



TASMANIAN
HOUSING
STRATEGY

Action Plan 2023-2027



We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.



Traditional huts were used by Tasmanian Aboriginal people to house whole families.

Source – ABC News: Manika Dadson

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Minister's foreword



The Tasmanian Housing Strategy 2023-2043 sets the vision to end homelessness in Tasmania by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

How we propose to achieve this vision is outlined in this first four-year Action Plan which runs through to 30 June 2027.

The Action Plan establishes a roadmap for state and local government, the private sector and our not-for-profit partners to deliver the types of housing supply that Tasmania needs to ensure we are meeting the needs of our changing population. It also promotes the creation of thriving communities where people have choice in where they want to live close to employment opportunities and to the services and infrastructure they rely on.



A series of key enablers, that cut across all initiatives in the Action Plan, address common challenges to creating the changes needed in our housing system. These include:

- *improving our partnerships across governments and with the private sector*
- *the way we finance and seek investment in our housing*
- *how we incorporate lived experience and ensure housing related impacts are considered in the development of policy and programs across government*
- *how we consult and engage with the Tasmanian community*
- *the capture, analysis and sharing of our data.*



Four priority areas and a series of accompanying actions are identified to set us on our path to achieve our vision to end homelessness.

Firstly, we will **deliver more quality homes, faster**. This is supported by the Government’s target of a net increase of 10,000 more social and affordable homes by 2032, which builds on existing initiatives and takes further action to increase the supply of affordable homes. Focus is given to the need to increase the density of our housing while prioritising good design and durability to meet the climate and environmental challenges present in Tasmania.

We will also **support people in need** in recognition that some Tasmanians require additional assistance to access and maintain housing. This priority, and our vision to end homelessness, is underpinned by the development of a Housing First model which will establish a pathway to ending primary homelessness in Tasmania.

Importantly, we will **improve affordability and stability in the private market** to ensure affordable housing options are available for all Tasmanians. This highlights the importance of investing in and delivering housing supply ‘upstream’ in the housing system to alleviate pressure and demand ‘downstream’ on social housing, crisis accommodation and homelessness services.

Finally, **enabling local prosperity** ensures we are providing region-specific responses so that local businesses and communities have access to the workers and residents they need to maintain their industries, their economic viability and social connectedness.

The Rockliff Liberal Government is committed to delivering on its vision to end homelessness and to achieve the outcomes identified in the Strategy by improving housing outcomes for all Tasmanians. We are confident the Strategy and this first four-year Action Plan sets us on a path towards these goals and to a thriving Tasmania for everyone.

Nic Street MP

Minister for Housing and Construction

Introduction

The Tasmanian Housing Strategy's Action Plan 2023-27 is the first of five plans that will drive the Tasmanian Government's delivery of its vision to end homelessness in Tasmania.

This Action Plan outlines the initiatives that will be implemented over the next four years. Actions and targets are evidence-based and guided by consultation with industry, peak bodies, community organisations, local government, and the community.

The Tasmanian Housing Strategy (the Strategy) recognises the need to shape a better housing system for Tasmanians over the next 20 years. Our goal to achieve 'functional zero' and end homelessness relies on the prevention of homelessness wherever possible, or interventions that ensure the experience of homelessness is rare, brief and non-recurring.

This is why the primary focus of this Action Plan is to deliver 2,000 social and affordable homes by the end of 2027. Tasmanians need a range of housing options and this goal will be achieved through more crisis accommodation, social housing and affordable housing options.

Achieving this goal will require the scaling up of the building and construction industry. Newly constructed homes will increase housing density and infill residential development to provide more housing options closer to jobs and community infrastructure, including public transport.

The delivery of homes will be supported by the development of a Housing First model, which will place Tasmania on the trajectory towards 'functional zero'.

The Action Plan demonstrates:

- *how we intend on delivering this Government's commitment of a net increase of 10,000 social and affordable homes by 2032, including how these homes will be counted, and*
- *how we will respond to Tasmanians who may require extra support to access safe, stable, and appropriate housing.*

This Action Plan outlines how we will ensure each action is implemented, including how we will monitor progression and evaluate success. Timeframes for actions in this document are defined as follows:

- *Short: To be completed by 31 December 2024.*
- *Medium: To be completed by 30 June 2027 (within the term of this Action Plan).*
- *Medium-long: Work will be initiated by 30 June 2027, but will continue into the second action plan.*

The Tasmanian Housing Strategy

2023-2043

Our vision

To end homelessness in Tasmania.

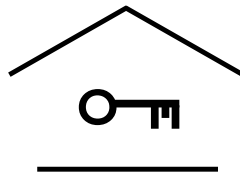
Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

Outcomes for Tasmanians



Tasmanians live in quality, sustainable and durable homes that meet their needs.



Tasmanians have access to housing regardless of their circumstances.



Tasmanians have access to affordable housing options.



Tasmanians have a greater choice of homes where they want to live.

Our priorities

1	2	3	4
Deliver more quality homes, faster	Support people in need	Improve private market affordability and stability	Enable local prosperity
1.1 Scaling up	2.1 Housing First	3.1 Affordability	4.1 Key workers
1.2 Location, size, and design	2.2 Housing and homelessness services	3.2 Stability	4.2 Localised responses
1.3 Building regulations and planning approvals	2.3 Elevating assistance	3.3 Alternative models	4.3 Place and liveability

Our enablers

Partnerships Consultation and policy	Funding and finance Community	Policy coordination Data
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Delivered through a series of four-yearly action plans with measurable outputs

Priority 1

Deliver more quality homes, faster


The Tasmanian Government’s top housing priority is to deliver more quality homes, faster. This is critical to achieving our goal of ending homelessness in Tasmania by increasing the supply of suitable, affordable housing as quickly as possible. To do this, we will scale up building and construction in Tasmania while using the planning system and building regulations to increase the durability, diversity and density of Tasmania’s housing stock. We will work in partnership across the Tasmanian and local governments, and with partners in the private, community and not-for-profit sectors to increase the share of infill development in Tasmania’s urban areas. We will also collaborate with the Australian Government and the building and construction industry to expand its capacity and encourage future housing that is well located and designed, and meets Tasmanians’ needs.

