



Affordable Housing Strategy 2010–2012



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INTRODUCTION

The Hobart municipal area, like much of Australia, is facing a significant challenge in housing affordability. The Hobart City Council has identified the promotion of housing choices and affordability as a key component of its Strategic Plan 2008–2013.

The purpose of this strategy is to establish the Council's role in relation to affordable housing and outline a range of actions the Council will pursue to improve housing affordability in the Hobart municipal area.

WHAT IS AFFORDABLE HOUSING?

Housing is affordable when households, particularly low and moderate income households, which are renting or purchasing, are able to pay their housing costs and still have sufficient income to meet other basic needs such as food, clothing, transport, medical care and education. Households with incomes below 120% of the gross median income of all households are considered to be experiencing **housing stress** when their housing costs exceed 30% of gross household income.

HOBART CITY COUNCIL AFFORDABLE HOUSING STRATEGY

This strategy aims to promote and support social inclusion by contributing where possible to the retention and growth of appropriate and affordable housing in the Hobart municipal area.

KEY CONSIDERATIONS

- ❖ Social, cultural and environmental impacts of decreasing housing affordability on the community.
- ❖ Economic impacts of decreasing housing affordability on the City's economy.

AFFORDABLE HOUSING POLICY

POLICY OBJECTIVE:

To support social inclusion and sustainability in the Hobart municipal area by promoting housing of different types, size and tenure in suitable locations, at a range of prices within the reach of households of varying composition and financial capacity.

STATEMENT OF PRINCIPLES:

The Hobart City Council recognises that access to secure, appropriate and affordable housing is a fundamental requirement and an essential component of an inclusive, dynamic and sustainable city.

The Hobart City Council will strive to promote housing development which

- ❖ Provides the choice of housing sought by our communities
- ❖ Offers the best possible quality of life and environment for all residents
- ❖ Achieves best practice in urban design
- ❖ Provides appropriate protection and enhancement of heritage character and local and cultural identity
- ❖ Is socially and ecologically sustainable.

DOMAINS

Local Government has limited financial and regulatory capacity to influence the supply of affordable housing. This strategy focuses on four key areas of activity:

- Leadership, Advocacy and Community Development
- Strategic Partnerships
- Financial Initiatives
- Planning Tools

BACKGROUND

In April 2009, in accordance with the outcomes of community consultation associated with the development of the Hobart 2025 Vision, Strategic Framework and consequent objectives outlined in its Strategic Plan 2008–2013, the Hobart City Council formally considered its role in relation to affordable housing, with reference to the Discussion Paper: “*The Hobart City Council’s Role in Affordable Housing*”. The Council provided in-principle support for a series of broad strategies (Appendix 1) recommended in the Discussion Paper, which was also subsequently released for consultation with stakeholders in the housing, education and property development sectors during the period May to July 2009.

Key considerations outlined in the Discussion Paper included:

- ❖ The cost of housing in the Hobart municipal area has increased significantly relative to the consumer price index and household earnings.
- ❖ Funding for social housing (long-term, not-for-profit rental housing) in Tasmania has experienced a steady decline, resulting in a decline in supply and available stock has become limited to high need households.

- ❖ Housing affordability in the Hobart municipal area is a key issue, with housing stress most pronounced in the private rental sector among low income households.
- ❖ Groups particularly affected by the lack of affordable housing supply include low to moderate income households, lone person households, young people (students), key workers and (in future) older persons.
- ❖ There is a significant opportunity for inner city Hobart to achieve growth in its residential population, particularly key workers and students, and thereby enhance economic prosperity, social mix and community safety.
- ❖ There is an expectation among stakeholders that local government, particularly capital city councils, will take an active role in promoting better housing outcomes for their communities.

POLICY AND STATUTORY CONTEXT

SOCIAL INCLUSION

All levels of government have a role to play in reducing barriers to social inclusion.

Improving housing affordability is a key element of the federal government's social inclusion program. Programs such as the National Rental Affordability Scheme (NRAS) seek to increase the supply of affordable rental housing – one of the many factors influencing homelessness.

Tasmania's Social Inclusion Strategy (September 2009) highlights housing affordability as the prime driver behind the spatial clustering of people at risk of social exclusion in Tasmania.

The Hobart City Council's Social Inclusion Strategy has identified housing stress, particularly in the private rental market, as a social inclusion issue within the Hobart municipal area. The development of a Hobart City Council Affordable Housing Strategy and associated actions has been identified as a specific initiative of the Affordable Living domain of activity within the Social Inclusion Strategy, with a target completion date of 2010.

NATIONAL AFFORDABLE HOUSING AGREEMENT

There has been a growing focus on the requirement for action and cooperation across all levels of government to address housing affordability issues, particularly evidenced by the COAG National Affordable Housing Agreement (NAHA) 2009.

Under the terms of the NAHA, all parties to the Agreement (including local government) are accountable to the community for their performance against agreed objectives and outcomes in respect of their allocated roles and responsibilities.

