 7.1.4

We have housing available for those of us experiencing disadvantage. We cater for vulnerability. Social housing is part of, not separate from, the communities, services and access that are everyone's right.

Vision Pillar 7.1.5

Advocate for legislative and other tools that support social and affordable housing.

Strategic Outcome 7.1.5

Our infrastructure, services and other aspects of our built environment support equal access for all.

Vision Pillar 7.3.2

Identify those people in the community who are most disadvantaged, excluded and vulnerable and develop appropriate initiatives to address their issues, in partnership with stakeholders.

Vision Pillar 2.2.6

Deliver and support initiatives, activities and programs that build community resilience, wellbeing and safety.

Vision Pillar 2.4.6

Community Input

The Housing and Homelessness Commitment has been developed in response to aspirations of our community, specific engagement from the *Hobart: A City for All, Inclusion and Equity Framework* and targeted consultation and research resulting in the development of detailed action plans that provide specific direction to assist the City in building an equitable and inclusive community.

In direct response to all that we have heard from our community, from the Community Vision and Capital City Strategic Plan, and detailed during the engagement process, the Affordable Housing and Homelessness Commitment is aligned with a focus on the outcomes under Pillar 2: Community inclusion, participation and belonging and Pillar 7: Built environment.

During the engagement period, the context for discussion included the City's current level of resourcing, current financial constraints, the activities currently being undertaken by the City of Hobart, and the City's social inclusion roles. Extensive engagement with the sector, external reference groups and internal engagement was undertaken during 2020 and 2021.

This included targeted community workshops with community and housing sector groups; focus groups with people with a lived experience of housing stress and homelessness; surveys from the broader Hobart community; City of Hobart employees and Elected Members.

Feedback from these engagement opportunities has informed the approach, format and content of the Affordable Housing and Homelessness Commitment. We will deliver on these priorities through a variety of projects, initiatives, and partnerships as outlined in the Action Plan (on pages 14-17) of this commitment.

WHAT WE HEARD:

Participants strongly encouraged the City to outline its role within the context of affordable housing and homelessness, in addition to expanding on our priority focus areas and actions associated with this commitment.

The engagement process identified ongoing and emerging issues within these areas and resulted in short and long-term actions for us to deliver, with consideration given to our roles, resources and opportunities for collaboration with other sector, government agencies and peak bodies. As a result of this feedback and research, the following key themes were identified:

- Affordable Housing is a key issue in Hobart and there currently isn't enough affordable housing for Hobart's residents. The Council could consider planning/development decisions that increase affordable and social housing.
- Homelessness is a significant issue in Hobart that needs to be addressed. In particular the City has been asked to examine the growing acceptance of homeless culture in Hobart and opposition within local communities towards housing developments to support people in need. The City could consider actions to mitigate often related issues, such as domestic violence and social isolation, which may lead to homelessness.
- Actions within the commitment need to be targeted, specific and measurable in order to better address the housing and homelessness issues in Hobart. These actions need to have sufficient and dedicated resourcing allocated to them in order to succeed.

- Changes to land use regulation such as zoning and planning schemes were seen as critical mechanisms for affecting change in addressing a lack of affordable and social housing, and subsequent homelessness. The most effective change that the City can make to housing affordability is likely through changes to policy that concern development projects, delivered through the City's role as a Planning Authority.

There was a strong collective preference (from groups and individuals involved throughout the engagement process) in favour of retaining elements of the Housing & Homelessness Strategy 2016-19, including defining its role and priority areas for action.

The City of Hobart will continue to play the following key roles in addressing affordable and social housing and homelessness issues:

ADVOCATE

The City will collaborate with business, community and the sector to advocate for positive change, where appropriate, in order to address local and regional affordable, social housing and homelessness issues.

COMMUNICATE

The City will identify, collect and disseminate relevant information and resources that promote greater understanding of local, regional and national affordable, social housing and homelessness issues.

CONNECT

The City will bring business, community, government and the sector together to create and strengthen relationships in order to address local and regional affordable, social housing and homelessness issues.

FACILITATE

The City will facilitate, promote and support business, community and government initiatives in order to address local and regional affordable, social housing and homelessness issues.