I.1 Scaling up

Objective: Delivering more housing supply and upgrading and redeveloping existing stock.

I.1.1
Deliver on the Tasmanian Government’s commitment of 2,000 social housing homes by 2027.

➔ 2,000 additional social housing homes delivered by 30 June 2027.

 Medium

 **Homes Tasmania**

I.1.2
Deliver agreed social housing commitments through the Australian Government’s Social Housing Accelerator fund.


➔ Delivery of Social Housing Accelerator fund dwelling commitments in addition to the Tasmanian Government’s housing plan.

 Medium-long

 **Homes Tasmania**

I.1.3
Develop a framework to guide ‘meanwhile use’ of existing buildings and assets as interim accommodation options.


➔ A meanwhile use framework developed and approved by 31 December 2024.

 Short

 **Homes Tasmania**

I.1.4
Develop a plan for the future of the Homes Tasmania specialist disability accommodation portfolio for people with extreme functional impairment or very high needs.


➔ Delivery of plan by 30 June 2024.

 Short

 **Homes Tasmania**

I.1.5
Deliver an asset management plan to redevelop and reprofile ageing assets in the Homes Tasmania portfolio.

➔ Delivery of an asset management plan by 30 June 2025.

 Medium

 **Homes Tasmania**



Objective: Releasing more land for residential development that is supported by best practice land use to mitigate climate change.

1.1.6
Release 800 residential lots across the state through Homes Tasmania's land release program.

- ➔ Release land.
- 📅 Medium-long
- 👥 **Homes Tasmania**

1.1.7
Develop options for the efficient release of private land for residential development.

- ➔ Delivery of options to Government by 31 December 2024.
- 📅 Short
- 👥 **State Growth**

Objective: Supporting targeted programs in the building sector that create opportunities to address labour, skills and training shortages.

1.1.8
Deliver education, training and employment opportunities for the building and construction industry through stronger partnerships and by working with the Australian Government to progress national vocational education and training reform.

- ➔ Increase in education, training and employment opportunities in the building and construction sector and implementation of the National Skills Agreement.
- 📅 Medium
- 👥 **State Growth**

PRIORITY I

Delivering our commitment for more homes

In responding to the Tasmanian Government's 10-year plan, we will deliver a net increase of 10,000 social and affordable homes across the housing system, including homelessness accommodation, supported accommodation, social housing, affordable private rentals, release of affordable land parcels, and affordable home ownership assistance.

Crisis accommodation

Temporary accommodation that includes:

- Safe Spaces for rough sleepers
- shelters
- transitional accommodation head leased to shelters or Housing Connect support providers
- transitional accommodation for exiting prisoners.

Social housing

Housing for people eligible for the Housing Register that includes:

- public housing
- community housing
- Aboriginal housing
- Youth2Independence supported accommodation for 16-24 year olds
- supported accommodation facilities (long term).

It also includes supported accommodation for vulnerable cohorts who do not use the Housing Register but would otherwise be eligible for social housing, which includes:

- specialist disability accommodation
- mental health recovery accommodation
- homes head leased to the Department for Education, Children and Young People for children in statutory care
- residential aged care for Tasmanians experiencing homelessness.



Figure 1 – The types of housing and accommodation that will count towards the delivery of 10,000 homes.

Affordable housing

Assistance into the private market at or below market value includes:

- homes head leased from the private market for eligible people on the Housing Register through programs such as private rental incentives and family violence rapid rehousing
- models to increase the supply of rentals through programs such as build-to-rent or ancillary dwellings
- models to increase access to and supply of home ownership such as the MyHome shared equity program
- land release where there is a condition of sale that a dwelling is to be built (private rental or home ownership) within two years.

Out of scope

Other forms of assistance that are supported by the Tasmanian Government but are not counted towards the committed targets include:

- emergency brokerage assistance into hotels, motels, and caravan parks
- private rental assistance that helps with bonds and arrears payments to find and keep private rentals at market prices.

Delivering our commitment for more homes

The commitment to deliver a net increase of 10,000 homes began on 1 October 2020 and will include all housing options from that date until 30 June 2032.

The Report on Government Services (ROGS) is the nationally recognised report on the number of social housing dwellings and is the preferred mechanism for reporting on our achievement of this commitment. An additional reporting framework will be developed for our achievement of other housing options not captured by ROGS, including crisis accommodation and affordable housing.

Baselines to measure the net increase of housing options are shown:

- **crisis accommodation** – a baseline of 380 dwellings, as measured for September 2020 from unpublished data in Homes Tasmania’s Housing Management System, which includes an estimated 100 crisis dwellings reported in June 2020 by ROGS
- **social housing** – a baseline of 13,712 dwellings, as measured for June 2020 by the published ROGS, which has been reduced to remove an estimated 100 crisis dwellings¹
- **affordable housing** – a baseline of 1,309 instances of assistance (including dwellings, lots, or leases), as measured for September 2020 in the Tasmanian Government’s Quarterly Housing Report including published data for home ownership, land release, private rental incentives, and rapid rehousing.