Local governments are responsible for:

- ❖ building approval processes;
- ❖ local urban planning and development approval processes; and
- ❖ rates and charges that influence housing affordability.

TASMANIAN TOGETHER 2020

Tasmania Together – a long-term plan developed through community goal setting, identifies several housing affordability indicators as measures of the lifestyle and standard of living goals for Tasmanians.

THE ROAD HOME

The Federal Government's White Paper on Homelessness: *The Road Home* was released in December 2008. This document sets the strategic agenda for reducing homelessness over the period to 2020. *The Road Home* goals are to halve overall homelessness and offer supported accommodation to all rough sleepers who need it.

TASMANIAN HOMELESSNESS PLAN

The Tasmanian Homelessness Plan is one of six initiatives agreed to by the Tasmanian and Australian Governments under the National Partnership on Homelessness.

The Plan is a whole-of-government and community approach to reducing and preventing homelessness in Tasmania. It will address the needs of all three categories of homelessness – primary, secondary and tertiary, focusing on providing early intervention and prevention support at key life events and transition points.

The reduction of people experiencing primary homelessness will be a priority focus in the first couple of years of the Tasmanian Homelessness Plan. This is consistent with the Tasmanian Government's commitment to halving primary homelessness by 2010.

COAG CAPITAL CITY STRATEGIC PLANNING SYSTEMS

In December 2009, COAG agreed to reforms which will provide national criteria for capital city strategic planning systems. The criteria will ensure cities have strong, transparent and long-term plans in place to manage population and economic growth; plans which will address climate change; improve housing affordability and tackle urban congestion. They will also:

- ❖ provide for future-oriented and publicly available long-term strategic plans;
- ❖ be integrated across functions (for example, land-use, infrastructure and transport) and coordinated between all three levels of government;
- ❖ clearly identify priorities for future investment and policy effort by governments;
- ❖ provide for effective implementation arrangements and supporting mechanisms; and
- ❖ support and facilitate economic growth, population growth and demographic change.

COAG agreed that by 1 January 2012 all States will have in place plans that meet the criteria and noted that the Commonwealth will link future infrastructure funding decisions to meeting these criteria.

HOBART CITY COUNCIL: 2025 VISION AND STRATEGIC FRAMEWORK

Future Direction 1: “In 2025 Hobart will be a city that offers opportunities for all ages and a city for life.”

Strategy 1.2.6 Promote housing choices and affordability in our city.

Future Direction 3: “In 2025 Hobart will be a city that is well governed at a regional and community level.”

Outcome Partnership with government, the private sector and local communities are achieving significant regional, city and community goals.

Future Direction 6: “In 2025 Hobart will be a city that builds strong and healthy communities through diversity, participation and empathy.”

Council Role Working with the community and other spheres of government to facilitate a reduction in homelessness.

Future Direction 7: “In 2025 Hobart will be a city that is dynamic, vibrant and culturally expressive.”

Outcome A destination of choice and a place for business.

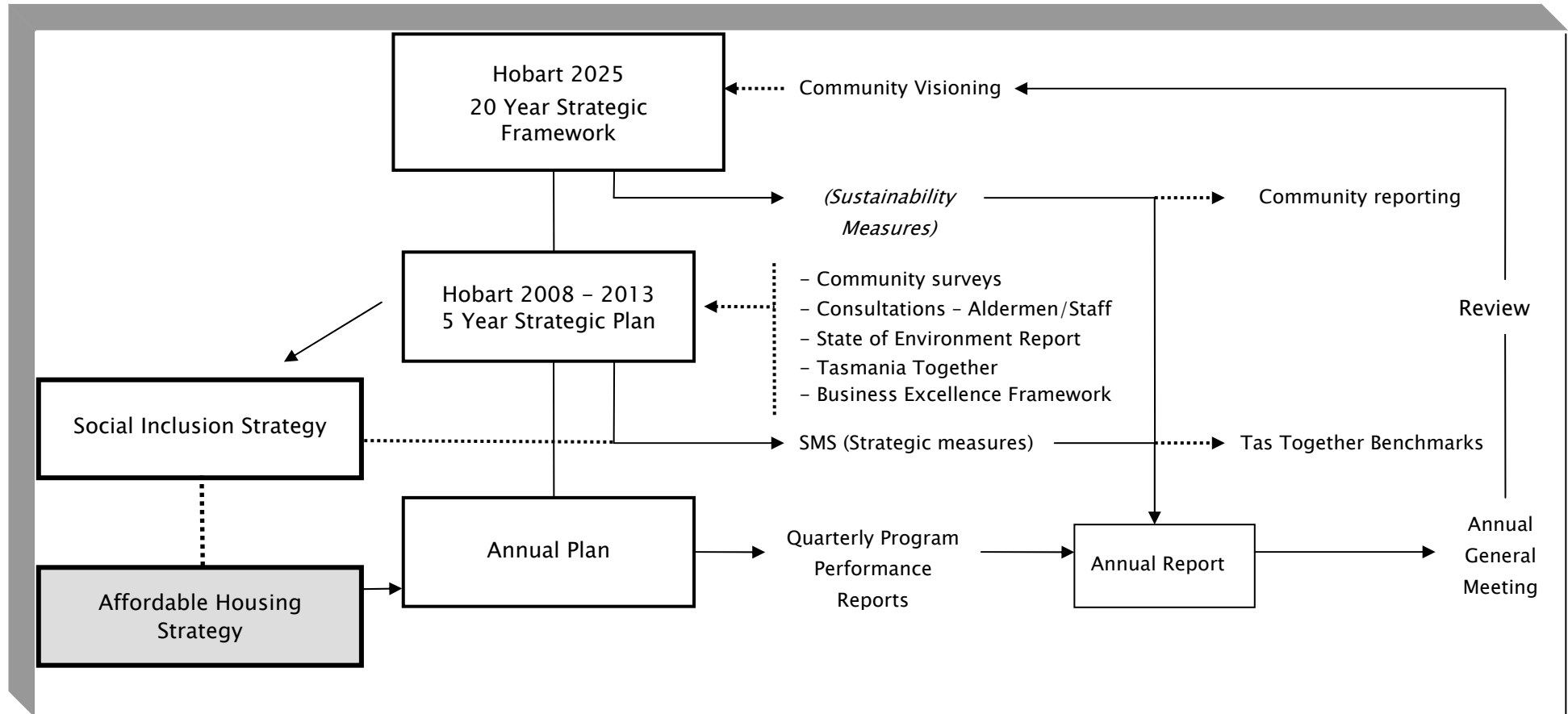
Strategy Assist city growth through development strategies.