LEAD

The City will continue to be a leader in identifying, promoting, coordinating, and delivering actions in order to address local and regional affordable, social housing and homelessness issues.

MANAGE

The City will focus its strategic planning, resources, infrastructure and facilities in order to address local and regional affordable, social housing and homelessness issues.

PLANNING AUTHORITY

The City will utilise opportunities as the local planning authority to maximise appropriate and equitable housing developments that meet community need and aspiration.

Priority Areas for Action

In alignment with the **Capital City Strategic Plan** and **Community Inclusion and Equity Framework**, the City of Hobart commits to actions under the following four priority areas:



PARTICIPATION AND ACCESS

STRATEGIC PLAN OUTCOME 2.2

Hobart is a place where diversity is celebrated and everyone can belong, and where people have opportunities to learn about one another and participate in city life.

The City will focus resources to ensure that public spaces and infrastructure provide the best possible benefit for all community members, including people experiencing homelessness. The City will support opportunities for adaptive re-use of sites and encourage best practice in urban design that is inclusive and environmentally sustainable.

Examples include providing and promoting appropriate public infrastructure for people experiencing homelessness, such as showers, water bubblers / refill station, recharge stations for mobile phones; collaborating with community services and programs such as Street to Home and Orange Sky Laundry that provide support to people without a home living in Hobart's public spaces.



WELLBEING AND KNOWLEDGE

STRATEGIC PLAN OUTCOME 2.3

Hobart communities are active, healthy and engaged in lifelong learning.

The City will focus on the delivery and support of community education and awareness raising campaigns, programs and projects in relation to affordable and social housing and homelessness that also promote celebration, diversity and social connection.

Examples include supporting Housing with Dignity Reference Group members to deliver a range of programs, projects and advocacy initiatives including the "I am Somebody" project as well as providing the Hobart Helps Card, which provides information on local homelessness and social support services within Hobart.





SAFETY AND RESILIENCE

STRATEGIC PLAN OUTCOME 2.4

Hobart communities are safe and resilient, ensuring people can support one another and flourish in times of hardship.

The City will support and where necessary facilitate city activation projects and programs that encourage community ownership, identity and cohesion in order to maximise participation in community life, facilitate community safety and increase social interaction.

Examples include supporting community initiated services such as Food Not Bombs, Dining with Friends, King's Diner, Pets in the Park and Circle of Love and Care through the provision of free venue use as well as providing relevant training and information to support City of Hobart 'front line' employees coming into contact with rough sleepers.



PLANNING AND PARTNERSHIPS

STRATEGIC PLAN OUTCOME 7.3

Infrastructure and services are planned, managed and maintained to provide for community wellbeing.

The City will evolve and respond to community aspiration and need in relation to housing. This includes both the control of existing and new development as well as strategic planning to ensure that resources are carefully managed to match current and future community needs and expectations. We will continue to develop partnerships and work collaboratively with other levels of government, neighbouring councils, housing peak bodies, investors as well as social housing providers, educational, community and voluntary organisations in order to in address the lack of affordable and social housing and supporting people without a home.

Examples include supporting Community Housing Providers to build affordable and social housing, advocating to the State Government for planning changes in relation



to short stay accommodation and mandatory inclusionary zoning, as well as working to increase housing choice as part of the Hobart City Deal; coordinating the Greater Hobart Homelessness Alliance, which includes State and Local Government representatives as well representative from the housing and homelessness sector; participating in the Council of Capital City Lord Mayors (CCCLM) on activities relating to affordable and social housing and homelessness; collaborating with the University of Tasmania to identify and support opportunities for affordable and social housing inclusion within City and Sandy Bay campus accommodation developments.

These priority areas are used to structure our actions in support of affecting positive change within the areas of affordable housing and homelessness and commit to addressing and promoting the City's role through advocacy, partnership and direct action.





Action Plan

The City is committed to the following actions, noting that actions have been allocated for Affordable Housing actions and separately for Homelessness actions. It should be further noted that some actions are already underway or ongoing.

Any new actions that fall directly within the City's area of responsibility, and delivered with the

current resources, are planned to be completed within the two year life of this commitment.