¹ ROGS formerly reported crisis and social housing dwellings together (in June 2020) but now reports these numbers separately. The baselines have been corrected to separate crisis dwellings from social housing dwellings.

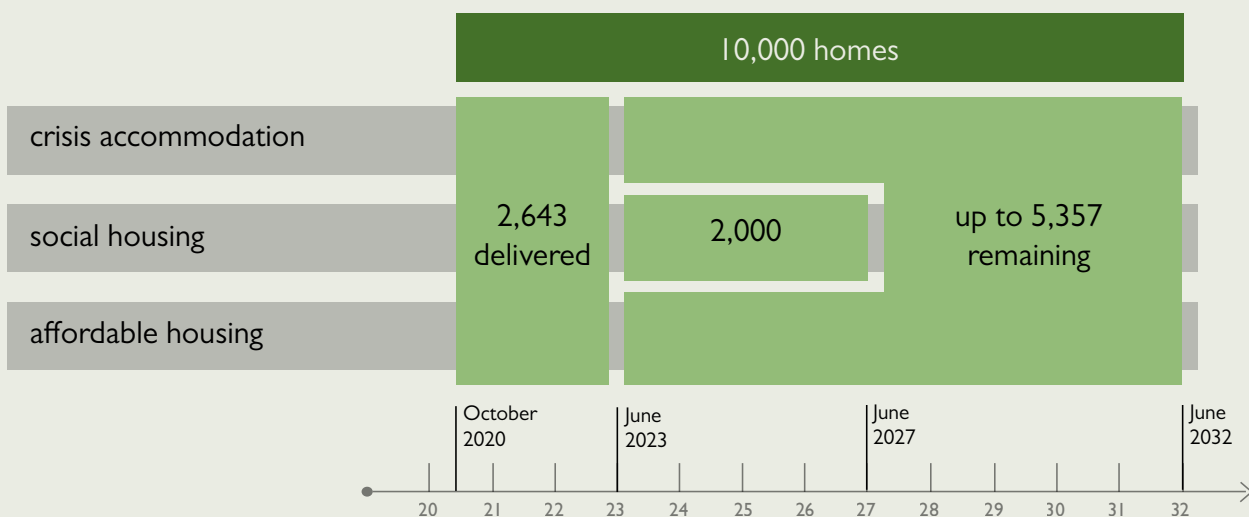


Figure 2 – 10,000 homes by type and delivery timeframe

Between 1 October 2020 and 30 June 2023, a total of 2,643 social and affordable homes have been delivered towards our target of a net increase of 10,000 homes by 2032 (Figure 2). Note: we have reported on social housing targets but have not been reporting on affordable housing delivered in the same time period.

By 30 June 2027, of the 7,357 remaining homes, we will deliver a mix of 2,000 social housing homes and more affordable homes and crisis accommodation.