Strategic Plan 2008 – 2013: Specific strategies identified in the Strategic Plan 2008 – 2013 include:

To establish Council’s role in relation to affordable housing (1.2.6).

To work with other levels of government and community organisations to address disadvantage (6.3.1).

STRATEGIC CONTEXT



HOBART CITY COUNCIL: MAJOR DEVELOPMENTS ASSISTANCE / INCENTIVES POLICY

The Hobart City Council's Major Developments Assistance / Incentives Policy outlines circumstances where incentives may be provided to developers, including consideration of future indirect gains to the community such as stimulation of trade to Hobart based businesses. As housing developments have the potential to fall within this scope, this policy provides additional context for the Council's proposed Affordable Housing Strategy.

INNER CITY DEVELOPMENT PLAN

Following commissioning in 2009 by Hobart City Council, Gehl Architects (Copenhagen) has commenced the development of an Inner City Development Plan for Hobart. The plan will be the key element in managing the continued evolution of the inner city, with a particular focus on improving the vitality and livability of the city, and providing a guide for future investment in public and private infrastructure.

SOUTHERN TASMANIA REGIONAL PLANNING PROJECT

The Southern Tasmanian Regional Planning Project is a joint planning initiative between State and Local Government to introduce coordinated, consistent and contemporary planning schemes based on a comprehensive regional land use and infrastructure and investment strategy in the Southern Tasmanian region. The Lord Mayor chairs the Steering Committee for the project as nominee of the region's mayors. The release of a draft Regional Land Use Framework is anticipated in May 2010.

STRATEGY RATIONALE

HOUSING AFFORDABILITY:

It is generally recognised that households, particularly those with incomes up to 120% of median household income, may experience a housing affordability problem when rent or mortgage repayments exceed 30% of their income.

- ❖ Households on incomes between 50% and 80% of the median are considered low-income earners.
- ❖ Households on incomes between 80% and 120% of the median are considered moderate-income earners

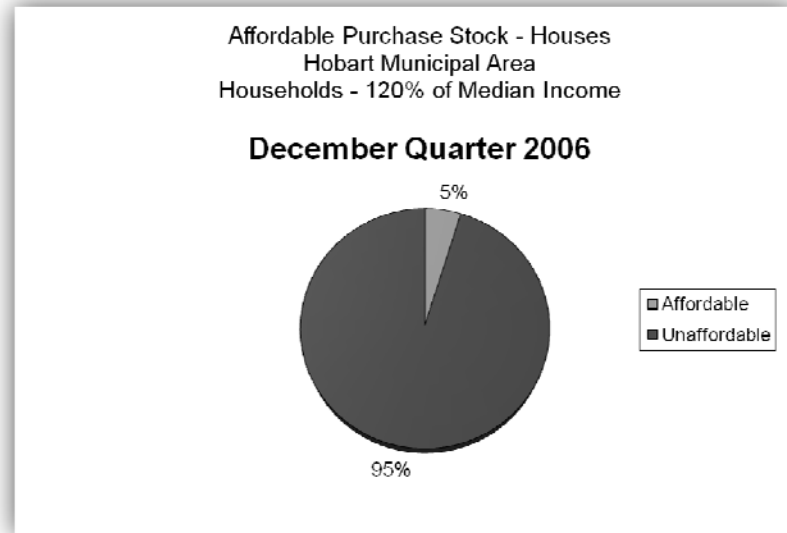
The median weekly household income for the Hobart municipal area is \$1,035 (\$53,820 p.a.).