The regional strategic actions are to be delivered in partnership with other agencies. These actions typically have a longer time frame for delivery, and will be progressed during the period of the commitment, although not necessarily completed.

| Current and Continuing Affordable Housing Actions | Priority Areas for Action |
|---|----------------------------------|
| Contribute to the development and review of State Government strategies, plans and legislative frameworks such as <i>Tasmania's Affordable Housing Strategy</i> , <i>Southern Tasmanian Regional Land Use Strategy 2010-2035</i> and the development of the <i>Tasmanian Housing Strategy</i> . | Planning and Partnerships |
| Actively participate in regional strategic projects in collaboration with Federal Government, State Government and other councils including The Hobart City Deal, The MetroPlan and the Greater Hobart Act. | Planning and Partnerships |
| Develop and deliver the Central Hobart Precinct Plan in partnership with the Tasmanian Government. | Planning and Partnerships |
| Coordinate and facilitate the Greater Hobart Homelessness Alliance – a greater Hobart forum of State and Local Government representatives and representatives from the housing and homelessness sector. | Planning and Partnerships |
| Maintain membership of Shelter Tasmania and support for the affordable/ social housing and homelessness sector. | Planning and Partnerships |
| Investigate ways to support developers, including Community Housing Providers (CHPs), to build affordable and social housing that includes the construction of best practise affordable social housing rental homes within Hobart through incentives and other relevant mechanisms where appropriate. | Planning and Partnerships |
| Advocate to the Minister for Planning for changes to the policy position on Short Stay Accommodation in the State Planning Provisions with a view to ease pressure on housing affordability. | Planning and Partnerships |
| Participate in the Council of Capital City Lord Mayors (CCCLM) on activities relating to affordable and social housing and homelessness. | Planning and Partnerships |
| Facilitate forums and workshops on relevant topics that provide information and contribute to a greater understanding of matters relating to affordable/ social housing and homelessness. | Wellbeing and Knowledge |
| Annually monitor housing and short stay accommodation approvals to establish progress against the policy objectives of the <i>Southern Tasmanian Regional Land Use Strategy</i> and MetroPlan to determine if policy settings need changing. | Planning and Partnerships |
| Advocate for Universal Design in all large housing developments in order to ensure that new housing developments meet Australian standards on housing accessibility. | Participation and Access |
| Consider appropriate general rate exemptions, as provided for in the Local Government Act 1993, for eligible charitable organisations providing social and affordable housing, retirement living and aged care. | Planning and Partnerships |

| New Affordable Housing Actions | Priority Areas for Action |
|---|----------------------------------|
| Collaborate with the University of Tasmania to identify and support opportunities for affordable and social housing inclusion within city and Sandy Bay campus accommodation developments. | Planning and Partnerships |
| Collaborate with the University of Tasmania regarding all aspects of the university's move into central Hobart, with a particular focus on the accommodation and social integration of students. | Safety and Resilience |
| Progress actions through relevant specific strategic and structural mechanisms such as the MetroPlan in relation to; <ul style="list-style-type: none"> • Inclusionary zoning • Infill housing | Planning and Partnerships |
| Progress the objectives of the Central Hobart Precinct Plan, including; <ul style="list-style-type: none"> • Planning scheme amendments • Streetscape improvements • Road usage changes • Capital works projects • Recommendations for further studies, new strategies or policies • Recommendations for implementation plans and targets • Public education programs • Partnerships with other agencies • Advocating for change | Planning and Partnerships |
| Progress Council's directive in relation to short stay accommodation including working with the private sector and all levels of government to advocate for changes that increase housing/rental affordability. | Planning and Partnerships |
| Progress preparation of the Apartment Code through the State Planning Provisions to provide greater certainty for developers, proponents, and the community when undertaking developments including the conversion of existing buildings/sites such as warehousing to housing. | Planning and Partnerships |
| Advocate for legislative change for inclusionary zoning to be available through the planning system | Planning and Partnerships |
| Facilitate opportunities for increasing housing choice along the Northern Transport Corridor through the Hobart City Deal. | Planning and Partnerships |
| Investigate waiving planning and building permit application fees for CHPs or private developers that include a minimum proportion of affordable and social housing, including non-profit rental housing, supportive housing, and other forms of rental housing where affordability is secured for a minimum of 20 years. | Planning and Partnerships |
| Consider the option to develop separate commitments for Housing and Homelessness when a document review is undertaken. | Planning and Partnerships |
| Audit and review Council land/air rights suitable for social and/or affordable housing developments. | Planning and Partnerships |