Housing Register demand

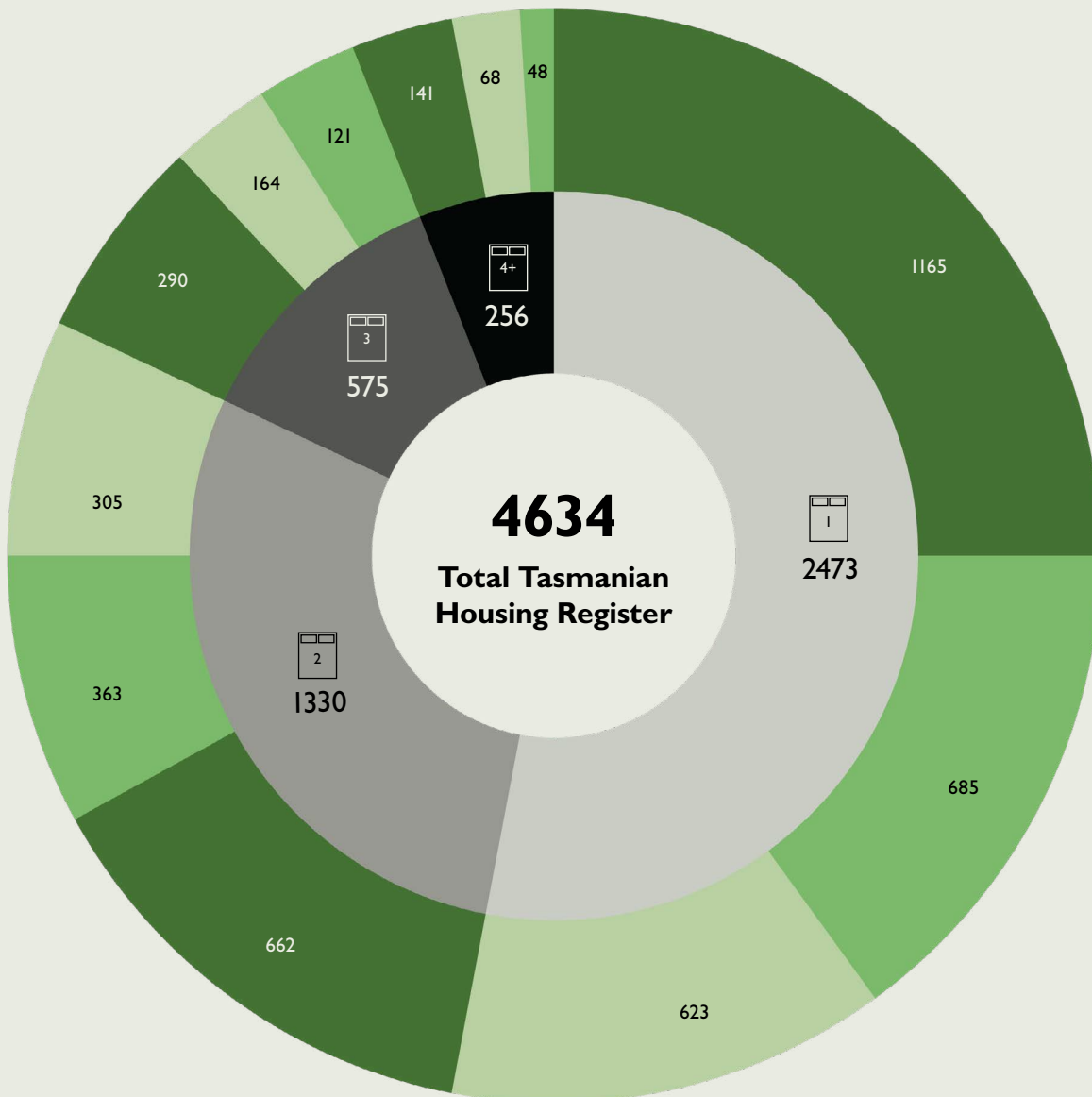


Figure 3 – A breakdown of the Housing Register by bedroom composition and regional distribution. Dark green represents the South, medium green represents the North West and light green represents the North.

As at September 2023, the number of applicants on the Housing Register was 4,634, with 2,473 applicants entitled to a one-bedroom home, 1,330 entitled to a two-bedroom home, 575 entitled to three bedrooms and 256 eligible for four or more bedrooms (Figure 3).

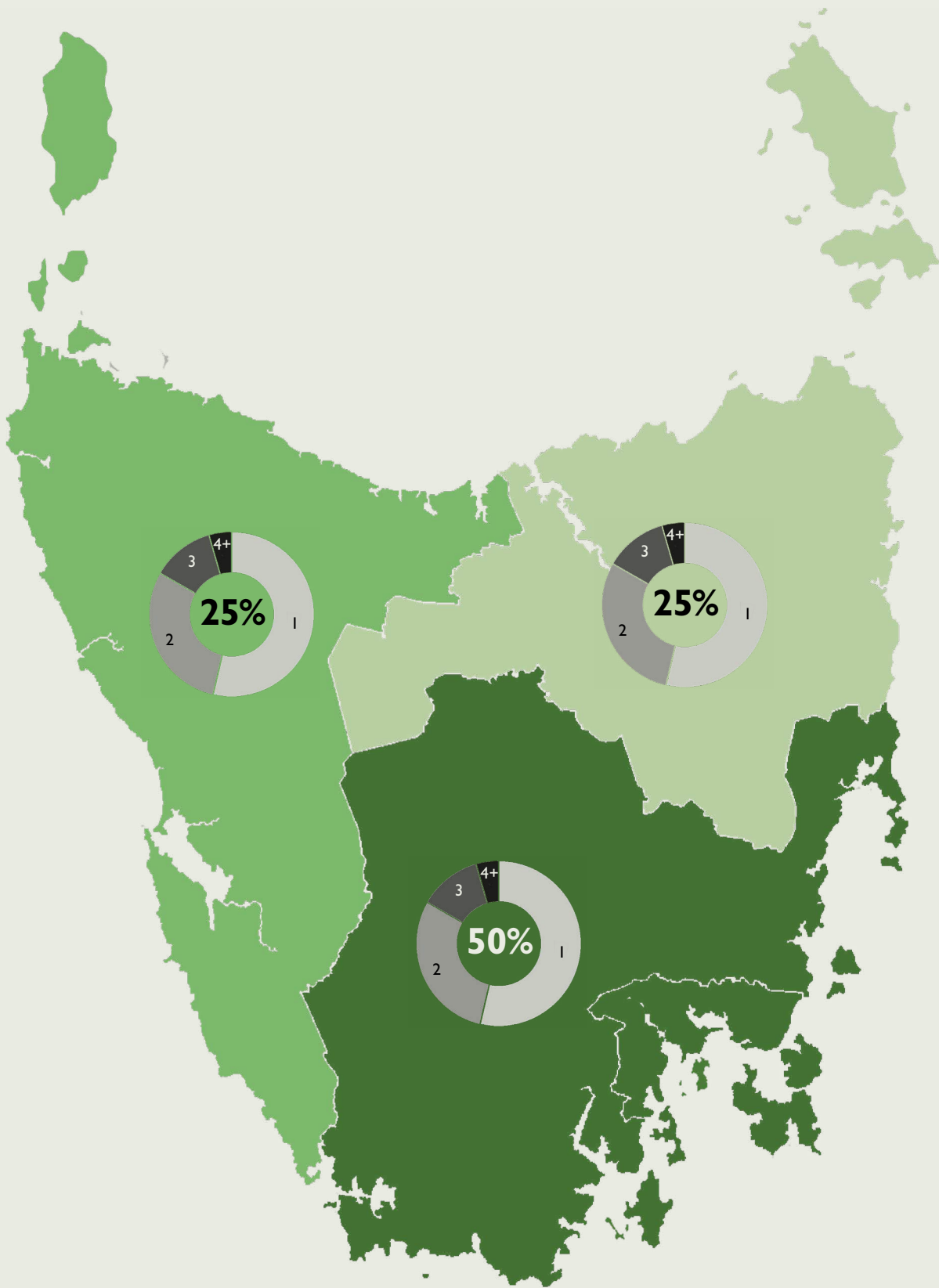


Figure 4 – A breakdown of the Housing Register by region and bedroom composition.

