



Hobart Housing Forum

Engagement Summary Report

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City of **HOBART**

1. Executive Summary

In December 2024, the City of Hobart hosted the Hobart Housing Forum: A conversation with the housing sector on affordability and supply in Hobart. The forum brought over 80 attendees from across the housing sector together to discuss ways to increase housing supply and create more affordable rental options on underused land in Hobart and surrounding areas.

The forum included people from community organisations, the development and construction industries, and representatives from local and state governments. It was organised and facilitated by City of Hobart staff,

The purpose of the Hobart Housing Forum was to:

- Identify opportunities for collaboration across the housing sector.
- Identify ideas that the City can develop into actions, which can be delivered to incentivise appropriate housing development in the Hobart Local Government Area (LGA).
- Strengthen the City's relationships with key stakeholders within the housing sector such as industry representative bodies including the Australian Institute of Architects, Housing Industry Association (HIA), Master Builders Association, and Property Council to enable greater understanding.
- Strengthen the City's relationships with key stakeholders within the affordable housing sector, such as industry representative bodies including Shelter Tasmania, as well as community housing providers.
- Strengthen the City's advocacy position to State and Federal Government to achieve effective policy and increase investment.

The event included a keynote speaker, two panel discussions and stakeholder engagement activities including a roundtable discussion.

The keynote speaker and panel discussions helped to provide an overview of the current situation in Hobart, informing participants of challenges that the community and housing sector are currently facing and discussing opportunities for alternative development models to those traditionally adopted in Hobart.

The stakeholder engagement activities expanded on topics from the speakers' presentations and engaged attendees in collaborative discussions about housing in Hobart. The Forum attendees participated in several activities that focused on topics

like collaborative housing models, housing type and diversity, underutilised land, viability of development, and housing affordability.

Key Findings

- **Shared consensus on current housing crisis:** Forum participants strongly agreed that there is a housing affordability and availability crisis in Hobart.
- **The cost of development** was identified as a significant barrier to development in Hobart. This included the cost and supply of appropriate sites for development, the cost of upgrading infrastructure, construction costs including materials and labour costs resulting from insufficient access to qualified builders and tradespeople, which is predicted to worsen in the future.
- **Leading barriers to development:** Construction costs were considered the greatest barrier to development in Hobart, followed by funding challenges, regulatory delays and stigma and public perception (NIMBYs).
- **Development of underutilised land:** When attendees were asked, “Which topic discussed today will you consider further in your delivery of housing for Hobart?” The development of underutilised land emerged as the highest priority, indicating a strong interest in maximising the potential of existing sites.
- **Reducing financial barriers:** A lot of the discussion focused on the importance of reducing land and infrastructure costs to improve development viability.
- **Pilot projects** are needed to illustrate that good quality, mixed tenure, medium density housing models are good for the community, sustainability and accessibility, that they have value and will be successful in Hobart to the community, investors, and developers.
- **Subsidisation of land costs** is required to make affordable housing close to services, transport, education, employment viable. Subsidisation could come in the form of government funding, landowners making appropriate land available at reduced cost, collaboration with not-for-profit, and faith-based organisations interested in the provision of affordable housing.
- **Strategic land use planning projects** to investigate rezoning and other mechanisms to deliver permitted pathways for appropriate higher density housing in areas close to services, education, employment and good public transport. As suggested, increased density, building height and a reduction in the number of car parking spaces in specific areas could all be considered.
- **Exemplar pilot projects** were identified as a mechanism to prove the viability of higher density, affordable and mixed tenure housing development to investors, as this development typology does not have a proven record in Hobart. A pilot

project also has the potential to illustrate the benefits of this housing typology to the local community, many of whom are unused to higher density living.

- **Maintain the momentum in this space:** Nearly all participants were interested in continuing to engage in discussions around housing and the upcoming Hobart Housing Strategy.

2. Background

2.1 Project Team

Council staff from across the City of Hobart collaborated to organise the Hobart Housing Forum. However, the core project team included:

- Joanne Hickman: Strategic Land Use Planner
- Philip Holliday: Manager: Manager Urban Design and Place Based Projects
- Jack Brooks: Senior Advisor for Community Engagement
- Tenille Daft: Brand Marketing Lead

2.2 Project Background

The City of Hobart is preparing a Housing Strategy to provide a clear plan for the City to follow to respond to the need for housing for diverse communities.

The City's focus for the Hobart Housing Strategy is primarily on the affordability and supply of housing in the Hobart LGA.

Support for crisis accommodation and people experiencing homelessness requires targeted responses from the City. Specific homelessness actions are included in the City for All - Implementation Framework (currently in draft). This existing strategic document, the *Affordable Housing and Homelessness Commitment 2021-23*, was developed after extensive community, sector, and government consultation, and built on previous work delivered by the City in 2016-19.

The *Affordable Housing and Homelessness Commitment* is currently under review. Part of this review resulted in the decision to separate the Affordable Housing and Homelessness Commitment into two separate strategic documents.

The Hobart Housing Forum was an important first step in the development of the Hobart Housing Strategy.

2.3 Keynote Speaker and Panel Discussions

Tasmanian Government's Strategic Architectural and Urban Design Advisor within Infrastructure Tasmania, Scott Balmforth, led the morning session of the Forum, with a keynote speaker and two panel discussions with experts focusing on the challenges facing the sector and opportunities for collaboration to achieve affordable, sustainable development.

The keynote speaker and panel discussions were recorded, and this recording is available for members of the community to view at the link below.

<https://www.youtube.com/watch?v=vq-iXXis5LU>

Ellen Witte, economist and Principal and Partner at SGS Economics and Planning, was the keynote speaker. Ellen set the scene for attendees by providing statistics relating to the housing industry and information on the recently released Rental Affordability Index.

Key insights from the keynote speaker include:

- **Rental affordability** has decreased in Hobart, with rapid increases in rent over the last 10 years. Over one third of all households in Australia are now renting their home, many for the long-term. Most young Australians would like to, but do not expect to own their own home.
- **Homelessness** in Hobart increased between 2016-2021 by 50 per cent..
- **Planning approvals** were processed efficiently when demand was high. Building completions are much lower than planning and building approvals.
Missing middle, medium density housing construction is not taking place as the cost of mid-rise housing is currently higher than what it can be sold for.
- **Reduced car-parking number requirements** would reduce the cost of residential development.

The panel discussions helped provide an overview of the current situation in Hobart, informing participants of challenges that the community and housing sector is currently facing and discussing opportunities for alternative development models to those traditionally adopted in Hobart.

Panellists included:

- Ellen Witte, Economist, Principal and Partner SGS Economics and Planning
- Emma Riley, National President PIA, Founder and Director ERA Planning and Environment
- Eleri Morgan-Thomas, CEO Homes Tasmania
- Neil Noye, Director Strategic and Regulatory Services Network, City of Hobart
- David Clerk, Tas CEO Master Builders Association

- James Senior, Partnerships Manager Nightingale
- Liam Wallis, HIP V. HYPE Founder
- Siobhan Fernantzen, Associate Director Development Advisory, Faction Consulting
- Brian Motz, Chief Commercial Officer, Housing Choices

Key insights from the panel discussions include:

- **A government owned land development corporation** which could help to de-risk development by addressing fragmented land ownership is needed.
- **Transit oriented development** provides many benefits, including supporting a reduced requirement for car parking spaces, and would significantly reduce the cost of housing.
- **Subsidisation of land costs** is required to make affordable housing close to services, transport, education, employment viable. Subsidisation could come in the form of government funding for land purchase or gifting of government owned land, landowners making appropriate land available at reduced cost, and collaboration with not-for-profit, and faith-based organisations interested in the provision of affordable housing.
- **Value uplift and additional development rights**, such as increased density, could be provided in exchange for affordable housing contributions within a proposed development or a financial contribution made to provision of affordable housing in another development within the same area.
- A **development contributions system** should be established to better account for the cost of greenfield development, contributions could be adjusted according to the market conditions at the time. Tasmania is the only state in Australia that does not have one.
- **Strategic land use planning** for the City of Hobart must consider the provision of supporting infrastructure for the future development of the land.
- **Access to qualified builders and tradespeople** is a recognised risk. Measures must be taken to increase the numbers of Tasmanians taking up apprenticeships to become a tradesperson and to upskill the current construction industry to build a greater volume of medium density housing through training to attain qualifications for accreditation in the mid-rise and open construction categories.
- **Innovation** can change the way new buildings are built in Tasmania. Investigate how best to use local materials to avoid the considerable cost of bringing materials from the mainland.
- **Pilot projects** are needed to:
 - Convince investors and the market that good quality apartment housing will be successful in Hobart and break down perceptions that this is not a

desirable way to live. These could illustrate the values of apartment living, community building, sustainability, and accessibility.

- Illustrate that inclusionary zoning can be effective. That there is demand for affordable housing to buy or rent, which is collocated with affordable/social housing provided by a not-for-profit housing provider. In Melbourne, the [Nightingale Housing](#) model has demonstrated this. Whilst this serves as a useful case study, a pilot project is needed to demonstrate a similar precedent in Hobart.
- **Funding sources with greater certainty.** Existing [Housing Australia Future Fund \(HAFF\)](#) funding is very onerous on Community Housing providers/developers and funding is not guaranteed even if criteria are met. There needs to be a more effective and efficient solution to how we allocate funds for housing.
- **Inclusionary zoning** is more difficult than it needs to be and this is largely as a result of stigma which needs to be broken down. Perceived potential risk to property prices. Community and stakeholder engagement is undervalued, it can be used to break down the stigma which surrounds social housing.
- **Long term, good quality housing** is needed in the right locations to optimise the life cycle of an asset.
- **Social cost** of poor housing is underestimated. Impacts on the health system due to houses with insufficient insulation and expensive heating which tenants cannot afford to use.



3. Engagement Methodology & Participation

3.1 Engagement Objectives

During the afternoon session of the Hobart Housing Forum, the City's Community Engagement team ran a roundtable discussion to facilitate an open conversation between key industry stakeholders. The roundtable discussion followed on from topics raised in the speakers' presentations earlier in the day and engaged attendees in a collaborative discussion surrounding the drivers and barriers of the housing context in Hobart.

The aims of the afternoon session included:

- **Collect** detailed feedback and perspectives from key industry stakeholders on the current housing situation in Hobart, including challenges and opportunities.
- **Gather** insights from the housing sector about the current housing situation in Hobart.
- **Facilitate** in-depth discussions on key housing topics through a collaborative and interactive format.
- **Encourage** open dialogue and collaboration among stakeholders to identify innovative solutions and strategies for improving housing in Hobart.
- **Develop** a shared understanding on the priorities and actions needed to address housing issues, ensuring that all voices are heard and considered.
- **Inform** the development of the Hobart Housing Strategy.

3.2 Engagement Methods Used

After the first two sessions of the Hobart Housing Forum, which featured panel discussions with industry leaders, the Engagement Team conducted a roundtable discussion to facilitate an open conversation among key industry stakeholders. This discussion was built on topics from the speakers' presentations and engaged attendees in collaborative discussions about the drivers and barriers of the housing context in Hobart.

Engagement Activities

Opening Live Polling Activity (10 minutes): We used the interactive polling tool MentiMeter to ask a series of questions related to housing. This activity set the stage for the discussions and provided a snapshot of attendees' views.

World Café (1 hour): Attendees were divided into small groups, each seated at a table with a specific topic. Every 15 minutes, participants rotated to a new table, ensuring they contributed to multiple discussions. Each table had a facilitator to guide the conversation and record key points. Topics include:

- Collaborative Housing Models
- Housing Type and Diversity
- Underutilised Land
- Viability of Development
- Affordability of Housing

Closing Live Polling Activity (10 minutes): We used the same interactive polling tool to ask follow-up questions. This helped gauge any shifts in perceptions and gather additional insights based on the discussions.

These activities combined to create a dynamic and engaging environment where stakeholders shared their perspectives, collaborated on solutions, and contributed to a comprehensive understanding of the housing context in Hobart.

3.3 Roundtable Discussion Staff

The Community Engagement team facilitated the roundtable discussion, ensuring smooth transitions between activities, encouraging participation, and maintaining a productive and inclusive environment for all attendees.