[ABS 2006 Census of Population and Housing].

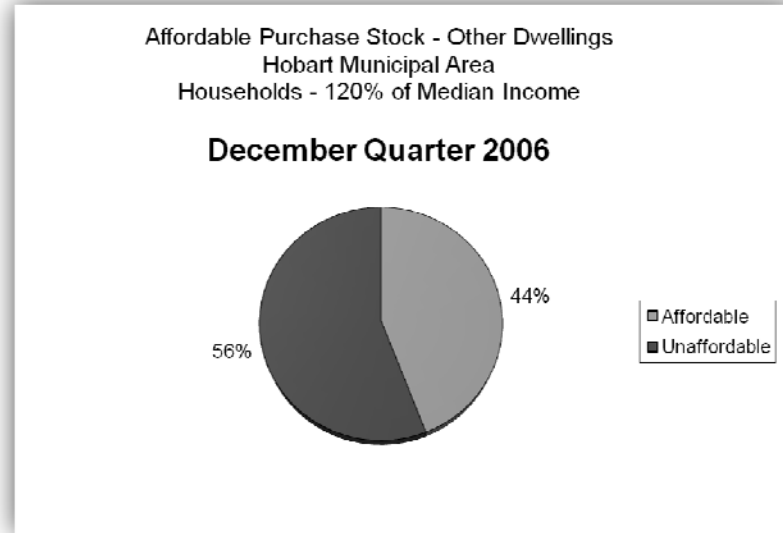
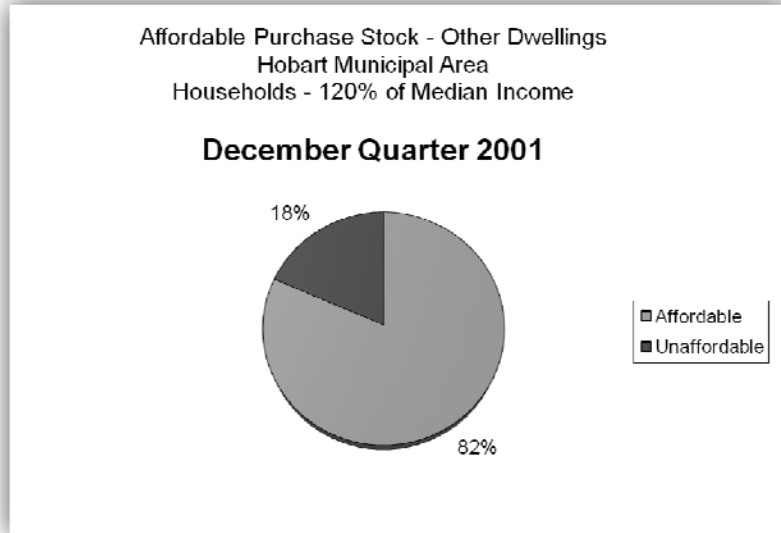
Indicative affordable rents and house prices for lower to moderate income households:

Gross Annual Household Income	Affordable Weekly Rent (30% of income)	Affordable House Price (assuming 5% deposit; 7% interest rate; 30 year loan term) (loan repayments 30% of income)
\$20,000	\$115	\$79,000
\$30,000	\$173	\$119,000
\$40,000	\$231	\$158,000
\$50,000	\$288	\$198,000
\$60,000	\$346	\$237,000
\$70,000	\$404	\$277,000

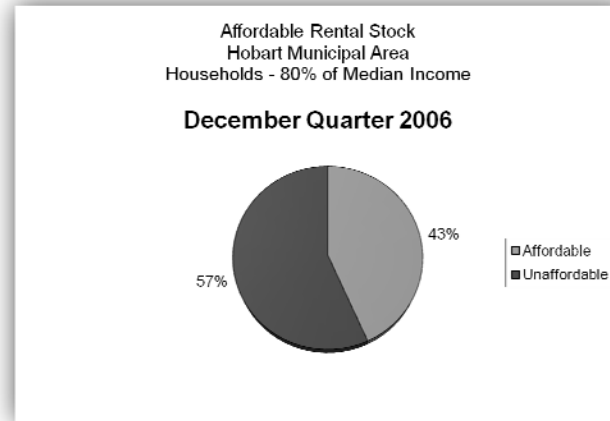
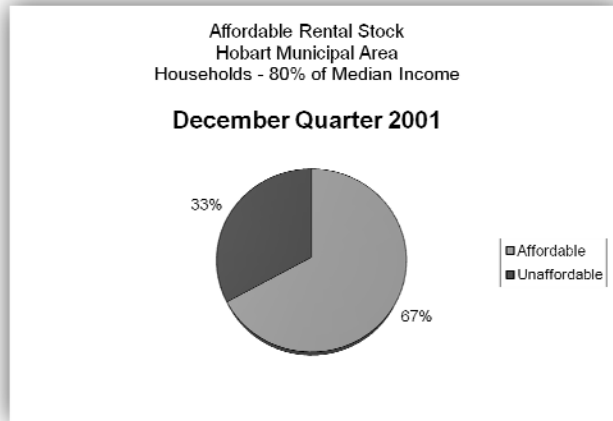
Proportion of purchase stock (houses) in the Hobart municipal area that is affordable to households on 120% of the median weekly income - December Quarter 2001 & 2006 (REIT):