The Tasmanian Housing Register breakdown of approximately 25 per cent in both the North and North-West and 50 per cent in the South (Figure 4). Decisions about the composition of new homes within each region will be based on development opportunities and portfolio management in response to under- or over-occupancy of existing stock.

Priority I


Deliver more quality homes, faster

I.2 Location, size and design

Objective: Supporting the coordinated, strategic delivery of housing across Tasmania, including medium-density living in our cities, community centres and along public transport corridors.

1.2.1
Audit Tasmanian Government and local government owned and leased land and assets every four years and develop a plan to use these assets for housing.

→ Completion of first audit by 30 June 2025.

 Medium

 **Homes Tasmania**

1.2.3
Develop local structure/ strategic plans that support increased housing density, the provision of social infrastructure and infill development in identified growth areas including main transit corridors.

→ Delivery of structure/ strategic plans to support increased housing density.


 Med-long


 **DPAC (State Planning Office)**

1.2.2
Guide the development of diverse housing types by:

- improving the residential use and developments standards in the Tasmanian Planning Scheme, including incorporating an apartment code and
- developing statewide design guidelines for medium-density residential development.

→ Delivery of apartment code and medium-density design guidelines.

 Short

 **DPAC (State Planning Office) and State Growth**



Objective: Fostering a culture of high-quality, energy-efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.

1.2.4
Engage with the Strategic Architectural and Urban Design Advisor to inform urban renewal and area master planning across the Homes Tasmania portfolio.

→ Terms of engagement confirmed by 30 June 2024.

Short

Homes Tasmania

1.2.5
Review and expand Homes Tasmania’s ‘Design Policy for Social Housing’ to ensure universal design principles are used in the delivery of all of new social housing projects.

→ Implement the new policy by 31 December 2024.

Short

Homes Tasmania

1.2.6
Improve the energy efficiency of Tasmanian homes and provide assistance to further reduce household energy costs with the Energy Saver Loans Program and the No Interest Loans Scheme (NILS).

→ Loans provided.

Short

State Growth (Renewables, Climate and Future Industries Tasmania) and DPAC

1.2.7
Develop a policy to drive the improved sustainability of the design, construction and occupation of the Homes Tasmania portfolio, including the renovation and maintenance of existing homes.

→ Delivery of ‘environmental sustainability’ policy by 30 June 2025.

Medium

Homes Tasmania

Priority I

Deliver more quality homes, faster

I.3 Building regulations and planning approvals

Objective: Delivering a planning system and regulatory framework that supports the efficient approval of appropriately located medium-density residential development.

1.3.1
Develop options to address restrictive covenants on land titles that prevent delivery of social and affordable housing in new developments.

- ➔ Delivery of potential options to Government.
-  Medium
-  **Natural Resources and Environment (Land Titles Office)**

1.3.3
From October 2024, ensure all new builds in Tasmania adhere to liveable design provisions in the National Construction Code

- ➔ All new builds from October 2024 meet liveable design provisions in NCC.
-  Medium-long
-  **Department of Justice (CBOS)**

1.3.2
Deliver improvements to the planning system to ensure housing supply is more responsive to demand and climate, and to optimise housing quality including through:

- reforms in conjunction with the Social Housing Accelerator fund
- review of the State Planning Provisions in the Tasmanian Planning Scheme
- phase two of the planning reforms, including delivery of the Tasmanian Planning Policies, and Regional Land Use Strategies reviews.

- ➔ Improvements to the planning system delivered by 31 December 2024.
-  Short
-  **DPAC (State Planning Office)**



PRIORITY I

Priority 2

Support people in need


Our 20-year Strategy aims to support Tasmanians most in need of assistance. In the first four years, we are focused on elevating assistance to Aboriginal Tasmanians, women and children, young people and households experiencing family violence. We will also develop a Housing First approach to address primary homelessness.

2.1 Housing First

Objective: Addressing primary homelessness with a Housing First approach that directs policy and interventions to make instances of homelessness brief, rare and non-recurring.

2.1.1
Develop a Housing First approach to addressing primary homelessness in Tasmania.

➔ Develop the approach and implementation plan by 31 December 2024.

 Short


 **Homes Tasmania**

2.2 Housing and homelessness services

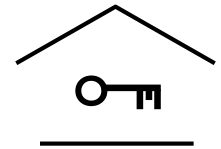
Objective: Continuing to improve access to, and the availability and quality of, housing and homelessness services for Tasmanians seeking housing support.

2.2.1
Deliver improvements to Housing Connect services to improve access to information and supports for Tasmanians seeking housing assistance.

➔ Housing Connect 2.0 implemented by 30 June 2024.

 Short

 **Homes Tasmania**



2.3 Elevating assistance

Objective: Prioritising delivery of, and access to, housing for Tasmanians who need support.

2.3.1

Support and enable the Closing the Gap (CTG) peak to lead a state-wide Tasmanian Aboriginal housing review and the development of a creative, holistic, and culturally responsive state-wide Tasmanian Aboriginal housing policy and action plan in line with the State Government's commitment to the National CTG Agreement and the Tasmanian CTG Implementation Plan.



→ Delivery of Tasmanian Aboriginal housing policy and action plan by 31 December 2025.

 Medium
 **DPAC**

2.3.2

Develop housing support plans for key client groups (eg young people transitioning from out of home care, people completing custodial sentences) by working with relevant Tasmanian Government agencies.



→ Develop housing support plans.