Workshop Facilitators

- Jack Brooks
- Dominica Roebuck

Staff from the Strategic Land Use Planning, Community Programs, Place Design, Sport and Recreation teams table hosted the smaller roundtable discussions. The staff kept the conversation focused on the specific topics, recorded key points, and ensured that all participants had the opportunity to contribute their insights and perspectives.

Collaborative Housing Models

- Joanne Hickman (Strategic Land Use Planner)
- Philip Holliday (Manager Urban Design and Place Based Projects)

Housing Type and Diversity

- Jennifer Lawley (Manager Land Use & Development Planning)
- Apurva Bora (Project Controller - City Futures)

Development of Underutilised Land

- Sally Slater (Strategic Land Use Planner)
- Qian Pei Choi (Principal Advisor - Design and Project Coordination Placemaking)

Viability of Development

- Jaime Parsons (Principal Advisor Urban Design)
- Tristan Widowson (Strategic Land Use Planner)

Affordability of Housing

- Kimbra Parker (Manager Community Programs)
- Renato Langiu (Inclusive City Program Officer)

3.4 Target Audience

The Hobart Housing Forum aimed to engage a broad spectrum of stakeholders involved in the housing sector to ensure a comprehensive and inclusive discussion on housing issues. Our target audience included:

- **Industry professionals:** Architects, builders, developers, and urban planners, who play a crucial role in designing and constructing housing solutions.
- **Government representatives:** Local and state government staff and elected members responsible for housing policies, regulations, and funding.
- **Community organisations:** Not-for-profits and advocacy groups focused on housing affordability, homelessness, and community development.
- **Business owners and landowners:** Individuals and entities owning or managing properties, whose insights are vital for understanding market dynamics and challenges.

By engaging this diverse group of stakeholders, we aimed to foster a collaborative environment where different perspectives could be shared, leading to innovative and practical solutions for Hobart's housing challenges.

3.5 Participant Engagement

Invitations to the event were extended to representatives from across the housing sector, such as the Australian Institute of Architects, Master Builders Association, Housing Industry Association, and the Property Council, housing developers, not-for-profit housing providers and collaborators, as well as the Tasmanian Government, Homes Tasmania, Local Government, and elected members.

A recording of the panel discussion, along with this report on the stakeholder engagement activities, has been provided to enable interested parties who were not able to attend the event in person to view the insights from the forum at a later date.

3.6 Number of Participants

The Hobart Housing Forum was attended by 80 people from across the housing sector. This diverse group included industry professionals, government representatives, community organisations, business owners, landlords, and residents, ensuring a wide range of perspectives and insights. The roundtable discussion involved 48 participants.



4. Analysis

4.1 Live Polling Activity (Menti Meter)

Live polling software Menti Meter was used at the housing forum to engage participants and gather real-time insights.

The following graphics highlight some of the key takeaways from this activity:

Live Polling Activity

Overview: We utilised Menti Meter for a live polling activity to engage participants and gather real-time insights. The live polling activity was used to establish a baseline understanding of attendees sentiments, help guide conversations and foster a collaborative and inclusive environment.



48 Participants



Local Government

(10 Participants)



Design & Architecture

(8 Participants)



State Government

(8 Participants)



Not For Profit

(8 Participants)



Developer

(3 Participants)



Construction

(3 Participants)



Strata Management

(3 Participants)



Elected Officials

(2 Participants)



Other

(3 Participants)

Scale of 1 to 10, to what extent do you agree or disagree that ...



9.1
average

There is a housing affordability and availability crisis in Hobart?

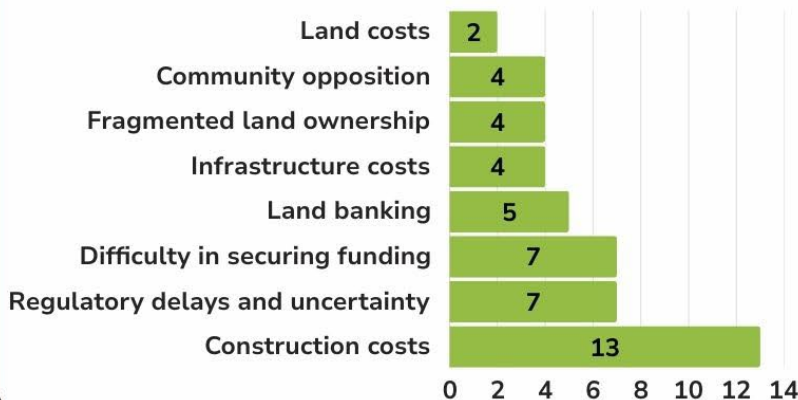
6.5
average

The City supports housing development in Central Hobart and the surrounding suburbs?

9.1
average

How important is it for different sectors to collaborate on housing opportunities?

Which barriers to development do you find most challenging?



Biggest Challenge in One Word



Cost

(15 responses)



Nimby's

(5 responses)



Governance

(4 responses)

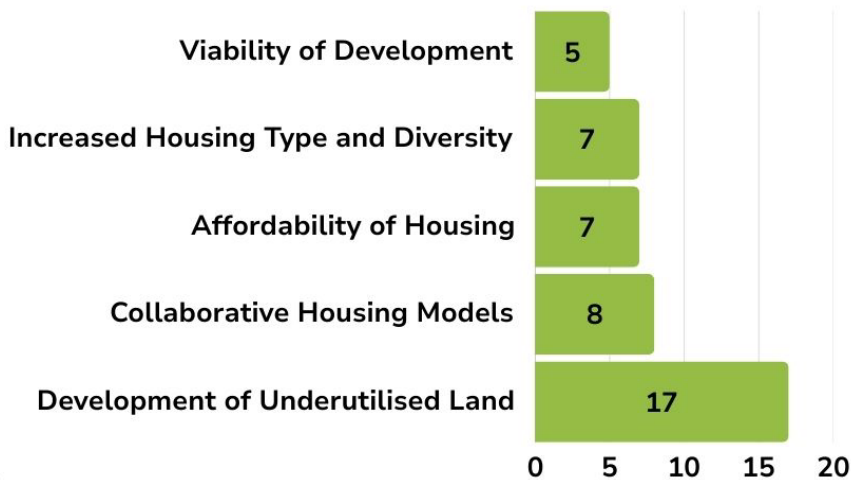


Vision

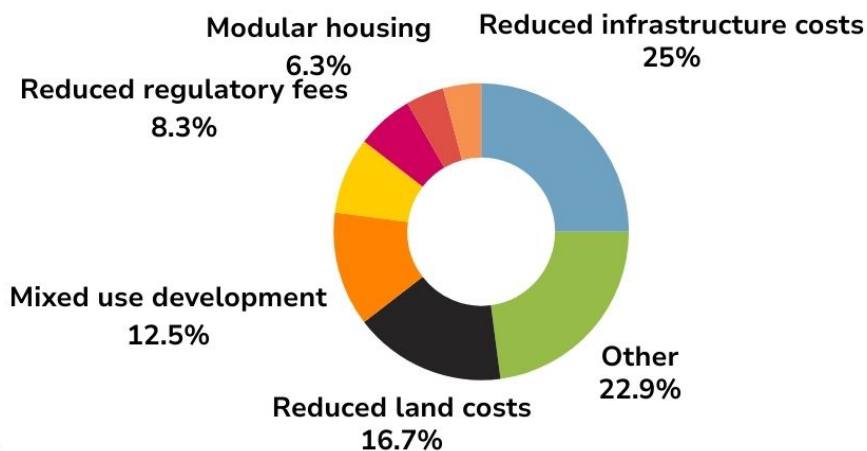
(3 Responses)



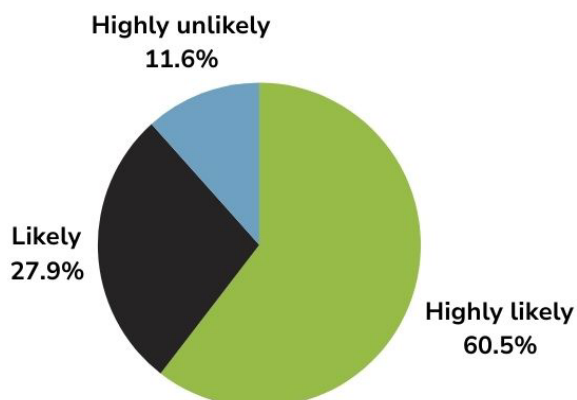
Which topic discussed today, will you consider further in your delivery of housing for Hobart?



What's one change that you think could make housing development more viable in our city?



How likely are you to continue to engage in discussions around housing solutions?



95%

Of attendees would be interested in participating in further engagement activities for the Hobart Housing Strategy

What ideas have the greatest potential to improve housing affordability and availability?



Collaboration and Partnerships



Education and changing mindsets



Inclusionary zoning and regulatory changes



Developing agencies and governance



Planning and delivery



Parking and Transport



Pilot projects and innovation



Incentives and policy changes



Housing diversity and affordability



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4.2 Roundtable Discussions

The roundtable discussion, facilitated by the Engagement, Urban Design and Place Based Projects, and Strategic Land Use Planning teams, provided an opportunity for participants to highlight challenges currently facing the housing sector and brainstorm opportunities for potential solutions.

The world café method was used, and this created an interactive and participatory format designed to foster open, collaborative dialogue on specific topics.

Forum participants were divided into groups of roughly six people to discuss specific topics, guided by a City of Hobart staff member who recorded their feedback. After a set period of 10-15 minutes, participants rotated to a different table to discuss a new topic, allowing everyone to contribute to multiple discussions.

Topics included:

1. Collaborative Housing Models
2. Housing Type and Diversity
3. Underutilised Land
4. Viability of Development
5. Affordability of Housing

The world café method emphasised a relaxed, informal environment that encouraged open communication and creativity, allowing participants to build on each other's ideas and fostering a sense of collective ownership over the outcomes.



Collaborative Housing Models

Overview: Collaborative and innovative housing models include projects where partnerships exist between community housing providers, affordable housing providers, government agencies, not for profits, and other housing and/or commercial developers to provide mixed-tenure and sometimes mixed-use developments.



STRENGTHS



- Partnerships and Effective Collaboration
- Broader Social Outcomes
- Multiple Funding Sources
- Community Building
- Innovation and Adaptability
- Economic Efficiency
- Equitable Mixed Tenure Models
- Effective Use of Land

CHALLENGES



- Stigma, NIMBYism and Public Perception
- Costs and Funding Limitations
- Regulatory Barriers
- Collaboration is Difficult
- Existing Hobart Issues
- Lack of Awareness
- Leadership and Governance
- Risk Management and Long-term Planning

OPPORTUNITIES



- Promoting the Value of Collaborative Housing Models
- Cross Collaboration Across the Housing Sector
- Building a Sustainable Hobart
- Showcasing the Quality of Life this Model Provides
- Government Incentives and Initiative
- Setting Precedents



Joanne Hickman and Philip Holliday



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4.2.1 Collaborative Housing Models

These insights provide a comprehensive overview of the strengths, challenges, and opportunities associated with collaborative housing models, offering a roadmap for expanding such initiatives in Hobart.

STRENGTHS: *What are the strengths of collaborative housing models like collaborative not-for profit and commercial partnerships, build to rent, and housing cooperatives? And can partnerships provide a more secure source of income to make residential and mixed-use development more viable?*

Key Insights included:

- **Partnerships and effective collaboration:** The value of building strong links between different housing partners presents many unique benefits to Hobart's housing needs. Multiple partners can better withstand political influence, community backlash and financial constraints and minimise risk to provide stability for long-term projects.
- **Broader social outcomes:** The attendees shared the positive social outcomes collaborative housing models can achieve, such as reducing isolation, building equitable communities, and breaking stigma around types of housing to promote a socially sustainable community.
- **Multiple funding sources:** Access to various government and commercial funding streams enhances financial viability, making projects more resilient and sustainable.
- **Community building:** It was expressed that collaborative housing can foster a strong sense of ownership for residents, and promote social inclusion and community cohesion, creating supportive and connected living environments.
- **Innovation and adaptability:** Collaborative models encourage innovative approaches to testing pilot projects, replicating, and adapting new housing models in Hobart, leading to innovative and tailored housing solutions.
- **Economic efficiency:** These models were thought to be more energy efficient and cost-effective to build and live in, offering better value over the asset's life and reducing individual costs through shared resources.
- **Equitable mixed tenure models:** Promotes equity and understanding across different housing types, creating balanced communities where residents from diverse backgrounds can coexist and support each other.
- **Effective use of land:** Bringing together multiple stakeholders, such as developers, not-for-profit organisations, and community groups, to create integrated and efficient housing solutions. These models leverage diverse

resources and expertise to maximise land use, often incorporating mixed-use developments that combine residential, commercial, and community spaces.