| Current and Continuing Homelessness Actions | Priority Areas for Action |
|---|----------------------------------|
| Coordinate the Housing With Dignity Reference Group – a consultative group of people with a lived experience of housing stress or homelessness. | Planning and Partnerships |
| Support the Housing with Dignity Reference Group members to deliver a range of programs, projects and advocacy initiatives including the “I am Somebody” project. | Safety and Resilience |
| Support community initiated services such as Food Not Bombs, Dining with Friends, King’s Diner, Pets in the Park and Circle of Love and Care through the provision of free venue use. | Safety and Resilience |
| Deliver and support events and activities that highlight community issues within Homelessness Week and Anti-Poverty Week. | Wellbeing and Knowledge |
| Facilitate training and professional development for City of Hobart employees – provide relevant training and information to support those who may come into contact with rough sleepers. | Wellbeing and Knowledge |
| Provide the Hobart Helps Card with information on local homelessness and social support services within Hobart for distribution through public transport providers and community and sector venues. | Wellbeing and Knowledge |
| Maintain dedicated homeless initiative budget allocations in order to support homelessness initiatives and projects prioritised by the homelessness sector – such as engaging St Vincent de Paul Society to supply the Homelessness Survival Packs to front-line organisations. | Safety and Resilience |
| Participate in regional sector forums, such as the Homelessness Services Southern Forum to collect and compare data, share information and consult with the homelessness sector in the Hobart region. | Planning and Partnerships |
| Provide and promote appropriate public infrastructure for people experiencing homelessness, in particular showers, water bubblers / refill station, recharge stations for mobile phones and Wi-Fi hot spots and ensure inclusion of additional facilities in any new City of Hobart developments. | Participation and Access |
| Actively participate on the Council of Capital City Lord Mayors (CCCLM) Homelessness Working Group. | Planning and Partnerships |
| Collaborate with community services and programs such as Street to Home and Orange Sky Laundry that provide support to people without a home living in Hobart’s public spaces | Participation and Access |
| Provide appropriate support for the delivery of the Safe Space Program. | Planning and Partnerships |
| Collaborate with the housing and homelessness sector to deliver a Homelessness Week activity or event that raises the community’s awareness of the impacts of homelessness. | Wellbeing and Knowledge |

| New Homelessness Actions | Priority Areas for Action |
|---|----------------------------------|
| Explore the establishment of a PO Box facility in collaboration with Australia Post and/or other service providers in a location suitable for those experiencing homelessness. | Participation and Access |
| Work with the affordable and social housing and homelessness sector to develop community awareness raising resources such as posters, flyers, website information, etc. that address stereotypes and biases and raises the broader community's understanding of issues in relation to affordable and social housing and homelessness. | Wellbeing and Knowledge |
| Consider the employment of a dedicated City of Hobart employee to work closely with the homelessness sector and coordinate the City's actions in relation to homelessness. | Planning and Partnerships |
| Collaborate with service providers to explore further opportunities/venues within the City to increase the number of large lockers available to people experiencing homelessness. | Participation and Access |
| Increase promotion and awareness of community initiated support services such as Food Not Bombs, Dining with Friends, King's Diner, Pets in the Park and Circle of Love and Care, through dedicated resourcing. | Wellbeing and Knowledge |
| Consider a targeted grant funding round within the City of Hobart Community Grant Program to support events, projects and programs that support community members experiencing homelessness and/or that address or raise awareness of affordable housing and/or homelessness issues with the broader community. | Planning and Partnerships |
| Engage with other agencies to increase the community's awareness of actions that can assist with lowering the cost of accommodation such as measures to reduce energy consumption and/or increase energy efficiency. | Wellbeing and Knowledge |
| Engage with the Housing with Dignity Reference Group to further develop the "I am Somebody" project or similar community awareness raising projects. | Wellbeing and Knowledge |
| Engage with Southern Tasmanian Councils through the Greater Hobart Homelessness Alliance to identify opportunities to share resources, coordinate response and address homelessness issues across the region. | Planning and Partnerships |
| Collaborate with Clarence City, Glenorchy City and Kingborough Councils to identify specific opportunities to share resources, coordinate response and address homelessness issues within Greater Hobart. | Planning and Partnerships |
| Deliver and support community awareness raising activities that emphasise the social and economic benefits of mixed-use housing developments in order to counter oppositional viewpoints associated with these types of developments in local neighborhoods. | Wellbeing and Knowledge |
| Engage with the Australian Housing and Urban Research Institute (AHURI) and Housing & Community Research Unit (UTas) | Planning and Partnerships |
| Support the provision of the Orange Sky Laundry services on City of Hobart property. | Planning and Partnerships |
| Provide mobile phone charging stations through the Connected Hobart program, to homelessness support services as well as at Council venues, in order to support people experiencing homelessness | Participation and Access |