 Medium
 **Homes Tasmania**

2.3.3

Continue to assist Tasmanians escaping family violence and people exiting prison through tailored housing policy and programs, including Rapid Rehousing.

→ Prioritise Housing Register applicants who are escaping family violence.

 Medium
 **Homes Tasmania**

Responding to Tasmanians who need support

The Tasmanian Government recognises that some people across our State require additional assistance to access and maintain housing. This section identifies some groups of Tasmanians who face the highest risk of either homelessness or poor housing outcomes.

Tasmanians experiencing or at risk of homelessness

Homelessness has increased in Tasmania. On Census night 2021, there were 2,350 people in Tasmania experiencing homelessness, compared with 1,622 in 2016². This includes those living in severely overcrowded houses, boarding houses, or crisis or transitional accommodation.

Certain groups of Tasmanians are statistically more likely to become homeless than the general population. These include veterans³, as raised at the Royal Commission into Defence and Veteran Suicide⁴, Tasmanians leaving custodial settings⁵, people from culturally and linguistically diverse backgrounds⁶, and LGBTIQ+ young people⁷. The Tasmanian Government is committed to working with key stakeholders to meet the housing needs of these groups.

The needs of Tasmanians experiencing homelessness will be addressed by:

- delivering a **Housing First** model to address primary homelessness in Tasmania
- delivering an additional **2,000 social homes by 2027**, which will reduce overall wait times on the Housing Register and provide stable, long-term accommodation for more Tasmanians who are either experiencing or at risk of homelessness
- including crisis and transitional accommodation in the provisions of a new **'meanwhile use' framework** so buildings that sit idle awaiting future development can be used for interim accommodation.

2 Australian Bureau of Statistics. (2023). *Estimating Homelessness: Census*. Retrieved from <https://www.abs.gov.au/>

3 It is estimated that 5.3 per cent of recently transitioned veterans become homeless within 12 months. Source: Australian Housing and Urban Research Institute (AHURI), *Homelessness amongst Australian veterans: summary of project findings* www.ahuri.edu.au.

4 Australian Government, *Royal Commission into Defence and Veteran Suicide* (2022), Retrieved from <https://defenceveteransuicide.royalcommission.gov.au/>

5 Whitfield, M. (2023, June 25). *Inquiry hears housing crisis and service shortfalls resulting in failures to rehabilitate Tasmanian prisoners*. ABC News. <https://www.abc.net.au/>

6 Please refer to the consultation outcomes on the [Tasmanian Housing](#)

7 Pride Foundation Australia, *Submission No 53 to Australian Parliamentary Standing Committee on Social Policy and Legal Affairs, Inquiry into homelessness in Australia*, 12 June 2020







Children and young people

In 2021, the biggest increases in the proportion of people experiencing homelessness in Tasmania were children under the age of 12 and young people between the ages of 12 and 18. Young people between the ages of 16-24 also represent the second largest age group on the Housing Register.

In addition, the 2023 Commission of Inquiry into the Government's responses to child sexual abuse in institutional settings highlighted significant vulnerabilities for children and young people in out of home care.

These considerations will form part of our housing response to ensure the safety of Tasmania's children and young people.

The housing needs of children and young people in Tasmania will be addressed by:

- developing housing models that **address the specific needs of young Tasmanians** with a focus on young people exiting out of home care and institutional settings in partnership with the Department for Education, Children and Young People
- supporting young people to remain living safely with their families by continuing to provide eligible social housing tenants with **backyard units**
- providing **pathways for young people** interested in education and training in the building and construction industry through TAFE and collaborating with the Australian Government on vocational education and training reform
- exploring **new accommodation models**, such as build-to-rent, for emerging adults to ensure they have access to secure tenure.

Women

Based on the 2021 Census, women in Tasmania, including young women, make up 44.1 per cent of people experiencing homelessness and represent 60 per cent of all clients accessing Specialist Homelessness Services.

The housing needs of women in Tasmania will be addressed by:

- delivering an additional **2,000 social homes by 2027**, including more 3+ bedroom houses to ensure more suitable housing choices for women with children who are on the Housing Register
- targeting supply and support initiatives to assist women and children escaping **family violence**
- expanding and renewing **crisis and transitional accommodation**, including replacing temporary accommodation at the Hobart Women's Shelter and delivering more crisis and transitional accommodation places for women, to provide immediate shelter
- delivering a **Housing First** approach, which will provide pathways to stable, permanent housing for women experiencing primary homelessness.

Older Tasmanians

A higher proportion of the Tasmanian population is aged over 65 compared with other states. Older people can be particularly vulnerable to homelessness.

The housing needs of older Tasmanians will be addressed by:

- delivering an additional **2,000 social homes by 2027**, with a focus on more two-bedroom dwellings that enable older Tasmanians to age in place
- meeting the **liveable design provisions** in the National Construction Code from 1 October 2024 so that all new builds are accessible and adaptable and meet the varied needs of people as they age.

Tasmanians living with disability

According to the Australian Bureau of Statistics, approximately 26.8 per cent of Tasmanians are living with disability, a significantly higher proportion than the national average of 17.7 per cent⁸. As at 30 April 2023, Tasmanians with a disability make up 38 per cent of all applicants on the Housing Register.

The housing needs of Tasmanians living with disability will be addressed by:

- delivering an additional **2,000 social homes by 2027**, including more accessible homes that meet gold liveability standards for people living with disability
- building all new social housing dwellings in line with Homes Tasmania's **Design Policy for Social Housing**, ensuring they will meet Liveable Housing Design Guidelines and universal design principles, so they can be easily modified to meet the needs of Tasmanians with a disability
- **developing a plan for the future of specialist disability accommodation** in the Homes Tasmania portfolio for people with extreme functional impairment and very high needs.
- Adhering to the **liveable design provisions** in the National Construction Code which mandates that all new builds from 1 October 2024 must meet liveable design provisions, meaning they are accessible and adaptable for people with a disability.