CHALLENGES: *What barriers prevent widespread adoption of collaborative housing models? And how do financing, legal frameworks, or public perception affect the viability of these models?*

Key Insights included:

- **Stigma, NIMBYism, and public perception:** Social and affordable housing projects often face stigma and community resistance. The reluctance to accept change is seen as a major challenge for the development of new project models.
- **Costs and funding limitations:** Securing consistent and sufficient funding is challenging. High development and operational costs, including strata management, impacts developers, project partners, tenants, and homeowners.
- **Regulatory barriers:** Existing policies and legislation may not support innovation. Rigid regulations and prescriptive policies can hinder the development and implementation of collaborative housing solutions, making it difficult to adapt projects to local needs and contexts.
- **Collaboration can be difficult:** A major challenge in this space is working collaboratively across the sector. It was felt that it can be difficult to align the needs, priorities, and risks of diverse project partners. Navigating regulatory frameworks and industry constraints can add another layer of complexity.
- **Existing Hobart issues:** Participants felt that the city lacks essential amenities, and skillsets necessary to develop successful collaborative housing models. Key issues shared include inadequate public transport, insufficient parks and open space, and a shortage of cultural amenities. Additionally, there is a gap in the specialised skills required to support and sustain collaborative housing initiatives.
- **Lack of awareness:** Limited awareness and understanding of collaborative housing models amongst the public and policymakers.
- **Leadership and governance:** The group felt that local governments can act in silos that make development harder to achieve. Additionally, there were calls for leadership to embrace innovation and not be resistant to change in this space.
- **Risk management and long-term planning:** Participants shared that collaborative housing models need thorough investigation and careful consideration when assessing risks due to a lack of precedents in Hobart and predicting future needs. It highlights the importance of a long-term approach to planning and managing potential challenges in any project or decision-making process.

OPPORTUNITIES: *What opportunities exist to expand collaborative housing in Hobart? And how can different sectors (non-profits, private developers, government) collaborate more effectively to provide such opportunities?*

Key Insights included:

- **Promoting the value of collaborative housing models:** Celebrating and promoting successful project models will highlight to local decision makers and the wider community the value these models can bring. Participants shared that the City should inform and educate the community about the benefits of these models (particularly for the elderly), to shift the understanding and mindset of the community, government, and industry about appropriate housing.
- **Cross collaboration across the housing sector:** Collaborative housing models can leverage diverse expertise and resources by fostering partnerships across government, non-profits, and commercial entities, enhancing innovation and community resilience.
- **Building a sustainable Hobart:** Attendees discussed the ways in which these models would be able to address the city's unique social challenges to promote a healthier, more liveable urban environment.
- **Quality long-term housing for renters:** There is potential to demonstrate that this model can provide a viable and quality long-term housing solution for those people who wish to rent in Hobart.
- **Government incentives and initiatives:** Encouraging the government to use its land and funds to set up initiatives that allow investors to deliver needed housing solutions on underutilised sites. Additionally, participants felt there should be an introduction of tax incentives for private investors who offer long-term leases.
- **Setting precedents:** Collaborative housing models can create good precedents for Hobart that can stimulate change and uplift the sector across the City and Tasmania.

Housing Type and Diversity

Overview: Housing type and diversity refers to the variety of housing options and the density of housing available within a community. A diverse range of housing can accommodate different household sizes, income levels, stages of life, and lifestyle preferences, promoting inclusivity and resilience in the housing market.



STRENGTHS



- Social and Cultural Diversity
- Community Building and Social Cohesion
- Support for All Ages and Demographics
- Economic and Employment Benefits
- Mental Health and Well-being
- Innovation and Futureproofing
- Safer, More Inclusive Hobart
- A City of Housing Choice

CHALLENGES



- Cost and Funding
- Amenity Requirements
- Perceptions and Stigma
- Current Hobart Housing Market
- Restrictive Fees and Policies
- Aboriginal Housing Needs
- Inflexible Zoning and Planning
- Building Sector
- Accessibility and Typology
- Resistance to Change and Innovation

OPPORTUNITIES



- Education and Promotion
- Public-Private Partnerships
- Pilot Programs
- Development Pathway
- Foster Bi-Partisan Support
- Densification and Exemplar Developments
- Aboriginal Housing and Community Engagement
- Efficient Land and Infrastructure Use
- Forward-thinking Development



Jennifer Lawley and Apurva Bora



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4.2.2 Housing Type and Diversity

These insights highlight the significant benefits of housing type and diversity in creating vibrant, inclusive, and resilient communities that cater to various needs and preferences.

STRENGTHS: *What benefits come from having a diverse range of housing types (e.g. apartments, townhouses, detached homes)? And how does housing diversity support a vibrant, inclusive community?*

Key Insights included:

- **Social and cultural diversity:** A diverse range of housing types supports safer and more inclusive communities by promoting social cohesion. By integrating diverse cultures, ages, and economic groups, housing diversity breaks down stereotypes and fosters mutual understanding. This inclusive environment not only enhances safety perceptions but also builds a stronger, more resilient community where residents feel secure and supported.
- **Community building and social cohesion:** Housing diversity promotes social cohesion and fosters stronger community relationships. It encourages residents to help and support each other, leading to stronger social bonds and a richer cultural and social experience.
- **Support for all ages and demographics:** Diverse housing options provide flexibility for different demographics, allowing people to age in place and continue living in the same community. This supports multi-generational living throughout the city and ensures continuity in dwelling diversity.
- **Economic and employment benefits:** Proximity to workplaces for key workers reduces commute times and supports local employment. Diverse housing types promote social mobility and better equity between different economic classes.
- **Mental health and well-being:** Housing diversity supports a strong community, particularly for the ageing, and is beneficial for mental health. Diverse housing types support social inclusion and a supportive environment for all residents.
- **Innovation and futureproofing:** Diverse housing can drive innovation and will future proof the housing stock for changing demographics and climate conditions and opportunities for creative and personalised housing solutions.
- **Safer more inclusive Hobart:** Participants believe that a diverse community helps reduce disadvantage, stigma and racism, making Hobart feel safer.
- **A city of housing choice:** Embracing housing diversity can transform Hobart into a city of housing choice, offering a variety of options to accommodate different household sizes, income levels, and lifestyle preferences. By providing a mix of apartments, townhouses, and detached homes, Hobart can cater to the needs of its diverse population, ensuring that everyone has access to suitable

and affordable housing. This approach promotes inclusivity, but also supports the city's growth and resilience, making it an attractive place for all people to live.

CHALLENGES: *What challenges are there that prevent the provision of a diverse range of housing types and providers? (e.g. apartments, townhouses, detached homes)? And are there any challenges that come from providing universally accessible housing for people with a disability?*

Key Insights included:

- **Cost and funding complexities:** High costs and financial complexities, including the cost of debt and higher costs for universally accessible design. Spatial issues affecting funding availability, and challenges faced by housing providers.
- **Amenity requirements:** Meeting various amenity requirements when retrofitting older buildings can present challenges including balancing heritage preservation with modern needs, ensuring accessibility with lifts, providing adequate open space, and accommodating pet ownership.
- **Negative perceptions and stigma:** Prevailing narratives that people do not want to live in apartments in Hobart and public stigma towards certain housing types. Community resistance to new housing developments.
- **Current housing market:** Some participants felt that the current housing market in Hobart makes it hard for diverse types of housing to succeed, while others felt it was expensive across the field.
- **Short-term visitor accommodation:** The conversion of housing to short-term visitor accommodation has reduced the availability of long-term rentals.
- **Restrictive fees and policies:** Tax, policies, strata fees and stamp duty act as barriers that hinder downsizing and home ownership transfers. Insufficient subsidies to support affordable housing initiatives. Layers of complexity added by inconsistent interpretations of the planning scheme across 29 the councils.
- **Aboriginal housing needs:** Developing housing options that address the unique needs of Hobart's Aboriginal communities presents significant challenges. Participants shared that this would need to overcome historical policy failures and government indifference, and ensuring culturally appropriate and safe housing requires collaboration with community, in particular Aboriginal Community-Controlled Organisations (ACCOs).
- **Inflexible zoning and Planning:** Existing zoning regulations and a perceived lack of flexibility in the planning system do not support contemporary or diverse housing types.

- **Building sector issues:** Skills shortages, lack of market maturity, and building sector constraints.
- **Accessibility and topography:** Hobart's topography presents development challenges particularly regarding accessibility challenges making retrofitting difficult.
- **Resistance to change and innovation:** General resistance in Hobart to change, lack of innovative housing solutions, and short-term focus of elected members encouraging NIMBYism.

OPPORTUNITIES: *How can we encourage more diverse housing options? And how can we encourage diverse housing? Social and affordable housing? Universal accessibility? Single people and small families? Ageing in place?*

Key Insights included:

- **Education and promotion:** Prepare case studies to demonstrate the benefits of diverse housing types and educate the wider community and key decision makers to shift perceptions and encourage adoption. Promote regional conversations and shift the narrative around housing diversity to highlight its benefits.
- **Public-Private Partnerships (PPPs):** Leverage PPPs to fund and develop innovative housing solutions, including co-operatives and multi-generational models.
- **Pilot projects:** Consider pilot projects to test and showcase innovative housing solutions in the local context.
- **Development Facilitation Pathway:** Follow Victoria's model, Hobart can streamline urban development by engaging communities at the neighbourhood level, bypassing traditional DA processes for state-significant projects through a "Development Facilitation Pathway," and expediting smaller, well-designed projects via a "Great Design Pathway."
- **Foster bi-partisan support:** Strengthen regional planning to capitalise on current bi-partisan support to advance housing diversity initiatives. Emphasise the importance of flexibility in housing to accommodate diverse needs and demographics.
- **Densification and exemplar developments:** Focus on densification where appropriate and create exemplar developments to set standards. Participants felt it was important that the initial projects really showcase what quality housing types and diversity can look like, to gain support from the community.
- **Aboriginal housing and community engagement:** Enhance communications with the Aboriginal community, working with ACCOs through housing action and engagement.

- **Efficient land and infrastructure use:** Some participants highlighted the efficient use of land and infrastructure as a key benefit. Examples like Singapore demonstrate how diverse housing can lead to better land utilisation and infrastructure efficiency.
- **Forward-thinking development creates sustainable communities:** For the successful implementation of diverse housing development in Hobart, the City will need to ensure that neighbourhoods are resilient, inclusive, and adaptable to future needs.

Development of Underutilised Land

Overview: Underutilised land refers to parcels of land, with or without existing buildings, that are not being used to their full potential. These areas can be repurposed for housing or mixed-use development, with green spaces, or community amenities. Identifying and developing underutilised land can help address housing shortages and improve urban density.



STRENGTHS



- Access to Services and Amenities
- Abundance of Underutilised Sites
- CBD Activation
- Cultural and Social Benefits
- Cost Efficiency and Economic Development
- Positive Public Sentiment
- Buy-In from the City and Politicians
- Reduced Parking Demand
- Environmental Benefits
- Urban Sprawl Reduction

CHALLENGES



- Lack of Incentive for Landowners
- High Construction Costs and Financial Risks
- Regulatory Compliance
- Infrastructure Demands
- NIMBYism, Stigma and Political Uncertainty
- Financing and Approval
- Excessive Car Parking Requirements

OPPORTUNITIES



- Cultural and Economic Uplift
- Fast Track Process for Short Term Use
- Abundant Sites
- Improved Amenities
- Joint Ventures
- Increase Building Height Limits
- Strategic Locations
- Government-Led Initiatives
- Community Engagement
- Integrated Transport and Infrastructure
- Pilot Projects



Sally Slater and Qian Pei Choi



City of HOBART

4.2.3 Development of Underutilised Land

These insights highlight the significant benefits of developing underutilised land for housing located close to services, schools, employment and good public transport to create vibrant, inclusive, and resilient communities.