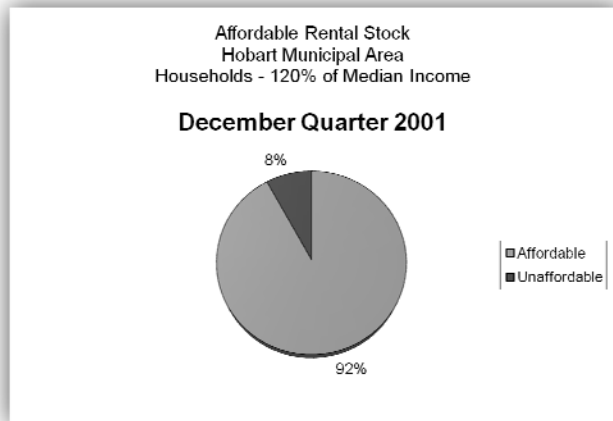
Proportion of purchase stock (other dwellings) in the Hobart municipal area that is affordable to households on 120% of the median weekly income – December Quarter 2001 & 2006 (REIT):



Proportion of rental stock (all dwelling types) in the Hobart municipal area that is affordable to households on 80% of the median weekly income – December Quarter 2001 & 2006 (REIT):



Proportion of rental stock (all dwelling types) in the Hobart municipal area that is affordable to households on 120% of the median weekly income – December Quarter 2001 & 2006 (REIT):



Research investigating the change in the private rental market between 2001 and 2006 shows that private rental stock expanded most at the higher rent brackets.

The number of low income households is greater than the supply of affordable private rental dwellings throughout Australia.

Source: Infrastructure Australia, *State of Australian Cities 2010*

Examples of situations when local residents may face an affordability problem include:

- ❖ A resident retires and needs smaller and more affordable housing that is not available in their community;
- ❖ A resident loses their spouse or partner and can no longer afford the rent on the family home;
- ❖ Adult children in a local family require independent housing;
- ❖ Working households want to start a family but will lose some of their earning potential and, therefore, capacity to pay for their housing;
- ❖ The capacity of a family to pay for their existing housing is reduced through long term illness or disability; or
- ❖ A lower paid worker can obtain employment in the local area but cannot afford to live there.

These examples illustrate why a wide range of housing options are needed in all local housing markets to meet the need of different types of households and to respond to changes in housing needs that occur across the life course. By promoting more diverse housing forms, councils can help to ensure that the dynamic needs of the whole community for appropriate and affordable housing continue to be met.

Source: NSW Centre for Affordable Housing

HOMELESSNESS

In 2006, there were 704 people experiencing homelessness in Greater Hobart, 123 of those were in the primary homelessness category (sleeping rough). These numbers are made up of young people, parents with children and older people.

It is generally acknowledged that homelessness is caused by a combination of both structural and individual factors, including family violence, mental illness, substance abuse and lease expiry. A shortage of affordable housing is a key structural driver of homelessness, in particular a shortage of affordable rental housing.

The Hobart City Council has endorsed (February 2010) a community development response to homelessness. This is detailed in the Action Plan.

STRATEGIC ACTIONS

The Council's Affordable Housing Strategy groups the Council's strategic actions under four domains or areas of activity:

Domains	Strategic Actions
1. Leadership, Advocacy and Community Development	Encourage a diverse and sustainable range of housing in the Hobart municipal area. Advocate the protection and facilitation of affordable housing to other levels of government and to the community. Continue to undertake research to identify housing affordability trends and issues.
2. Strategic Partnerships	Encourage partnerships between the public, private and not-for-profit sectors.
3. Financial Initiatives	Develop incentives to encourage affordable housing.
4. Planning Tools	Develop planning policies to encourage affordable housing.