Governance and Review

We are committed to being transparent and accountable in the delivery of the Affordable Housing and Homelessness Commitment. We look to our community to guide us and provide feedback to strengthen our approach and delivery over time.

This Commitment will be updated every two years with an annual review to respond to community input and ensure currency. To support this Commitment, we have mechanisms to guide the delivery and review to ensure that the City remains focused on its Role and the Priority Areas for Action and to measure the effectiveness of the specific actions outlined within.

This document contains specific actions that may be of relevance to a number of the City's community reference groups. This includes the Access Advisory Committee, the Hobart Older Person's Reference Group, the Youth Advisory Squad and the Networking for Harmony Multicultural Reference Group.

With the above in mind, the governance and review of the Commitment will directly involve the following specific reference groups:

COMMUNITY SECTOR REFERENCE GROUP

The Community Sector Reference Group provides high level partnership on a range of inclusion and equity initiatives and is supported by advisory groups directly relating to the areas of affordable housing and homelessness.

The group includes representatives from major community organisations in Hobart and the sector peak bodies. This group meets with City of Hobart officers quarterly to provide advice and input into the City's work, including identifying emerging issues and appropriate responses. The group also provides feedback

on the City's performance in relation to the Community Inclusion and Equity framework and monitors progress against the full City's suite of community commitments.

GREATER HOBART HOMELESSNESS ALLIANCE (GHHA)

This group is convened by the Lord Mayor, the GHHA provides a forum for collaboration, information sharing and partnership between greater Hobart housing and homelessness sector stakeholders. While the Alliance is focused on improving policy, practice and service delivery to achieve better long term outcomes for people who are homeless or at risk of homelessness it also has a role in ensuring any local work that the Council is involved in supports and value adds to work being undertaken at a regional level.

HOUSING WITH DIGNITY REFERENCE GROUP

This group meets bi-monthly to discuss affordable and homelessness issues in and around Hobart. The reference group is made up of people with a lived experience of housing stress and/or homelessness that are passionate about making a change. Members provide advice and assistance to City of Hobart employees and Elected Members.

The City of Hobart continues to build upon existing partnerships while creating new strategic partnerships to enable cohesive, collaborative responses to local challenges.

Not providing direct services itself, the City relies on its partners as leaders and seeks to work with them to promote a city for all.

Key partners include:

- Anglicare Tasmania
- Annie Kenny House
- Archdiocese of Hobart
- Baptcare
- Bethlehem House
- CatholicCare
- Centacare
- Colville Place
- Colony 47
- Common Ground
- Communities Tasmania
- Council On The Ageing
- Department of Health
- Flint House
- Food Not Bombs
- Hobart City Mission
- Hobart Women's Shelter
- Housing Choices
- Jireh House Inc.
- King's Diner
- Launch Youth
- Libraries Tasmania
- Link Youth Health
- Master Builders Tasmania

- McCombe House
- Mission Australia
- Orange Sky Laundry
- Pathways
- Planning Institute Australia (Tas)
- Property Council of Tasmania
- Salvation Army
- Shelter Tasmania
- Short of a Sheet
- St Vincent de Paul
- Tasmanian Council of Social Services (TasCOSS)
- Tenant's Union of Tasmania
- University of Tasmania
- Wesley Uniting Church
- Youthcare

In addition to working with groups mentioned above, the City will convene working groups as required to assist with the identification, coordination and delivery of events, project and programs that address affordable and social housing and homelessness issues, concerns and aspirations.