STRENGTHS: *What potential does the development of underutilised lots and buildings, including adaptive reuse, have for housing development in Hobart? How can adaptive reuse of existing buildings support housing needs?*

Key Insights included:

- **Access to services and amenities:** The City of Hobart is well-connected to health services, education, and recreational services.
- **Abundance of underutilised sites:** There are many underutilised sites which enable a variety of options, are well-located and close to infrastructure, employment, and nature assets like parks and the waterfront throughout Hobart. There is diversity in lot sizes, with large lots perfect for medium density apartments, contributing to a denser and more diverse city centre.
- **CBD activation:** Developing underdeveloped sites can activate the CBD and maximise the use of existing services, adding cultural and social benefits to the wider community, not just new residents, and homeowners.
- **Cultural and social benefits:** Development can create a richer culture, facilitate the movement of existing uses to free up space, and support affordable housing and mixed-use projects.
- **Adaptive reuse** can be more cost-effective, despite building code compliance and mixed building classes. Adaptive reuse of existing buildings can enrich our built heritage and retain Hobart's character. Adaptive reuse leverages embedded carbon, contributing to environmental sustainability.
- **Economic development:** A consolidated city encourages local business and economic development.
- **Positive public sentiment:** The community generally supports activating and developing these underutilised sites, as they can be unsightly and feel unsafe. Development improves passive surveillance and can eliminate anti-social behaviour on these sites.
- **Buy-in from the City and politicians:** Participants shared that they felt there is interest from the City and politicians in the development of these sites, and that they are open to working with developers.
- **Reduced parking demand:** Residential development in appropriate locations could be less expensive if car parking requirements are reduced in the planning scheme.

- **Urban sprawl reduction:** Developing existing buildings and utilising underdeveloped land can reduce urban sprawl and create a more compact, resilient city, reducing the need for cars and contributing to environmental sustainability.

CHALLENGES: *What regulatory, financial, logistical and community barriers prevent the development of underutilised land? How do infrastructure limitations impact the development of sites?*

Key Insights included;

- **Lack of incentive for landowners:** Participants felt there was a small pool of landowners holding onto land without developing it, particularly large lots of land in North Hobart. Some people felt that landowners lack the experience and vision for the development, while others felt that there are insufficient incentives for landowners to develop their properties when they are already making a reliable income from the land.
- **High construction costs and financial risks:** The costs associated with construction are significant. Banks are hesitant to take on the risks associated with development.
- **Regulatory compliance:** Compliance with National Construction Code (NCC) reforms, such as EV charging requirements, add complexity. Existing planning regulations and heritage considerations can make development of underutilised sites less feasible.
- **Infrastructure demands:** Existing infrastructure capacity constraints, such as stormwater, water and sewer systems, limit development potential. Upgrading aging infrastructure, is costly and it is often unclear who bears these costs and how much they will be.
- **NIMBYism, stigma and political uncertainty:** Local opposition and concerns about property devaluation can hinder development of underutilised land. Participants discussed how changes in government can derail projects or cause loss of momentum.
- **Financing and approval:** Financing and approval processes are challenging, especially for inexperienced landowners and developers.
- **Car parking:** A major challenge for residential development discussed was how opposition towards development is often relating to car parking. Many participants shared their experiences of how it is hard to get development off the ground due to criticism over parking and the impact the development will have on traffic.

OPPORTUNITIES: *What are the key opportunities, and benefits of developing underutilised land for housing? How can the city incentivise the development of underutilised lots or adaptive reuse of buildings?*

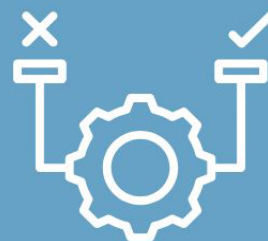
Key Insights included;

- **Cultural and economic uplift:** Encouraging the development of vacant land and underdeveloped sites will have a positive impact on the City. Participants believe that the development of these sites will help bring life to Hobart and uplift streetscapes and local infrastructure.
- **Fast-track processes for short term use:** Create fast-track processes for short-term use and flexible zoning to facilitate development. Simplify regulatory and infrastructure provisions, including the relaxation of NCC requirements.
- **Abundant sites:** The development or adaptive reuse of the numerous underutilised sites throughout Hobart to build more housing and resolve vacancy issues was discussed as a major opportunity for the City. Participants called upon the Council to promote adaptive reuse of buildings, such as shop tops, to preserve heritage and reduce costs.
- **Improved amenities:** Enhance the amenity of areas through streetscape improvements and better infrastructure around higher density development.
- **Joint ventures and partnerships:** Foster joint ventures and partnerships to leverage existing assets and resources.
- **Increase building height limits:** Allow for higher building heights to maximise land use and accommodate more housing.
- **Strategic housing locations:** Some participants felt that there should be the development of housing at key locations like the Sandy Bay campus of the University and Macquarie Point to meet demand.
- **Government-led initiatives, small lot developments:** Several government initiatives were discussed to help develop sites including; funding small lot development exemplars to showcase potential and encourage innovation, introducing a vacant land tax to discourage land banking and to promote active development.
- **Infrastructure costs:** Suggestion for the State Government to subsidise infrastructure costs, such as sewer, water and electricity networks, to reduce development expenses.
- **Community engagement:** Workshop participants want to see the City engage the community earlier in the planning process to gather data on housing needs and ensure support.
- **Integrated transport and infrastructure:** Develop integrated transport solutions and co-locate infrastructure to support new developments and reduce costs.

- **Pilot projects and demonstrations:** Launch pilot projects to demonstrate successful development models and build trust with the community.

Viability of Development

Overview: The viability of development assesses whether a proposed housing project is feasible and sustainable in the long term. This includes evaluating financial costs, potential returns, regulatory requirements, and community impact. Ensuring the viability of development is crucial for successful and sustainable housing projects.



STRENGTHS



- Understanding of Regulatory Environment
- Market Size
- Lower Land Costs and Underutilised Sites
- City of Hobart's Innovative Approach
- Recognition of Housing Crisis
- High Amenity Views
- Local Materials and Skills
- Existing Infrastructure

CHALLENGES



- Financial and Cost Challenges
- Regulatory and Governance Issues
- Market and Demand Dynamics
- Community and Perception
- Poor Transport Options
- Capacity and Expertise of Local Developers
- Design Sacrifice in Favour of Scale

OPPORTUNITIES



- Simpler Process for Developers
- Government Involvement
- Utilisation of Land
- Engagement and Education
- Strategic Planning and Development
- Regulatory and Legal Framework
- Economic Models
- Lifecycle Costing
- Aboriginal Engagement
- Infrastructure and Public Transport
- Mixed-Use Development



Jaime Parson and Tristan Widowson



City of **HOBART**

4.2.4 Viability of Development

STRENGTHS: *What positive factors make new/ additional housing developments in Hobart viable today? And What are the positive impacts on development resulting from the current market conditions?*

Key Insights included:

- **Understanding of regulatory environment:** Industry familiarity with regulations can streamline development processes.
- **Market size:** Hobart's smaller market can be easier to manage and navigate compared to larger cities. The opportunity for developers to be first to market in Hobart is a positive.
- **Lower land costs and underutilised sites:** Lower land costs, when compared to other states, make development more feasible. Availability of underutilised sites provides opportunities for new developments and growth.
- **City's innovative approach:** The City of Hobart's willingness to innovate, as shown by initiatives like the Housing Forum and different strategies and precinct plans. It was noted that the City of Hobart is the only Council in Tasmania with an Urban Design Advisory Panel in the state.
- **Recognition of housing crisis:** Across the sector there is a strong recognition and willingness to address the housing crisis, creating a supportive environment for development. The high demand for housing here has potential for scaling up projects to meet growing demand, especially in housing.
- **High amenity views:** Hobart's rich scenic landscape will provide added value to developments by offering high amenity views (i.e. timtumili minanya / Derwent River, kunanyi/Mount Wellington)
- **Local materials and skills:** The current availability of local materials like timber and skilled tradespeople make it an opportune time for building, relative to the past few years when materials and labour were in short supply.
- **Existing infrastructure:** Many areas have existing infrastructure to support new development, reducing initial costs and time.

CHALLENGES: *What are the major barriers to housing development viability? And Construction costs, risk, community opposition, regulation?*

Key Insights included:

- **Financial and cost challenges:** High costs of development, securing reliable financing, interest rates and managing construction expenses and timelines have the potential to reduce development viability. It was shared that even private developments are struggling to be financially viable.

- **Regulatory and governance issues:** Complex regulatory frameworks, siloed governance structures, and the need for strong political support is a major challenge. The fragmented nature of local government (29 LGAs in Tasmania) makes development more complex. Regional planning needs to be implemented to provide certainty. Planning controls (height and density) can be restrictive.
- **Market and demand dynamics:** Balancing market-rate housing viability, high-end market success, and addressing broader housing needs.
- **Community and perception:** Overcoming traditional housing preferences, NIMBY opposition, and negative perceptions of strata properties in the community and media are a major challenge. The media and the community focus on negative projects and not the positive stories around development.
- **Poor transport options:** Poor transport networks in Hobart place a significant burden on residents, forcing many to rely heavily on car ownership. This not only increases build/living costs regarding parking, but also contributes to negative perceptions around the impact of medium density on traffic congestion and environmental issues.
- **Capacity and expertise of local developers:** The capacity of local developers, contractors, and consultants may not be sufficient for higher density projects. Additionally, smaller scale developments mean a higher dependency on government support.
- **Design sacrifice in favour of scale:** Participants discussed one of the challenges to viable development is balancing design with scale and cost. It was felt that it is tough to develop aesthetically pleasing and functional housing solutions that are also economically viable and scalable for broader implementation.

OPPORTUNITIES: *What opportunities could make residential and mixed-use developments more viable in Hobart? And how can all levels of government improve and incentivise the viability of housing developments?*

Key Insights included:

- **Simpler process for developers:** The groups felt that there needs to be more education and understanding for developers to understand what the process for development is and how they can be guided through it. Participants suggested a development manager who would help developers navigate through the process.
- **Government involvement and coordination:** Exploring the potential for government to act as a developer, developing a government-owned land database, and enhancing coordination at the government level. Encouraging co-investment, creating a state development authority, and strategic planning frameworks like STRLUS to ensure up to date strategic planning.

- **Optimisation and utilisation of land:** Optimising public land use, better use of vacant buildings, and selling government land at minimal cost.
- **Community engagement and education:** Improving education and communication to address NIMBYism, attracting younger generations with diverse housing models, and engaging with Aboriginal Community Controlled Organisations regarding housing.
- **Strategic planning and development:** Implementing transit-oriented development ([TOD](#)) focused on housing and facilitating outcomes for larger strategic sites through master planning.
- **Establishing a regulatory and legal framework:** The groups called for the development of a legal framework for affordable housing and the introduction of more flexibility with parking requirements.
- **Economic models and support:** Introducing economies of scale models by understanding infrastructure and skill requirements, and underwriting housing development by the government.
- **Lifecycle costing and sustainability:** Costing the whole lifecycle of delivering and maintaining housing to ensure long-term sustainability.
- **Innovative housing solutions:** Promoting build-to-rent models, changing perceptions of renting, and exploring modular construction to increase housing options. Exploring special housing exemplar projects and using large sites for community socialisation, particularly that attract and support young people.
- **Aboriginal engagement:** Working directly with the Tasmanian Aboriginal Community. Communicating with ACCOs about housing matters.
- **Attract new residents:** The City of Hobart has a great opportunity to attract people moving to the City of Hobart from other parts of Tasmania, Australia and the world. Several people discussed positive factors such as younger generations moving to Hobart, immigration and people downsizing as reasons why this type of development can be viable in the City.
- **Infrastructure and public transport:** Enhancing public transport options, including ferries, to improve connectivity and reduce car dependency.
- **Mixed-use development:** Encouraging mixed-use developments that combine residential, convenience, and health services to offset costs and enhance viability.