ACTION PLAN: 1. LEADERSHIP, ADVOCACY AND COMMUNITY DEVELOPMENT

Strategic Action:	Encourage a diverse and sustainable range of housing in the Hobart municipal area		
Action	Performance Indicators	Lead Responsibility	Completion Date
Develop and endorse an overarching affordable/sustainable housing policy commitment in accordance with the Australian Capital Cities <i>Partners in Prosperity</i> National Policy Statement on Affordable Housing.	Endorsed by the Council as a component of the Hobart City Council Affordable Housing Strategy.	Affordable Housing Working Group	April 2010
Introduce a formal annual reporting process for the Council's Affordable Housing Strategy.	Annual review and evaluation coordinated by the designated officer, with outcomes regularly reported to the Council.	Community Development	2011

Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Undertake an Inner City Residential Growth Plan as a further phase of the Inner City Development Plan.</p> <p>The Plan will focus on both developing planning policy and other initiatives to encourage appropriate residential growth and identify suitable areas within the inner city where this may occur, including an assessment of Council owned property.</p>	Plan completed.	Development & Environmental Services	2011-2012
<p>Concomitant with the development of the proposed Inner City Residential Growth Plan, monitor the availability of land for residential development in the Hobart municipal area, including surplus public land, ensuring that opportunities for future residential development (in areas well serviced by physical and social infrastructure) are recognised and a strategic approach to potential future development is pursued, including assessment of land banking opportunities.</p>	Regular reporting to meetings of the Council's Executive Leadership Team.	<p>Strategy & Governance</p> <p>Development & Environmental Services</p>	2011 Ongoing

Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Building upon the Memorandum of Understanding signed with the University of Tasmania (UTAS) in 2009, establish a consultative framework with UTAS to examine a range of issues relating to student accommodation.</p>	<p>Facilitate increased student accommodation, particularly in the inner-city.</p>	<p>Strategy & Governance Community Development</p>	<p>2011</p>
<p>When considering the sale/redevelopment of Council property, the Council adopt a policy which allocates priority to the development of affordable housing. As such, the notion of the “highest and best use” for a property will incorporate the contribution the property might make to the achievement of the Council’s strategic priorities and social inclusion objectives, as well as calculations of the level of financial return.</p>	<p>Council Policy 7-06-09: <i>Assessment of Council Owned Property for Potential Development and/or Disposal</i> is reviewed and amended as necessary to allocate priority to affordable housing development.</p> <p>All relevant reports to the Council incorporate the required analysis.</p>	<p>Strategy & Governance</p>	<p>August 2010</p> <p>2011 Ongoing</p>

Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Provide a community development response to homelessness, including:</p> <ul style="list-style-type: none"> ❖ Providing the community with accurate information on the causes of homelessness and the services available to people experiencing it; ❖ Playing a part in addressing the issues that are associated with and contribute to homelessness, including family breakdown and violence, alcohol misuse and mental illness; ❖ Supporting homelessness services through membership of Shelter Tasmania as the peak body for homelessness in Tasmania; and ❖ Continuing to support the Council of Capital City Lord Mayors (CCCLM) initiatives such as <i>Homeless Connect</i>. 	<p>Event delivered (October 2010)</p>	<p>Community Development</p>	<p>2010 Ongoing</p>

Strategic Action:	Advocate the protection and facilitation of affordable housing to other levels of government and to the community		
Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Develop and deliver a communication program to:</p> <ul style="list-style-type: none"> ❖ Facilitate the exchange of relevant information and ideas with key stakeholders ❖ Communicate housing trends and issues ❖ Advocate the need and benefits of providing housing for a diverse community ❖ Encourage innovation in the housing industry ❖ Promote excellence in design and environmental sustainability 	Development and implementation of communications program and achievement of defined outcomes.	<p>Community Development</p> <p>Strategy & Governance</p> <p>Development & Environmental Services</p>	<p>December 2010</p> <p>Ongoing</p>

Strategic Action:	Continue to undertake research to identify housing affordability trends and issues		
Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Utilise existing data on an ongoing basis to inform Council decisions, monitor trends, inform the community and identify target housing outcomes.</p> <p>Determine gaps in existing housing data and undertake/commission research according to need into housing related issues.</p>	<p>Research objectives established and budgeted for on an annual basis.</p> <p>Data readily available, promoted and utilised.</p> <p>Bi-annual reports to meetings of the Council's Executive Leadership Team.</p>	<p>Strategy & Governance</p> <p>Development & Environmental Services</p>	<p>June 2010 Ongoing</p> <p>Ongoing</p> <p>October 2010 Ongoing</p>

ACTION PLAN: 2. STRATEGIC PARTNERSHIPS

Strategic Action:	Encourage partnerships between the public, private and not-for-profit sectors		
Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Develop partnerships and information exchange with other levels of government, neighbouring councils, housing peak bodies, investors, social housing providers, community and voluntary organisations to optimise the Council’s access to information and opinion on:</p> <ul style="list-style-type: none"> ❖ Housing needs in the community. ❖ Affordable housing delivery models involving multi-sector participation, which leverage off federal and state housing assistance. ❖ The potential for affordable housing projects to proceed utilising a partnership approach and a combination of resources. <p>Investigate potential for:</p> <ul style="list-style-type: none"> ❖ Facilitating a regular housing forum ❖ Establishing Memoranda of Understanding with peak housing bodies 	<p>Model for ongoing sector consultation developed.</p>	<p>Community Development</p> <p>Development & Environmental Services</p> <p>Strategy & Governance</p>	<p>2010</p> <p>Ongoing</p>