Working in Partnership

We use our connections and networks to enable participation in civic life. Our strong partnerships support collaboration across councils, community organisations, businesses and other levels of government.

In addition to the City's Strategic Plan outcomes, the Affordable Housing and Homelessness Commitment is aligned with and makes reference to a number of local and regional and strategic documents, processes and projects that have a significant impact on the Council's and the local community's ability to address regional housing and homelessness issues.

The Council is an active participant in the following strategies, plans and legislative structures and where appropriate takes the lead in ensuring their delivery.

BROADER STRATEGIC PROJECTS

Hobart City Deal^{vii}

City Deal Partners will deliver a range of affordable and social housing options suitable for different household types, in locations close to where people work and services are delivered.

Within the term of the City Deal, Hobart will have a more diverse, affordable and inclusive housing mix to provide choices to meet our changing lifestyle and population needs.

Greater Hobart Act^{viii}

The object of this Act is to assist the Greater Hobart area councils and the State Government to better co-ordinate the efficient use of infrastructure, to increase access to infrastructure in all locations for persons of all abilities and needs, and to coordinate strategic planning and other actions in relation to future land use and development in the Greater Hobart area.

MetroPlan^{ix}

The Tasmanian Government and Greater Hobart Councils have jointly developed the Greater Hobart MetroPlan 2050 to implement the objectives of the Greater Hobart Act and the key themes in the Vision for Greater Hobart. The MetroPlan will also serve as a metropolitan update to the Southern Tasmania Regional Land Use Strategy.

The Greater Hobart Vision and MetroPlan will ensure a coordinated approach to shaping the future of Greater Hobart, to improve the supply, diversity and affordability of residential housing across Greater Hobart to 2050.

Central Hobart Precincts Plan

The purpose of the Central Hobart Precincts Plan is to guide future growth in a way that will build on Hobart's position as a vibrant, flourishing, sustainable and globally appealing capital city, without compromising those qualities which already make the city unique.

The following specific actions may arise to implement the plan.

- Changes to planning scheme provisions.
- Changes to Council rates and charges.
- Capital investment and ongoing operating funding by the City of Hobart in works, buildings, events, marketing and services that support the precincts plan.
- Advocating to State Government for changes to legislation or funding arrangements and priorities.

As well as the above, the City of Hobart actively participates in and contributes to the development and review of the following Tasmanian Government strategies:

Southern Tasmanian Regional Land Use Strategy 2010–2035^x

The strategy sets a vision and supporting principles and policies for managing land use and development within the southern region. According to the strategy, the Hobart city centre is the Primary Activity Centre and significant proportion of all employment within the region should continue to be focused in that area with high level of public amenity and high quality urban design provided.

Tasmania’s Affordable Housing Strategy 2015–2025^{xi}

Through three approaches, Prevention, Targeted Early Intervention and Response this Strategy aims to achieve a decrease in the proportion of low income Tasmanian households experiencing housing stress, and a decrease in the proportion of Tasmanians experiencing homelessness.

While supportive of this strategy, the role that local government can play in its implementation is quite limited, with the majority of actions being delivered by state government agencies or not-for-profit organisations.



Glossary^{xii}

The following glossary provides definitions of commonly used words and terms used often in relation to affordable housing and homelessness. For a full glossary please refer to Shelter Tasmania's factsheet 'Guide to Housing and Homelessness Terms'.