8 Australian Bureau of Statistics. 2019. *Disability, Ageing and Carers, Australia: Summary of Findings*. Retrieved from <https://www.abs.gov.au/>







Aboriginal Tasmanians

Access to culturally appropriate, safe, and affordable housing is vital to support the health and wellbeing of Aboriginal Tasmanians. As at the end of September 2023, 15 per cent of applicants on the Housing Register (674) identified as either Aboriginal or Torres Strait Islander, while comprising 5.4 per cent of total population of Tasmania.

The *Tasmanian Closing the Gap Implementation Plan* outlines a significant focus on greater partnerships between the Tasmanian Aboriginal people and all levels of government to overcome the entrenched inequality faced by Aboriginal and Torres Strait Islander people.

Housing and health outcomes are closely linked. Tasmanian Aboriginal people need appropriate consultative mechanisms to develop and implement culturally respectful and community-led housing solutions.

The housing needs of Aboriginal Tasmanians will be addressed by:

- increasing the number of homes for Aboriginal Tasmanians through a state-wide **Tasmanian Aboriginal housing policy and action plan**
- delivering an additional **2,000 social homes by 2027**, including housing specifically for Aboriginal Tasmanians and more 4+ bedroom houses to ensure more suitable housing choices for families who are on the Housing Register.

Priority 3

Improve private market affordability and sustainability


Shaping a better housing system for Tasmania will require new investment models and opportunities that encourage the delivery of affordable homes in the private market. In addition to initiatives to support the delivery of affordable private rentals and home ownership, we will review rental legislation and systems and support the development of innovative housing models that will provide Tasmanians with stable, safe and affordable housing.

3.1 Affordability

Objective: Continuing to help Tasmanians in rental stress and encouraging existing and prospective property owners to increase the supply of affordable and secure rentals.

3.1.1
Provide Tasmanian households access to affordable private rentals, through programs such as Private Rental Incentives and Rapid Rehousing.

➔ Assist Housing Register applicants into affordable private rentals.


 Medium

 **Homes Tasmania**

Objective: Continuing to increase affordable home ownership opportunities for Tasmanians.

3.1.2
Provide Tasmanian households access to home ownership through the MyHome shared equity program.


➔ Assist Tasmanian households with access to homeownership through the MyHome shared equity program.


 Short

 **Homes Tasmania**

3.1.3
Continue to assist first home buyers achieve home ownership through appropriate grants and concessions.

➔ Delivery of grants and concessions.

 Medium

 **Treasury and Finance**



3.2 Stability

Objective: Reviewing legislation and systems in the rental market to strengthen renters' rights and seek improvements for social housing tenants.

3.2.1

Strengthen renters' rights and ensure effective use of social housing properties through a review of the Residential Tenancy Act 1997.

➔ Review completed by 30 June 2027.

📅 Medium

👥 **Department of Justice**

3.3 Alternative models

Objective: Alternative housing models can provide affordable housing and meet the diverse needs of tenants.

3.3.1

Identify ways in which the Tasmanian Government can encourage the development of sustainable, affordable, and innovative models for long-term rental housing and home ownership (including build-to-rent, co-housing, co-operative housing).

➔ Delivery of options to Government by 31 December 2024.

📅 Short

👥 **Homes Tasmania**

Priority 4

Enable local prosperity


Access to appropriate housing is a fundamental component of Tasmania's economic growth aspirations. To support this, it is critical to increase the supply of affordable housing options for key workers in our rural, regional and remote communities so that local business can prosper. We must also develop nuanced responses that take into consideration the different needs of our regions, and partner across government and with private industries to develop innovative housing solutions to these challenges.

4.1 Key workers

Objective: Collaborating with local governments and the private sector to deliver housing options for key workers.

4.1.1
Implement key worker housing models in collaboration with private industry and the Australian and local governments.


→ Delivery of Tasmania's share of key worker housing commitments.

 Medium

 **Homes Tasmania**

4.1.2
Identify and predict future housing needs for frontline health workers across Tasmania.


→ Confirmation of projected health worker housing demand by 31 December 2024.

 Short

 **Department of Health**

4.1.3
Explore options to centralise procurement and management of rental accommodation for relevant State Service employees.

→ Delivery of options to Government in consultation with relevant State Service agencies.

 Medium

 **Homes Tasmania**



4.2 Localised responses

Objective: Collaborating with local governments on housing programs specifically tailored to the needs of communities, including regional Tasmania.

4.2.1
Implementation of Strategic Regional Partnerships between state and local government, including consideration of regional housing needs and key worker housing demand.

➔ Delivery of relevant initiatives under Strategic Regional Partnerships.

 Medium-long
 **DPAC**

4.2.2
Support the implementation of housing-related initiatives outlined in the Regional Development Australia (RDA) Strategic Regional Plan.

➔ Delivery of relevant initiatives under the RDA Strategic Regional Plan.



 Medium-long
 **State Growth**

4.3 Place and liveability

Objective: Collaborating with local governments to balance the impacts and opportunities of short-stay accommodation, and any other sector, on housing supply, liveability, productivity, and economic prosperity for Tasmanians.

4.3.1
Continue to monitor and report on the short-stay accommodation industry in Tasmania as per legislative requirements.

➔ Quarterly data made publicly available.