Action	Performance Indicators	Lead Responsibility	Completion Date
Continue to liaise with the State Government, Common Ground Tasmania and other relevant agencies in order to progress the Campbell Street and Liverpool Street affordable housing developments.		Strategy & Governance	2010-11
Undertake a joint feasibility study with Housing Tasmania regarding the potential for an affordable housing development at the Condell Place car park, North Hobart [Ref: Council decision 23/2/2009].	Feasibility study submitted for the Council's consideration.	Strategy & Governance	2010

ACTION PLAN: 3. FINANCIAL INCENTIVES

Strategic Action:	Develop incentives to encourage affordable housing		
Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Review Council Policy 7-06-02: <i>Major Developments Assistance / Incentives</i> and investigate the development of an Affordable Housing Assistance Policy to incorporate specific incentives such as:</p> <p>Waiving of planning and building application fees for projects that provide affordable housing (subject to criteria to be established).</p> <p>Provision of rate relief (specified period/conditions) for projects where affordable housing is to be provided.</p>	<p>Draft policy submitted to Council for consideration.</p>	<p>Strategy & Governance</p> <p>Development & Environmental Services</p> <p>Community Development</p>	<p>2010</p>

Action	Performance Indicators	Lead Responsibility	Completion Date
<p>Increase the Council’s Energy Efficient Development Rebate by 50% for applicable affordable housing developments.</p>	<p>Implemented and promoted as a component of affordable housing communication program.</p>	<p>Development & Environmental Services Community Development</p>	<p>2010/2011</p>
<p>In response to specific proposals, the Council will assess and consider the potential to provide Council-owned land to affordable housing developments in strategic partnership arrangements.</p>	<p>Assessment and consideration on a project-by-project basis.</p>	<p>Strategy & Governance Community Development</p>	<p>Ongoing</p>

ACTION PLAN: 4. PLANNING TOOLS

Strategic Action:	Develop planning policies to encourage affordable housing		
Action	Performance Indicators	Lead Responsibility	Completion Date
<p>As appropriate, initiate revisions to the City of Hobart Planning Scheme to ensure that it:</p> <ul style="list-style-type: none"> ❖ Clearly reflects and supports the objectives of the Council’s Affordable Housing Strategy; ❖ Considers forecast housing need in the Hobart municipal area; ❖ Provides for sufficient housing diversity; and ❖ Aligns with the outcomes of the Inner City Residential Growth Plan. 	<p>Planning controls encourage and enable appropriate residential development in the Hobart municipal area.</p>	<p>Development & Environmental Services</p>	<p>2011 Ongoing</p>
<p>Investigate and provide advice regarding the feasibility of one-off planning scheme amendments and formal development agreements as mechanisms to facilitate affordable housing development.</p>	<p>Consideration on a project-by-project basis.</p>	<p>Development & Environmental Services</p>	<p>Ongoing</p>

Action	Performance Indicators	Lead Responsibility	Completion Date
Introduce a requirement for proponents to undertake social impact assessments where a loss of a significant quantity of affordable housing is proposed and is being replaced with a non-residential discretionary use.	Criteria developed and appropriate policy and procedural requirements enacted.	Development & Environmental Services	2011

APPENDICES

1. Hobart City Council: Discussion Paper, April 2009 – The Hobart City Council’s Role in Affordable Housing
 - ❖ Strategies endorsed by the Council on 27 April 2009
 - ❖ Stakeholder Consultation
2. Hobart City Council Affordable Housing Working Group

APPENDIX 1:

Hobart City Council: Discussion Paper, April 2009 – The Hobart City Council’s Role in Affordable Housing

This Discussion Paper comprised four parts:

- ❖ ***Context*** – introduced concepts associated with affordable housing, outlined relevant government programs, provided examples of Australian capital city affordable housing initiatives, examined the Hobart City Council’s past projects and current position in relation to affordable housing, and reviewed statutory planning mechanisms.
- ❖ ***Demographic Overview*** – provided a snapshot of Hobart’s population and housing profile, and identified the contributors to declining housing affordability and increasing housing stress.
- ❖ ***Key Research and Consultation Findings*** – examined the various mechanisms for influencing housing affordability and summarised the findings of consultations undertaken by Council officers in relation to affordable housing.
- ❖ ***Affordable Housing – The Council’s Role*** – summarised the key issues for Council arising from the findings presented in the paper and proposed a number of strategies which may form the framework for the Council’s future role in affordable housing.

The Discussion Paper was considered by the Council at its meeting on 27 April 2009. The Council provided in-principle support for a series of broad strategies recommended in the Discussion Paper, which was also subsequently released for consultation with stakeholders in the housing, education and property development sectors during the period May to July 2009.