- **Accessible.** An accessible home is designed to meet the needs of people requiring higher level access, and usually designed and built with a specific person's needs in mind. An accessible house meets Australian Standard AS 1428.1-2001, Design for access and mobility, and is able to accommodate wheelchair users in all areas of the dwelling.
- **Affordable Housing.** The standard test for affordable housing is that a household in the lower 40 per cent by income should not pay more than 30 per cent of their gross income on housing, known as the 30/40 rule. In a broader sense, housing is generally considered to be 'affordable' if the household members are not in housing stress after they have paid for their housing, whether renting or buying. Housing is unaffordable for a household when paying their housing cost leaves them in housing stress or living in poverty.
- **Affordable Rental Housing.** In the broadest sense, this can include any rental housing where the household can pay their rent without falling into housing stress or hardship. Affordable rental housing also has a technical sense which means a form of housing for low-moderate income households where the rent is set at a proportion (e.g. 75 or 80 per cent) of the rent that would normally be charged for the property in the private rental market. This technical sense of affordable rental housing is different from social housing where the rent is usually set as a proportion of the tenant's income.
- **Community Housing.** Housing managed by non-profit, non-government organisations. In lutruwita/Tasmania, most community housing is social housing where management of large tranches of public housing has been transferred from Housing Tasmania (the Department of Communities) to a group of large, registered Community Housing Providers.
- **Community Housing Providers.** (CHPs) are not-for-profit organisations which provide housing at below market rents usually to low income earners and other specific target groups.
- **Homelessness.** When a person does not have a home or suitable accommodation that meets their needs. According to the Australian Bureau of Statistics (ABS) definition, people are considered to be experiencing homeless if their current living arrangement is in a dwelling that is inadequate, or has no tenure, or if their initial tenure is short and not extendible; or does not allow them to have control of, and access to space for social relations. This definition includes people who are 'couch surfing', living in overcrowded conditions and who don't have appropriate agency where they live, as well as people who are sleeping rough.
- **Homelessness Week.** Homelessness Week is a national week held in the first week of August each year, dedicated to raising awareness about Homelessness and the Services that support people experiencing homelessness, to highlight the lived experience of homelessness, to combat stereotypes.
- **Housing Stress.** A household is considered to be in 'housing stress' if its income is in the bottom 40 per cent of incomes and it is

paying more than 30 per cent of its income on housing. This may also be referred to as 'housing unaffordability'.

- **Inclusionary Zoning.** Inclusionary zoning is defined as a land use planning intervention by government designed to ensure that a proportion of a residential development includes a number of affordable and/or social housing dwellings. Inclusionary zoning can be mandated (compulsory) or encouraged by incentives for developers such as a density bonus, or reduction in fees or costs.
- **Lived Experience.** The knowledge gained from lived experience is understood in contrast to knowledge held by professionals and workers, which is gained from study or working in an area. Recognising lived experience means that the important and valuable knowledge or expertise that people have gained from their experience can significantly improve or lead the design, development and delivery of policy and services. For example, a person may have lived experience of homelessness, of health and mental health services or of a service provided by Centrelink. Related terms are 'consumer voice', 'consumer engagement', 'expert in experience', 'service user voice', and the like.
- **Rough-Sleeping.** People sleeping, or bedded down, in the open air (such as on the streets, or in doorways, parks or bus shelters); people in buildings or other places not designed for habitation (such as barns, sheds, car parks, cars, derelict boats, stations, or 'camps').
- **Social housing.** Affordable rental housing targeted to low-income households and provided on a 'long-term' basis (generally for as long as the household continues to need it). Social housing includes public

housing, some forms of community housing, Aboriginal rental housing, and some housing specifically designed for seniors. Social housing tenants typically pay an income based rent, and their homes are provided on a 'long-term' basis, generally for as long as the household continues to need it.

- **Supported accommodation.** A form of affordable rental housing where provision of housing is linked with provision of some form of support to the household. Supported housing is typically provided to people who are exiting homelessness, to people with disabilities or chronic health issues or to older people with low-level support needs.
- **Transitional housing.** Affordable rental housing provided on a short to medium term basis, typically to people exiting or 'at risk' of homelessness, while they wait for more permanent housing to become available.
- **Universal housing design.** A design practice which ensures that the dwelling is fully usable by a person with a disability without needing further modification.

vii <https://www.hobartcitydeal.com.au/affordable-housing-and-urban-renewal>

viii <https://www.legislation.tas.gov.au/view/html/inforce/2019-12-25/act-2019-021>

ix <https://www.hobartcitydeal.com.au/archive/olddddd/metro-plan>

x https://www.planningreform.tas.gov.au/_data/assets/pdf_file/0009/559791/Southern-Tasmania-Regional-Land-Use-Strategy-2010-2035-Effective-19-February-2020.PDF

xi https://www.communities.tas.gov.au/_data/assets/pdf_file/0014/30254/AHS_Strategy_Final.pdf

xii Taken from <https://sheltermtas.org.au/wp-content/uploads/2021/09/Shelter-Tas-Terms-with-cover-v2.docx-2.pdf>

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