Affordability of Housing

Overview: Affordability of housing is a measure of whether individuals and families can obtain housing within their financial means. It considers factors such as income levels, housing prices, and availability of affordable housing options. Addressing housing affordability is essential for ensuring that all community members have access to safe and stable housing.



STRENGTHS



- Government Support
- Financial Incentives
- Local Government Initiatives
- Land Costs
- Strategic Connections
- Proximity to Services and Existing Infrastructure
- Community Collaboration
- Political Will

CHALLENGES



- Rental Market Issues
- Supply Constraints
- Economic Factors
- Infrastructure and Diversity of Housing
- Quality and Maintenance
- Political and Policy Challenges
- Social and Cultural Factors
- Youth and Intergenerational Issues
- Workforce and Employment
- Planning and Development

OPPORTUNITIES



- Financial Incentives and Support
- Regulatory and Policy Changes
- Collaboration and Partnerships
- Strategic Land Use Planning
- Housing Models and Diversity
- Community and Social Initiatives
- Innovation and Efficiency
- Capacity Building and Workforce
- Market Dynamics and Private Investment



Kimbra Parker and Renato Langiu



City of **HOBART**

4.2.5 Affordability of Housing

STRENGTHS: *What is contributing to making housing more affordable in Hobart? And What government programs or policies are currently supporting affordable housing in Hobart?*

Key Insights included:

- **Government support:** Several government initiatives and programs were attempting to create more affordable housing options in Hobart. Additionally, some members shared they were glad the State Government is supportive of densification, which they felt can increase housing availability and affordability.
- **Financial incentives:** The groups discussed other financial incentives such as programs like shared equity and low-interest rates to help make housing more affordable.
- **Local government initiatives:** The council could offer a 50% rate reduction, providing financial relief to homeowners and developers.
- **State government initiatives:** State Government are offering a \$10,000 density incentive to encourage higher density developments.
- **Land costs:** Land costs in Hobart are lower compared to other capital cities, making it a more affordable option for housing development.
- **Strategic connections:** Hobart's connections with Antarctic research present unique opportunities for attracting new investments.
- **Proximity to services and existing infrastructure:** The scale of the city and its proximity to services make it convenient and cost-effective for residents. Hobart has existing infrastructure that supports housing development, reducing the need for extensive new investments.
- **Community collaboration:** Opportunities for collaboration within the community can lead to innovative housing solutions and shared resources.
- **Political will:** There is political support for housing initiatives, which can drive policy changes and funding for affordable housing projects.

CHALLENGES: *What are the biggest challenges for the renters and buyers to access affordable housing in Hobart? And what do you find challenging with providing affordable housing?*

Key Insights included:

- **Rental market issues:** The rental market faces significant issues with affordability, participants discussed rising rents outpacing wage growth, making it increasingly difficult for many individuals and families to secure stable and affordable housing in Hobart. The presence of short-stay visitor accommodation and its impact on reducing long-term rental availability was discussed, along with mixed affordability and competition with visitor accommodations.

- **Supply constraints:** Tasmania's limited supply of construction firms, building materials, and geographic topography limits were also said to play a role in affordability challenges.
- **Economic factors:** Available disposable income is low, impacting affordability. High qualifications, but lower income than other states. Costs, finances, and investment barriers were seen as major challenges in this space for individuals, including lack of rental controls. Private rental assistance was mentioned as not being fully utilised in Hobart.
- **Infrastructure and diversity of housing:** A lack of diversity in housing types and limited infrastructure, such as hospitals and public transport. Cost of parking provision in new developments. Not enough build-to-rent developments. Lack of depth in the housing market.
- **Quality and maintenance:** Discussions highlighted that poor quality housing, including inadequate heating and insulation, increases costs, and maintenance issues with older houses exacerbate affordability problems.
- **Political and policy challenges:** It was noted that the government's perception of reality and election cycles, along with polarised politics, affect housing policies. Short-term political cycles hinder long-term planning efforts.
- **Social and cultural factors:** The reluctance to downsize and cultural challenges in accepting smaller spaces, along with NIMBY (Not in My Backyard) attitudes, were discussed as factors affecting community perception and housing affordability.
- **Youth and intergenerational issues:** Challenges in keeping young people in Hobart due to high rental costs and the lack of savings across generations were identified as impacting housing affordability.
- **Workforce and employment:** The lack of higher-level jobs and brain drain, along with workforce challenges in the construction industry were discussed.
- **Planning and development:** The complexity in delivering medium-density housing and the lack of integrated land use planning, along with the need to incentivise development were highlighted as key challenges.

OPPORTUNITIES: *What are the most effective opportunities to improve housing affordability in Hobart? And how can the City of Hobart, developers, and the community work together to increase an affordable housing supply?*

Key Insights included;

- **Financial incentives and support:** Lower interest rates and various financial incentives, such as first home buyers grants and stamp duty reductions, can significantly enhance housing affordability. Additionally, advocating for Commonwealth funding opportunities and fees to enter the property market provides further financial support to potential homeowners and developers.
- **Regulatory and policy changes:** Implementing inclusionary zoning and regulatory incentives can encourage the development of affordable housing.

Establishing a legal framework for affordable housing and introducing policy changes around short-term rentals and rent controls can also help stabilise the housing market and ensure long-term affordability.

- **Collaboration and partnerships:** Strong partnerships and collaboration between various levels of government, including local government, State, and Federal Governments, are crucial. Council amalgamations can lead to more available land for development, while coordinated efforts can streamline processes and maximise resources for affordable housing projects.
- **Strategic land use planning:** Effective regional planning and the development of settlement policies are essential for efficient resource use. Urban renewal projects, such as the Glenorchy to Hobart northern transport corridor, and the delivery of precinct-based master planning can revitalise areas and create more affordable housing options. Transparent planning processes and the establishment of a state land development authority can further support these initiatives.
- **Housing models and diversity:** Exploring diverse housing models, such as build-to-rent opportunities and mixed tenure housing, can cater to various needs and preferences. Encouraging the development of ancillary dwellings and promoting housing diversity can provide more options for residents and help address affordability challenges.
- **Community and social initiatives:** Publicising programs like [My Homes](#) and improving tenancy rights can empower residents and enhance housing security. Prioritising Tasmanian Aboriginal housing improvements and ensuring eligibility criteria are met can address specific community needs and promote inclusivity in housing policies.
- **Innovation and efficiency:** Innovative projects, such as the [Bluefield Housing](#) project, which focuses on co-housing within existing footprints, can optimise space and resources. Emphasising speed of development and thinking big can drive ambitious projects that address housing shortages and affordability issues effectively.
- **Capacity building and workforce:** Investing in TAFE to build local construction capacity and incentivising construction workers to come to Tasmania can address workforce shortages. Strengthening the local construction industry is vital for meeting the demand for affordable housing and ensuring high-quality developments.
- **Market dynamics and private investment:** Unlocking private capital and promoting longevity in investments can attract more funding for affordable housing projects. Implementing a landlord rating system and exploring opportunities to enhance market dynamics and encourage responsible property management.

5. Key Findings

5.1 Themes and Insights

The roundtable discussions revealed the following key insights:

Strengths

- Access to service and amenities
- Innovative partnerships and collaboration
- Underutilised land available for development
- Community building and social cohesion
- Government support and financial incentives

Challenges

- Costs and funding limitations
- Regulatory barriers
- Stigma and public perception
- Infrastructure and amenity demands
- Hobart market complexities

Opportunities

- Collaboration and partnerships
- Regulatory and policy support
- Education and innovation
- Underutilised land available for development
- Government involvement and incentives
- Community and social benefits

These themes and insights provide a comprehensive understanding of the current housing context in Hobart and highlight areas for future focus and improvement.

6. Outcomes and Impact

6.1 Engagement Recommendations

Based on the insights gathered from the Hobart Housing Forum, the Community Engagement team have developed the following recommendations for the project team to consider for the City of Hobart:

- **Promote access to services and amenities:** Work with the Communications, Media, and Marketing team to continue to highlight the availability of essential services and amenities in promotional materials to attract residents and developers.
- **Host quarterly opportunities for the housing sector to connect:** Continue to build and support innovative partnerships and collaborations within the housing sector to drive creative solutions. Based on the interest gathered during the live polling activity, consider hosting a quarterly Housing event to foster collaboration and keep the conversation rolling.
- **Engage early with opposing community groups:** Engage with outspoken community groups, including those opposed to development, to understand their concerns and build trust. An early engagement approach can help identify balanced solutions that address both development goals and community needs.
- **Promote government support:** Ensure that government support and financial incentives are effectively communicated and utilised by stakeholders.
- **Look into development pathways and processes:** Consider how the City provides greater support early in a projects development to help facilitate a smoother planning and development assessment. Consider how changes to the car parking requirements in the planning scheme can reduce development costs and challenges.
- **Combat stigma and negative public perception:** Work with the Community Engagement, Communications and Community Programs teams to launch public awareness campaigns to address stigma and improve public perception of diverse housing options.
- **Advocate for regulatory and policy support:** Work with policymakers to advocate for regulatory and policy changes that support housing development and affordability.
- **Maximise use of available land:** Continue to develop strategic plans that identify available land and how it could be used efficiently and effectively for housing projects.

- **Increase government involvement and incentives:** Encourage continued and increased government involvement and incentives to support housing initiatives.
- **Highlight community and social benefits:** Emphasise the community and social benefits of housing projects to garner public support and engagement.

By implementing these recommendations, the City of Hobart can enhance its engagement efforts, address key challenges, and capitalise on opportunities to improve the housing situation for all residents.

7. Conclusion

In December 2024, the City of Hobart hosted the Hobart Housing Forum, bringing together over 80 attendees from across the housing sector to discuss ways to increase housing supply and create more affordable rental options on underused land in Hobart and surrounding areas.

The workshop expanded on topics from the panel discussions and engaged attendees in a collaborative roundtable discussion about housing in Hobart. The Forum attendees participated in several activities that focused on topics such as collaborative housing models, housing type and diversity, underutilised land, viability of development, and housing affordability.

Key Findings

- **Shared consensus on current housing crisis:** Forum participants strongly agreed that there is a housing affordability and availability crisis in Hobart.
- **Leading barriers to development:** Construction costs were considered the greatest barrier to development in Hobart, followed by funding challenges, regulatory delays and stigma and public perception (NIMBY's).
- **Development of underutilised land:** When attendees were asked, "Which topic discussed today will you consider further in your delivery of housing for Hobart?" The development of underutilised land emerged as the highest priority, indicating a strong interest in maximising the potential of existing sites.
- **Reducing financial barriers:** A lot of the discussion focused on the importance of reducing land and infrastructure costs to improve development viability.
- **Pilot projects** are needed to illustrate that good quality, mixed tenure, medium density housing models are good for the community, sustainability and accessibility, that they have value and will be successful in Hobart to the community, investors, and developers.
- **Subsidisation of land costs** is required to make affordable housing close to services, transport, education, employment viable. Subsidisation could come in the form of Government funding, landowners making appropriate land available at reduced cost, collaboration with not-for-profit, and faith-based organisations interested in the provision of affordable housing.
- **Strategic land use planning projects** to investigate rezoning and other mechanisms to deliver permitted pathways for appropriate higher density housing in areas close to services, education, employment and good public transport. As suggested, increased density, building height and a reduction in the number of car parking spaces in specific areas could all be considered.

- **Maintain the momentum in this space:** Nearly all participants are interested in continuing to engage in discussions around housing and the upcoming Hobart Housing Strategy.