Strategies endorsed by the Council on 27 April 2009

LEADERSHIP, ADVOCACY AND COMMUNITY DEVELOPMENT

- a) Develop and endorse an overarching affordable/sustainable housing policy commitment in accordance with the Australian Capital Cities *Partners in Prosperity* National Policy Statement on Affordable Housing.
- b) Determine data gaps in housing research and undertake/commission research according to need into housing related issues. Further research may include, but is not limited to loss of key workers; and student housing needs and its impact on housing in the Hobart LGA.
- c) Following assessment of this research, consider development of affordable housing targets for the Hobart LGA.
- d) As part of the Hobart Inner City Development Plan, identify inner city sites/buildings/precincts attractive for housing development, including affordable housing which meets identified needs, with a view to the Council playing an active role in facilitating appropriate future development.
- e) When considering the sale/redevelopment of Council property, the Council adopt a “Housing First” policy which allocates priority to the development of housing (including affordable housing). As such, the notion of the “highest and best use” for a property incorporates the contribution the property might make to the achievement of the Council’s strategic priorities and social objectives, as well as calculations of the level of financial return.
- f) Raise community awareness about local housing issues and the benefits of affordable housing through active engagement with the community and as an advocate to relevant stakeholders to facilitate the increased supply of affordable housing in the Hobart LGA.
- g) Work with the University of Tasmania in supporting their initiatives for Student Housing.

- h) Support the social inclusion of people experiencing homelessness into the community in partnership with the relevant community support networks. An example of such an approach is the Homeless Connect project endorsed by the Council on 23 February 2009.

STRATEGIC PARTNERSHIPS

- a) Identify opportunities for joint ventures with the Commonwealth Government, State Government, the not-for-profit sector and the private sector.

As a provider in partnership, the Council may contribute land and/or funding to the project.

A current example of such a project is the Liverpool Street Car Park proposal, whereby the Council has agreed to gift the air rights to its Liverpool Street Car Park to the Hobart City Mission / Fairbrother consortium to provide affordable housing utilising funding provided by the Commonwealth and State Governments.

FINANCIAL INITIATIVES

- a) Subject to further investigation by officers to assess financial impact:
- ❖ Waive planning and building application fees for projects that provide affordable housing (subject to criteria to be established).
 - ❖ Increase the Council's Energy Efficient Development Rebate by 50% for applicable affordable housing developments.
- b) Explore opportunities for the provision of rate relief (specified period/conditions) for new projects where affordable housing is to be provided.

PLANNING TOOLS

The new City of Hobart Planning Scheme should continue to provide the potential for affordable residential development in a range of commercial and business areas whether as single or mixed use developments. Other options include:

- a) One-off planning Scheme amendments to facilitate affordable housing, which are most likely to be successful in implementing:
 - ❖ defined projects with an affordable housing component that are of a significant scale and that have strategic merit in their own right; and
 - ❖ actions by Council that comprise an overall policy package to initiate and promote affordable housing projects in their own right, through partnerships or other schemes.
- b) Opportunities to utilise formal development agreements between proponents and Council as a means for realising affordable housing should be explored as well as other mechanisms that would support Council's own initiatives and facilitation and promotional activity.
- c) Requiring social impact assessments to be undertaken by proponents where a loss of significant quantity of affordable housing is proposed and is being replaced with a discretionary use.

Stakeholder Consultation

The following organisations were invited to comment on the Council's affordable housing discussion paper – eight organisations responded:

Anglicare Tas

Association of Consulting Engineers Australia
Tasmanian Division

Australian Institute of Architects in Tasmania

Bethlehem House

Colony 47

Common Ground Tasmania

Community Development Division – Networks, Advisory
Committees and Reference Groups

Hobart City Mission

Housing Industry Association Tasmania

Housing Innovations Unit
Department of Health and Human Services

Housing Tasmania

Local Government Association of Tasmania

Master Builders Association Tasmania

Migrant Resource Centre

Mission Australia

Planning Institute of Australia
Tasmania Division

Real Estate Institute of Tasmania

Shelter Tasmania

Social Inclusion Unit
Department of Premier and Cabinet

Tasmania University Union

Tasmanian Affordable Housing Ltd

Tasmanian Division of the Property Council of Australia

Tenants' Union of Tasmania

The Salvos

UTAS

APPENDIX 2:

Hobart City Council Affordable Housing Working Group

The Draft Hobart City Council Affordable Housing Strategy (April 2010), incorporating the outcomes of stakeholder consultation, was developed by the Hobart City Council Affordable Housing Working Group, comprising:

- General Manager
- Deputy General Manager / Director Community Development
- Director Development & Environmental Services
- Director Strategy & Governance
- Manager Economic Development
- Manager Community Inclusion
- Manager City Planning
- Executive Officer Community Development
- Economic Development Project Officer