 Ongoing
 **Department of Justice**

Enablers

To deliver on our priorities, we have identified six key housing enablers through which government, the community sector and the private sector can facilitate the achievement of our 20-year vision for ending homelessness in Tasmania.

Their use across all priority areas will play a crucial role in empowering all stakeholders to play their part in realising the outcomes identified in the Strategy. Each of the enablers are outlined in full in the Strategy, with the specific actions that we will undertake over the next four years outlined here.

Partnerships

Strengthen partnerships between the Tasmanian and local governments to deliver improved housing outcomes across Tasmania.


→ Roles and responsibilities in strengthened partnerships agreed on by 30 June 2024.

 Short

 **Homes Tasmania**

Strengthen partnerships across the building and construction industry and address market capacity in the Skills Tasmania MOU.

→ Progression of actions in the Skills Tasmania MOU by identified timeframes.

 Medium

 **State Growth, Homes Tasmania**

Strengthen partnerships with community housing providers and private industry to deliver on the Tasmanian Government's social and affordable housing commitments.

→ New partnership approaches developed and implemented by 31 December 2024.

 Short

 **Homes Tasmania**

Establish advisory committees under the *Homes Tasmania Act 2022* with membership from relevant sectors to inform decision-making by the Homes Tasmania Board.

→ Advisory groups established by 30 June 2024.

 Short

 **Homes Tasmania**

Funding and finance

Develop new financial models and incentivise more private and institutional investment into long-term residential housing.

➔ Financial models developed by 31 December 2024.

Short

Homes Tasmania

Consultation and policy design

Establish a lived experience advisory group to inform the Tasmanian Government’s development of housing policy.

➔ Advisory group established by 30 June 2024.

Short

Homes Tasmania

Policy coordination

Ensure housing is considered in the development of policy and programs across the Tasmanian and local governments.

➔ Government policy and programs align with the priorities of the Tasmanian Housing Strategy.

Ongoing

Homes Tasmania

Community

Engage earlier and more frequently with communities to promote housing developments and the creation of inclusive and vibrant neighbourhoods.

➔ Development of a framework to support community engagement by 31 December 2024.

Short

Homes Tasmania

Data

Develop a data sharing framework to inform needs-based decision-making and policy development.

➔ Delivery of a housing data management framework by 30 June 2025.

Medium

Homes Tasmania

Future opportunities

This Action Plan outlines a range of priorities for implementation by 30 June 2027 and sets the foundation for action as Tasmania charts a path to end homelessness and improve the housing outcomes for all Tasmanians. The Tasmanian Government remains committed to agile policy solutions and responding to challenges at both a State and local level as they arise. This will occur through the analysis of the changing and emerging needs of Tasmanians and the development of responses funded through the annual Tasmanian Budget.

There are several key pieces of policy work underway that are likely to provide opportunities to further improve Tasmania's housing system. The outcomes of this work will be incorporated into the implementation of this Action Plan.

These include:

- An **infrastructure, development, and open space contributions scheme** in Tasmania, which will provide greater certainty and consistency for new residential developments. This is aligned with the Future of Local Government Review nearing completion.
- The best way to ensure the ongoing viability of the housing and homelessness services workforce, including **recruitment and retention strategies** to support sustainable service delivery.
- **Review of current Tasmanian Government grants, subsidies and concessions** that relate to housing assistance and evaluation of whether they are improving the lives of Tasmanians in need.
- **Incentives** that would support developers, investors, and community housing providers to bring high-quality and innovative long-term social and affordable housing options into the market.
- **Monitoring the challenges of cost escalation and financing** for private residential development, particularly those which have obtained development approvals.
- Establishing **pre-approved designs for medium-density developments** that can be made available to community housing providers and the private market.
- **Development assessment panels**, including opportunities to progress medium-density and social and affordable housing developments.



FUTURE OPPORTUNITIES

Measuring success

Governance

Progress and implementation will be overseen by a robust governance structure.

Progress towards achieving our vision to end homelessness in Tasmania by 2043 will be closely overseen by two established bodies.

The Department of Premier and Cabinet will have responsibility for overseeing the implementation of Tasmanian Government agency actions represented in the four-year action plans and how these actions contribute to the long-term vision.

The Homes Tasmania Board will have responsibility for implementation of actions where Homes Tasmania is the lead agency. It will also establish advisory committees in accordance with the *Homes Tasmania Act 2022* to provide advice on system-level changes.

Monitoring and reporting

The Strategy will be supported through the development of an outcomes framework.

Work is currently underway with the University of Tasmania in partnership with the Tasmanian Government (through the Department of State Growth and the Department of Premier and Cabinet) and Homes Tasmania to develop a population outcomes framework. This framework will include a suite of key indicators which will enable ongoing monitoring of the progress on achieving the strategy's vision and outcomes.

In addition, a new Housing Dashboard for Tasmania is under development. This will report on key performance measures for the Strategy and Action Plan. Internal reporting across the whole of government against agency commitments under the Action Plan will be coordinated by Department of Premier and Cabinet.

Formal endorsement of governance approach.

➔ Governance approach formally endorsed.

📅 31 March 2024

👥 **DPAC**

Deliver a new Housing Dashboard to support analysis and transparency of data.

➔ Reporting framework delivered by 30 June 2024.

📅 Ongoing

👥 **DPAC and Homes Tasmania**

Deliver an outcomes framework to support monitoring of the Strategy's vision and outcomes.

➔ Outcomes framework delivered by 31 December 2024.

📅 Short
👥 **DPAC, State Growth and Homes Tasmania**



MEASURING SUCCESS