Appendices

Appendix A: Live Polling

[Hobart Housing Forum - Final - Results | Mentimeter](#)

Appendix B: Roundtable Discussion Notes

Appendix C: Panel Discussion Notes

Appendix B: Roundtable Discussion Notes

Collaborative Housing Models

Collaborative and innovative housing models include projects where partnerships exist between Community housing providers, affordable housing providers, government agencies, not-for-profit developers, such as Nightingale, other housing and/or commercial developers to provide mixed-tenure and sometimes mixed-use developments

RoundTable Questions

1. *Strengths: What are the strengths of collaborative housing models like collaborative not-for profit and commercial partnerships, build to rent, and housing cooperatives?*
 - a. *And can partnerships provide a more secure source of income to make residential and mixed-use development more viable?*
2. *Challenges: What barriers prevent widespread adoption of collaborative housing models?*
 - a. *And how do financing, legal frameworks, or public perception affect the viability of these models?*
3. *Opportunities: What opportunities exist to expand collaborative housing in Hobart?*
 - a. *And how can different sectors (non-profits, private developers, government) collaborate more effectively to provide such opportunities?*

Table 1 Collaborative Housing Models (Joanne Hickman)

Strengths	Challenges	Opportunities
• Education/political sharing risk across sectors • Access to different government funding sources • Diversity of outcomes to meet variety of needs • Community ownership • Innovation, opportunity to try to new things • Test & replicate models and adapt • Mixed tenure model enables understanding across community • Promotion – opportunity for comms/ media / education when something different is done well • Density settlement at a scale which is different to the norm • Making density work where it should – density in the right place • Aspirational uplift (social outcomes) • Tenure blind development supports equity • Just do it- freedom to choose your way • Diversity • Social inclusion • New ideas through collaboration	• Stigma can cause resistance to social and affordable housing projects • NIMBY • A lack of Flexibility in the planning scheme can create challenges • Silos in government and different areas of the housing sector can make collaboration more difficult. • Underwriting is difficult to obtain • RISK • HAFF – additional reporting and regulatory requirements • Precedents don't enable funding/ risk analysis • Funding rounds don't support collaborative housing models • Access to the benefits of nature and space can be lacking in the city • Cultural expectation of what your housing provides can be more difficult to achieve - light, view.... • How do banks assessments vary across states/ cities, precedents • Reluctance to embrace diverse/ mixed use development • Flexibility	• Working together across the housing sector • Willingness to grab opportunities as they arise • Storytelling/ comms can help to inform/educate people of the benefits of this type of housing • New stories and narratives, sharing • Governance - different models on a regional scale • Pilot projects to prove it will work and that there is a market • Permitted pathways for underutilised sites • Incentives – headworks relief • Infill • Tas networks and TasWater identify areas with capacity for no headworks charges • Activation of CBD – commercial use eg. Shops • Community – opportunities for social inclusion, age. • Aboriginal housing • Innovation • Better outcomes for residents • Aspirational uplift

• Small communities can work together • Economic benefits, shared communal spaces, outdoor, laundry, reduced car parking etc • Build community social sustainability • Values based, social inclusion • CHP can access funding • Commonwealth rent assistance • Reduces stigma through mixed tenure model • Ability to develop sites to include housing which are underutilised • The viability of NFP differs to the market. <u>Choice.</u> • Long vs short term • Combatting loneliness, mental health, building community • Testing and innovation, adapt to Tasmanian context • Bluefield housing • Co-habiting gone lot or in one house, house sharing • Viability- access to different funding sources eg. federal	• Car parking numbers in the TPS are difficult and expensive to achieve/afford and not necessary in areas close to the city. • Achieving street activation and culture • Banks don't support co-housing. Risk. • Lack of imagination, conservatism • It is difficult to find the right balance • Aboriginal community engagement and agreement • Trust • Competition is not conducive to collaboration • Complex to access funding • Complex program parameters • Collaboration is difficult, more complicated • Risk of including commercial development • Predicting <u>need</u> • Strata – social housing manager and private can be complicated • Structure of management, strata • Queens Walk- social and affordable- different scenarios (e.g. Bins) • Industry constraints	• Reduce land costs • Highest and best use of land • Normalise innovation • This model supports ageing in place- design, community, proximity to services and staying close to home (not moving out of area) • Employment opportunities increasing with density- caring jobs for children and aged • Different skill sets from different groups • Government to support <u>*pilot*</u> project with mixed tenure to show how it can be done, and that it is a desired proof of concept • Look to examples interstate • Re-branding what housing can be in Hobart • Mixed tenure • Hockey centre, Arts NH, Condell place Carpark and precinct •
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	• Resistance to change, collaboration not in their DNA/ model • Desire to own your own home on your land, privacy • Perception that it is appropriate at a certain age • Realistic funding model • Lack of precedents and perceptions of success • Co-housing challenges of sharing a space • Needs community support, framework to function well • Land titles structure – legal framework	
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Table 6 (Philip Holiday)

Strengths	Challenges	Opportunities
• Build and link different partners with various strengths' P • Bring a community together to form a community • A collaborative voice more strengths than individual voices (NIMBY) • Commercial strength – diverse partners have diverse funding streams and capacities • Better social/ broader social outcomes P • Share the risk and the benefit • Collaboration – definition – maximise individual input and maximise collective output • Requires trust and decency • Collaboration bring capacity to and build surrounding and community • Need formed frameworks that value multiple benefits (not just financial) • Can be cheaper to build and to end tenant. Cheaper for people to live in. • Knowing the budget at the start as an advantage • Multiple partners can be more secure to political change. Minimise political risk.	• Competing priorities and agendas • Stigma • NIMBYs • Fear of change and fear of risk • Profitability- real of perceived • Policy and legislation may not support innovation- very prescriptive • Operational costs- including strata costs • Lack of awareness of model and what can be achieved • What is renting? Negative view of renting • Housing seen as investment and not a home • Challenge- given market expectation needs to • Leadership and structure – disorganized and personality driven, lack of preformed governance structure • Communities • Needs careful thought and support • Very hard in TAS (Skill sets) • Funding • Planning and building regulations • Needs further investigation • Procurement rules • Public perception around social.	• Exemplar models (diversity, quality) • Change mindset about what appropriate housing can be • Build sustainability • Quality of life • Design Quality is critical PP • Quality of life • Renting as a viable/ quality option – long term tenancy • Tax incentive for 5+ leases for private investor • Housing as an investment opportunity- longer term • Government needs to use its land and set up initiatives to allow investors to deliver what government needs • Capacity building • Uplifts the sector (planners, builders) • Creates good precedent • Stimulates change and uplift • Collaboration and practiced collaborators

• Can be fought afar	• At scale brings social challenge	
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Housing Type and Diversity

Housing type and diversity refers to the variety of housing options and the density of housing available within a community. A diverse range of housing can accommodate different household sizes, income levels, stages of life, and lifestyle preferences, promoting inclusivity and resilience in the housing market.

Roundtable Questions

1. *Strengths: What benefits come from having a diverse range of housing types (e.g. apartments, townhouses, detached homes)?*
 - a. *And how does housing diversity support a vibrant, inclusive community?*
2. *Challenges: What challenges are there that prevent the provision of a diverse range of housing types and providers? (e.g. apartments, townhouses, detached homes)?*
 - a. *And are there any challenges that come from providing universally accessible housing for people with a disability?*
3. *Opportunities: How can we encourage more diverse housing options?*
 - a. *And how can we encourage diverse housing in; Social and affordable housing? Universal accessibility? Single people and small families? Ageing in place?*

Table 2 Jennifer Lawley

Strengths	Challenges	Opportunities
• Social diversity • Supporting different cultures multi-generational housing • Creative culture • Social cohesion (3 ticks) • Less crime/racism • Drive more innovation • All ages supported • Better safety perceptions • More equity between classes – social mobility • Opportunities to age in place/supporting environment • Mutli-gen housing supports employment • Resilience of stock over time • Climate • Future proofing housing stock for changing demographics • Attracting and retaining population demographic • Migration retaining attraction • Stay local/more choice • Transport costs/TODs investment viability • More choice	• Cost – different complexities • Lacking subsidies • ‘Dumb’ narrative/ perception nobody wants to live in an apartment • Air Bnb/ digital disruption • Land releases seems an easy fix • Tax policy • Zoning • Lateral violence in Aboriginal communities • Housing provider issues/funding/ownership • Lack of innovation • Cost/aesthetics/ belief its mor expensive • Open space amenity in general • Heritage • Building sector issues – skills shortages • Lack of market maturity • Cost of debt – higher risks • Nimbyism • Lending issues – spatial issues ○ le no laundry, no funding • Pet ownership • Scale • Using our typography better	• Case studies • Evidence show life cycle costs • PPPs • Co-Operatives • Innovative housing • More pilot programs • Denmark Affordable housing models for multi-generations • Housing means flexibility • Land development authority • More conversations • Regional conversations • Shifting narrative • Circular economy for Tasmania • Local industry support • Time is now – Bi-partisan support • Densification where its anticipated • Exemplar developments • Communications ACCO’s (TAC + Trace) for Aboriginal Housing • Don’t buy into lateral violence, ACTION, approach ACCO’s and individuals • Larger housing for Aboriginal communities Kinship Care • Stronger regional planning and implementation

• Sociability – the streets and public domain critical for this • Scale issues/streets not socially designed • Aspirational living – better class integration • Personalised socialisations • Reticulated infrastructure – smaller footprint • Other housing models for older people – it has so much potential • Financial modelling opportunities • Using land more efficiently • Start with sustainability • Less boring • Small lot subdivisions • Freedom to design a solution	• Subdivision more innovative • Working with _____ • Inserting into existing sub-division • ‘Opinion’ on what things look like • Density of market • First mover penalties • Per captions of de-evaluations • Too complicated planning • Acceptable solutions too scared to do performance solution • Inexpensive across the field • 29 councils – too many complexities • Interpretation of State scheme • More than planning in tertiary programs • ‘Siloed’ training • Typography in Hobart – accessibility • Hard to retrofit • 3 to 4 story buildings need over 6 • Silver living requirements • Lifts and infrastructure requirements • Pattern books	• Tertiary training to break down siloes across the industry • Medium term solutions for young people year to year • Build social aspects • More money for Homes Tasmania • Inclusive zoning
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Table 7 Apurva Bora

Strengths	Challenges	Opportunities
• Different demographics/diversity in age, cultures, ethnicities and economic groups. • Reduces stigma towards certain groups – increases acceptability. • Nimbyism reduces due to diverse community • Richer cultural and social experience • Breaks down stereotypes • Build community with greater understanding • Communities getting opportunities to help and influence each other • Flexibility for different demographics – age in place. People can continue staying in the same community and still downsize making way for new families. • Continuity • Key workers commute – closer to work • Need of community feel for ageing • Better utilisation of land • (Singapore example • Efficient use of infrastructure	• Character diversity is not supported (not contemporary) in planning scheme • Planning system needs to be flexible to support change • Short-term vision/focus of Elected Members which encourages Nimbyism • Planning power with Council • Resistance to change • Perception of higher costs to provide universally accessible design • Saleability affected due to cultural shift yet to come • Stamp duty – barriers to downsize and transfers of home ownership and disincentives moving • Strata fees • Public perception/stigma • Parking rules minimum • Perceived difficulty in design • Perception of average home • Planning system incentives – greenfield developments	• Better education for Elected members • Independent design review panel • Properly resourced • Demo projects in local context – invested by government. E.g. Council giving land for such projects • Opportunity to create strong resilient community – but we need inclusive mechanism to enable the conversation among each other • Influence on each other • Enable filtering home ownership (resolve stamp duty) for downsizing households • Strong desired character statement for denser development suburbs • Engage at neighbourhood level and remove statutory representation at a DA level • State significant project • Development facilitation pathway in Victoria to skip DA • Great design Pathway o remove small projects from local politics

Development of Underutilised Land

Underutilised land refers to parcels of land, with or without existing buildings, that are not being used to their full potential. These areas have the potential to be repurposed for housing or mixed-use development, with green spaces, or community amenities. Identifying and developing underutilised land can help address housing shortages and improve urban density.

Roundtable Questions

1. *Strengths: What potential does the development of underutilised lots and buildings, including adaptive reuse, hold for housing development in Hobart?*
 - a. *How can adaptive reuse of existing buildings support housing needs?*
2. *Challenges: What regulatory, financial, logistical and community barriers prevent the development of underutilised land?*
 - a. *How do infrastructure limitations impact the development of sites?*
3. *Opportunities: What are the key opportunities, and benefits of developing underutilised land for housing?*
 - a. *How can the city incentivise the development of underutilised lots or adaptive reuse of buildings?*

Table 3 Sally Slater

Strengths	Challenges	Opportunities
• Land in Central Hobart has Access to health, education and recreational services • Council can incentivise use of - “air rights” and retain carparks • Activate CBD • Maximise use of existing services • More cost – adaptive reuse, building code compliance, mixed building classes • Activate space • Enrich heritage buildings • Need more green spaces in city • Parking costs • Diversity in lot size – • Look at use of ackyards for infill ie. A book called ‘Bluefield’ ‘Large lots with no buildings perfect for apartments – Argyle Street and Campbell Street • Denser/diverse city centre • A consolidated city centre encourages economic development • Infrastructure services – efficient use • Demolish buildings • Adaptive reuse • Infill on carparks – no heritage • Making city cohesive again	• Visionary developers – lack of • Small pool of landowner's land banking in North Hobart • North Hobart Construction costs • Banks taking on ‘risk’ • • Compliance with NCC reform ie. EV charges in carparks 3 phase power Asset value lost ifLand banking to borrow no risk in holding • Rail corridor – critical opportunity_____ • First development is the hardest • Macquarie Point housing – lease it for housing • Hockey Centre – housing • Codes – regulation NCC make unfeasible • Infrastructure upgrades are costly – stormwater not limited to site ageing infrastructure – who wears cost? State Government, Tas Water, Tas Network • Collaboration/Coordination with street upgrades to upgrade infrastructure services • Nimbyism • Stigma – devaluing property prices • Land banking	• Secure tenure • Increase building height limits • Housing at Sandy Bay campus and Macquarie point • Government taking risk – small lot development exemplars (130m2) 470 lots (Huntingfield/Green fill) • Consolidate backyard – mid block land (ie hanging gardens) • Victoria – vacant land tax • State government subsidise infrastructure costs – Tas Water Network • Statewide developed _____ ie discounts on CBD development • Cooperative hosing models • Industrial land • Community engagement at start of project – gather data on housing needs, demographic changed, population growth, employment, education • Education - Tangible examples of positive projects • State fund – infill upgrades (instead of stadium) • Collaborate with local Aboriginal communities • Reduce regulatory burden

• Carbon saving environment – using existing buildings for adaptive reuse • Shop top housing • Renewal – car yards are a blight on landscape, urban heat island effect and stormwater runoff • No shortage of underutilised land • More compact and resilient city	• Lack of incentives • Planning constraints • Heritage ie neighbourhood character • Exemplars of high-quality buildings build trust • Brings forward additional costs (adaptive reuse) • Due diligence risk increased archeological • Charging construction codes • Infrastructure capacity • Incentives for car yards to move out of the CBD	• DAPs – larger scale • Timing • Churches – over 55's faith based, no social and affordable • More walkable community • Parking • New industry – car sharing MAAs • Integrated transport with the stadium – upzoned transit corridor • Land development authority, _____, water, RDS, electricity • Recognising value design • Engagement with youth, First Nations • Fewer landowners – key people • Pilot projects – showing positive work
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Table 8 Qian Pei Choi

Strengths	Challenges	Opportunities
• Lots of underutilised sites • Variety of options available • Well located to services to main infrastructure and employment • Well located to nature assets; parks and water • Public sentiment is mainly positive • Activating/Developing these sites are not an issue with community • Politically there are consensus on developing these sites • Council is open to work with developers • Less parking demand • Anti-social behavior can be eliminated on vacant sites • Heritage - character is a strength • Leverage embedded carbon by adaptive reuse • Retain the character of Hobart • Reduce urban sprawl • Existing buildings can house people • Low economic value • Depends on who owns the land and they have different way of weighing benefits, therefore the system should allow	• Infrastructure capacity constraints – stormwater, sewer • Political cycle, change of government could lead to project derail or loss of momentum • Heritage buildings, regulation and restrictions • Compete interest for these sites with their surrounding uses • Cost in general; more experts/professionals needed to kickstart the project • Financing and approval process • Not everyone wants mixed use development • Contamination land costs more • Nimbyism • Car parking – is often the first reason to oppose the development • Rather than improve infrastructure on individual sites, infrastructure needs to be planned and improved as a whole • How to incentivise the landowners • Majority of landowners are mum and dad type, not an experienced developer • The lack of experience and knowledge, people don't know how	• Lots of sites • Build more house • Vacant issues can be resolved • Improve amenity • Higher density • Streamline regulatory and infrastructure provision • Adaptive re-use shop top • Relaxation of NCC • Replace end-of-life housing and free up the site • Co-locate infrastructure • The cost of improved combined infrastructure can be distributed to a larger rate base instead of individual sites. • Create new community • To attract funding because social infrastructure benefits • Reduce demand for private transport • City wide infrastructure upgrade to support a whole city • Cultural uplift – e.g. more pubs • Higher council rates – more council rates • Demonstration of adaptive reuse can challenge NCC requirements • Improve streetscapes

○ Government owned – community benefits e.g. affordable housing ○ Private owned - private financial benefit e.g. mixed use, joint venture, etc. • Create richer culture • Facilitate moving of existing use to free up space	to approach and seek for opportunity • Heritage officer views are often subjective and don't provide concrete advice • Finance for landowners to develop is reduced • Provision for discretionary use is difficult • Existing leases – it could be difficult to ask people to break their commercial leases • NGO funding tied up • No personal/lack of professional actively seeking development opportunity • Existing returns on rent are acceptable • Change of use leads to higher costs	• Improve public transport by reducing urban sprawl • More support to find solutions to adaptive reuse heritage buildings • Help businesses to move into appropriate sites and buildings • Joint ventures (anyone) • Less needs for infrastructure because of existing assets and resources available • More business, more vibrant cities • Council to create fast track process for short term use (flexible with zoning)
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Viability of Development

The viability of development assesses whether a proposed housing project is feasible and sustainable in the long-term. This includes evaluating financial costs, potential returns, regulatory requirements, and community impact. Ensuring the viability of development is crucial for successful and sustainable housing projects.

RoundTable Questions

1. *Strengths: What positive factors make new/ additional housing developments in Hobart viable today?*
 - a. *And What are the positive impacts on development resulting from the current market conditions?*
2. *Challenges: What are the major barriers to housing development viability?*
 - a. *And Construction costs, risk, community opposition, regulation*
3. *Opportunities: What opportunities could make residential and mixed-use developments more viable in Hobart?*
 - a. *And how can all levels of government improve and incentivise the viability of housing developments?*

Table 4 Jaime Parsons

Strengths	Challenges	Opportunities
• Some industry understanding of the regulatory environment • Smaller easier can be easier to deal with • Relatively low land costs compared to other states • There is underutilized sites • City of Hobart is keen to be innovative • Recognition and will address the housing • Existing partnerships and collaboration • The city is undertaking significant strategic planning and there is leadership • You are likely to be amenity _____ and landscape rich (views) • You can be first to market • City of Hobart has the only Urban Design Panel • City of Hobart precinct planning • Construction industry is statewide • City of Hobart community consultation • The crisis is demanding an immediate response (Strong rise) • Peak tradie skill now, as they retire	• Small Government can be a challenge (29 LGA's) expensive and complex and fragmenting • The capacity of some of the local developers and and the architects and other consultants • Costs (land and construction) and interest rates • Nimbys (e.g. New Town) community perception of social housing • Land contamination • Sometimes planning controls can be an issues (height and density) • Media messaging tends to focus on the negative, reactive • Transport systems/networks are poor, people are burdened with car ownership • Not enough life cycle costs are quantified • Land banking by a few developers • High cost of medium density • Smaller scale means you are dependent and beholden to Government • Even private development isn't stacking up • Cost of land in Central Hobart • Youth migration to other states	• Legal framework to create affordable housing • Additional understanding of the regulatory environment • Optimizing of public land e.g. Land and transport corridors) • Can the government be a developer? (Agency) • Better use of vacant buildings (Derwent valley resort e.g) • Wider and linking strategies and coordination at Government • Development contribution to minimise first development moving • Government owned land database • Develop concierge model • A more compact Hobart can reduce congestion • Better education and communication to address Nimbyism – need to create desirable housing • Work with industry and academy for innovation UTAS • Attract more youth offering the right housing types (other model like share community) • Use of large sites for communities to socialise

	• Regional planning needs to be implemented to provide certainty	• Increase collaboration and partnership • Introduce a development manager • Introduce a land development agency • Communicating with ACCO's in Aboriginal Controlled Organisations regards to housing • More flexibility with parking requirements • Max T.O.D. transit housing development • We can cost the whole life cycle Costs of housing • Larger strategic sites could be one (master planned) • Selling Government land at no/minimal cost • Underwriting by Government housing development • We need to reveal the real cost of building in greenfilled • Economies of scales models (States agencies, private etc.) by understanding infrastructure and skills • Special housing exemplar projects
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Table 9 Tristan Widowson

Strengths	Challenges	Opportunities
• Codes – regulation NCC make unfeasible • The cost of doing nothing • Can't overload on central location/land value and opportunity • Not overloading social services • Existing infrastructure in place to support new development in most cases • Lack of viability forces innovation • Density ◦ End lonely communities ◦ Scale of Hobart allows community connection • Reasonable return/value • Utilise timber due to local availability • Local materials • Land availability • Downward pressure on existing market • Create opportunity • Scaling up • Providing housing • Force innovation cost/design	• Cost ◦ Finance ◦ Construction • Political will • Traditional Australian dream • Nimbys • Scope of Governance – silos • Regulatory framework • Strata perception/ complexities/ stigma badly managed • Volume • Sustainable materials • Security finance • Risk settings be more reliable • Making it work • Market housing does not stack up • High end selling well and viable • Greater density/scale design compromises • Strategic planning for the city as a whole • Existing infrastructure costs • Modular housing • Construction cost • Time frame design/planning stage • Getting the right information • Process	• Encourage co investment • State development authority • Ferry • Public transport • UTAS, MacPoint, Innovation Precinct • Build to rent • Change perception of renting • Modular construction • Cohesive governance • STRLUS • Moving/downsizing • Well managed strata • Mixed used within residential development- convenience/health • Mixed use can help offset cost create viability • Build capacity • Timber certification FSC • • Climate refugees • Risk centralising development • Industrial land repurpose along the waterfront • Development to improve existing housing stock • Create an environment of predictable investment • Leaders in housing affordability

		• Change thinking • Breaking down existing mindset • Learn from the MONA effect • Reducing car parking • Immigration • Innovation across all areas • Move away from traditional tenures • Move from traditional housing types
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Affordability of Housing

Affordability of housing is a measure of whether individuals and families can obtain housing within their financial means. It considers factors such as income levels, housing prices, and availability of affordable housing options. Addressing housing affordability is essential for ensuring that all community members have access to safe and stable housing.

RoundTable Questions

1. *Strengths: What is contributing to making housing more affordable in Hobart?*
 - a. *And What government programs or policies are currently supporting affordable housing in Hobart?*
2. *Challenges: What are the biggest challenges for the renters and buyers to access affordable housing in Hobart?*
 - a. *And what do you find challenging with providing affordable housing?*
3. *Opportunities: What are the most effective opportunities to improve housing affordability in Hobart?*
 - a. *And how can the City of Hobart, developers, and the community work together to increase an affordable housing supply?*

Table 5 Kimbra Parker

Strengths	Challenges	Opportunities
• Size of community – capacity for social connection • Knowledge and understanding of construction networks • My Home Scheme Program • Loan approvals (high number approved but not being used) • Relatively low land costs (to other states) • Relatively low house prices for existing houses (to other states) • Fluctuating market (opportunities) • Affordable to relocate (from other states) • Scale of city – proximity to shopping, activities and services • Opportunities for collaboration • Existing infrastructure (missing middle) • Established place and identity • Increasing acceptance of sharing options (due to cost of living) • Slightly more affordable (population slow down) • Values based tenancies (very limited though) • UTAS student housing availability and quality (new developments) • Investment in Social Housing	• Supply of housing – noting geographical and topography issues • Available disposable income (mean income) - disproportional impact in Tasmania due to low wages • Freight equalization doesn't work • Ability to deliver medium density housing – complexity to achieve • Lack of diversity of housing types • Not doing build to rent development locally • Lack of depth of market • Lack of quality (Including heating and insulation – cost impact) • Competition 'visitor accommodation' - negative impact on availability • Perception of community on affordable and social housing – NIMBY • Reluctance to downsize – or inability due to lack of options • Apartments disproportionately expensive • Young people – challenge to keep in the state – they are low preference for landlords – cannot access due to cost • Vacant houses (only living part time, or not at all)	• Lower interest rates (potentially) • Publicise My Homes Scheme to encourage greater take up • Inclusionary zoning implementation • Better regional planning – know the expectations upfront • Partnerships and collaborations • Development of a Settlement policy – more efficient use of resources in appropriate locations • Incentivisation – lift first home buyers grants, stamp duty reductions etc. • Promote Built to rent opportunities • Regulatory incentives from all levels of Government • Legal framework for pathway to affordable housing (not optional) • Build to rent model that is diverse and affordable • Longevity – unlock private capital • Glenorchy Hobart corridor – major urban renewal project that is led/coordinated by State Government – across councils • Blue field project (dividing house into co-housing) capacity within existing footprint

• Kinship Care – Aboriginal Housing sharing model • Increased funding availability at the Federal level (mentioned though it was not coming to Hobart) • Build to rent opportunities • Less demand due to student migration • Starting from a low base • Political will (It is noted that there was questioning of some of these strengths by the last group – particularly around the relative cost of land/housing, affordability and funding availability)	• Lack of nighttime opportunities • Short term political cycles • Cost of parking required to be included in new developments • Lack of public transport • Private rental assistance not being utilised – payment is lagging and the gap is now too big • Lack of certainty around tenure • National policy setting – housing for wealth creation – Housing is not being seen as a human right • Mindset of housing as a business • Maximise income from property - lack of values from landlords • Lack of integrated land use planning • Limited by infrastructure (e.g. location of hospitals) • Lack of rental controls • Cultural challenge – don't acknowledge smaller space for multiple families • Lack of competition with trades people or businesses – not enough construction workers	• Commonwealth funding opportunities • Tenancy rights improvements • Policy changes around short-term rentals – stronger legislation • Landlord rating system • Investment in TAFE – build capacity in local construction industry • Incentivisation for construction workers – including to come to Tasmania • Ancillary dwellings – promote and support • Rent controls • Reduce fees to enter property market • Long-term tenancies – security of tenure, pets • Aboriginal housing improvement – prioritisation of palawa led housing organisation • Eligibility form for Aboriginal housing – avoiding violence • So much opportunity for infill and medium density housing in the City - (don't need to unpick as many undeveloped sites) • Transparent planning process • State development Authority • Mixed tenure housing developments
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		• Improvements to encourage speed of development
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Table 10 Renato Langiu

Strengths	Challenges	Opportunities
• Share equity • Low interests • Strong targets • State government supportive of densification • Council 50% reduction • Tasmania undeveloped policy framework • Not having an authority • Land cost compared to other capital cities • Density incentive \$10,000 • Factsheet planning regulations • Land costs compared to other capitals • Under developments • Antarctic/UTAS connections • Delay of infrastructures fees	• Supply ○ construction firms ○ Materials • Presence of short stay accommodation • Mixed affordability • Youth equality • High qualification and low income/lower pay • No savings across intergeneration's • Perception of reality from Government • Election circles • Polarised politics • Costs and finances • Workforce • Smaller (Tasmania) scale challenges • Buyers/tenants expectation • No age group discriminations • Cost of existing housing cheaper than NSW Housing • Quality and maintenance of old houses • Control speculation • Lack of higher-level jobs • Brain dream • Building new • Affordable rent	• To do everything • Think big • Housing diversity • No stigma • Create _____ • Innovative systems • Bring prices down • Build to rent bingo • Partnership between Council/State and Federal Governments • Pilot projects • Council amalgamations – more land • Precinct based master plan delivery • Opportunity land co

	• No social housing or not enough • Incentivising development to no vacancy • Using Tasmania brand to keep people/jobs here • Engagement • Change the narrative • Property portfolio	
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Appendix C: Panel Discussion Notes

Key insights from the first panel discussion include:

- The need for a government owned land development corporation, which could help to de-risk development by addressing fragmented land ownership.
- Reduction in the number of car parking spaces required for housing developments would significantly reduce the cost of housing.
- Transit oriented development provides many benefits, including supporting a reduced requirement for car parking spaces.
- Use of government owned land for affordable and social housing would significantly reduce the cost of housing.
- Value uplift, additional development rights, such as increased density, could be provided in exchange for affordable housing contributions within a proposed development or a financial contribution made to provision of affordable housing in another development within the same area.
- Tasmania is the only state in Australia that does not have a development contributions system, this should be established to better account for the cost of greenfield development, contributions could be adjusted according to the market conditions at the time.
- Strategic planning for the City of Hobart must consider the provision of supporting infrastructure for the future development of the land.
- Access to qualified builders and tradespeople is a recognised risk. Measures must be taken to increase the numbers of Tasmanian's taking up apprenticeships to become a tradesperson and to upskill the current construction industry to build a greater volume of medium density housing through training to attain qualifications for accreditation in the mid-rise and open construction categories.
- Investigate how innovation can change the way new buildings are built in Tasmania. Consider how best to use local materials to avoid the considerable cost of bringing materials from the mainland.

Other points from the first panel discussion included:

- Over one third of all households in Australia are now renting their home, many for the long term.
- The majority of young Australians would like to, but do not expect to own their own home.
- Rents reflect the issues in the housing market clearly as it illustrates what it costs to live rather than what does it cost to invest.

- Rental affordability has decreased in Hobart, with rapid increases in rent over the last 10 years.
- Conversion of housing to short term rental accommodation was a significant contributor to reduced housing stock.
- Rental increases driving up inflation and the cost of living.
- Homelessness in Hobart increased between 2016-2021 by 50%.
- The ACT have regulated rent through caps to rent increases of 110% of inflation.
- House prices have not kept up with construction prices.
- Planning approvals were processed efficiently when demand was high.
- Building completions much lower than planning and building approvals.
- Missing middle, medium density housing construction not taking place as the cost of mid-rise housing is currently higher than what it can be sold for.
- Reduced car-parking number requirements would reduce the cost of development.
- Fragmented land ownership could be remedied by a government owned land development corporation to help de-risk development.
- Use of government owned (Crown) land to improve viability of development.
- Increased density enables greater sustainability, and a smaller urban footprint (less urban sprawl). Not one or the other, but achieving the right balance is important.
- Providing housing suitable for future needs.
- Strategic work, including the Medium Density Guidelines and Improving Residential Standards are aimed at a broad range of circumstances, residential land and mixed-use and business land across a broad area. They will be a useful mechanism in delivering infill housing but are not the only mechanism required to implement the desired strategic objectives.
- Tasmanian Housing Strategy is a whole of government strategy.
- How can Homes Tas opportunistically take advantage of everything that comes their way? Eg. Transfer of Crown land, changes to rent to build legislation.
- Homes Tas has responsibility for homelessness services as well as home ownership.
- Not enough tradies.
 - Only 29,000 people currently involved in the construction industry. We need about 40,000 to deliver the \$27 billion worth of infrastructure over the next 10 years.
 - Many of the experienced, skilled and qualified tradies are nearing retirement age.
 - The need for greater investment to encourage Tasmanians to take up an apprenticeship to learn a trade and enter the construction industry. The

- incentivisation to start an apprenticeship which was provided by the Commonwealth Government is no longer there.
- The number of apprenticeships is falling. 1,000 started the Certificate 3 course in carpentry this year, this figure was at about 1,800 three years ago.
 - Number of new dwelling starts are down from 3,200-3,300 to 2,300 dwelling starts this financial year.
 - Courses required for builders to qualify to register to build medium density are only just starting to be offered in Tasmania. There is the opportunity for growth in the industry to provide this scale of development in the future.
 - The City of Hobart is planning for medium density housing through the development of structure plans for Central Hobart and surrounding suburbs.
 - The City of Hobart is investing in the investigation of infrastructure upgrades including stormwater and public open space.
 - Regulatory mechanisms need to be incentive based to meet developers needs and the needs of the community. Eg. Increased densification could improve the viability of a development, and the provision of public open space within a development site could provide community benefit.
 - The importance of homes that are designed to meet the needs of our aging population and those with a disability.
 - The importance of energy efficient homes that are designed to be able to be lived in with affordable running costs.
 - The impact of regulatory change on the costs of constructing new homes is significant.
 - Viewing the cost of building on greenfield land which requires new infrastructure as more economical than undertaking infill development is a false economy.
 - There is very little incentive for property owners with long term landholdings to develop underutilised land, as they are currently making reliable profits with little risk.
 - An interdepartmental and intergovernmental approach is required to incentivise infill development, as it will save taxpayers a significant amount of money in the long run. Modelling undertaken by SGS, which included a cost benefit analysis, found that a consolidated pattern of growth could save hundreds of millions in savings on infrastructure such as roads, water, sewer.
 - The cost of greenfield development does not flow through to the end cost of purchasing a property in these areas as some of this cost is paid for by local and other levels of government.
 - Housing Tasmania historically used to have a role in training the tradespeople that built the homes.
 - Tasmania is the only state in Australia that does not have a developer contribution system as part of our regulatory environment.

- Opportunities for Homes Tasmania, the private sector and not-for-profit housing providers to collaborate on build-to-rent projects in Hobart and Launceston in the future. Could include developments which are comprised of social, affordable rental and build-to-rent for market priced housing.
- Affordable housing register proposed by Homes Tasmania to clarify the eligibility for affordable rental housing.
- We're currently not delivering the type of housing diversity for people who want to downsize their home in the areas where people want to continue to live. This prevents people from aging in place and slows down the house market turnover so that families cannot buy existing larger homes from those who no longer want a large home.
- The scale of development for build-to-rent to be viable in Hobart is actually through the provision of a Tasmania wide portfolio approach. Homes Tasmania has the ability to collaborate with institutional investors to provide this opportunity to the market and provide the certainty that these homes will not end up in the short-term visitor accommodation market.
- Build-to-rent development can provide rental housing for 15-20 years. Providing housing security for tenants with longer lease options. Legitimising renting as a viable housing choice.
- Banks currently valuing proposed house and land packages at a value which is less than what it costs to build them.
- Misalignment between housing needs and housing types which are available in Hobart.
- Many houses are underutilised. Households with one or two people living in larger houses both in rental housing and privately owned housing.
- There is a big gap in the market for two bedrooms homes.

Key insights from the second panel discussions included:

- Inclusionary zoning, funding certainty, and land supply to deliver affordable housing.
- Pilot projects are needed to:
 - convince investors that apartment housing models will be successful in Hobart, to break down perceptions that this is not a desirable way to live.
 - prove to the market that there is a market for good quality affordable apartments, 2 bedrooms and 1 bathrooms, with a higher quality bathroom and separate WC.

- Illustrate that inclusionary zoning can be effective. That there is a demand for affordable housing to buy or rent, which is collocated with affordable/social housing provided by a not-for-profit housing provider.
- In Melbourne, the Nightingale model has demonstrated that affordable/social and market housing can coexist without bringing down the value of the property. Acknowledging that their market could be described as a more socially minded demographic, a waiting list quickly ensures apartments are sold prior to the development being commenced. A case study could set up a similar precedent in Hobart.
- Illustrate the value of apartment living. Community building. Sustainability. Accessibility.
- Funding sources for housing need greater certainty. Existing HAFF funding is very onerous on Community Housing providers/developers and funding is not guaranteed even if criteria are met. There needs to be a more effective and efficient solution to how we allocate funds for housing.
- Subsidisation of land costs is required to make affordable housing close to services, transport, education, employment viable.
 - Government funding
 - Appropriate land available at reduced cost
 - Collaboration with faith based organisations interested in the provision of affordable housing on land that they own therefore reducing costs and improving viability. Eg. Former church sites, or underdeveloped land, car parks etc.
- Inclusionary zoning is more difficult than it needs to be and this is largely as a result of stigma which needs to be broken down. Perceived potential risk to property prices.
Community and Stakeholder engagement is undervalued, it can be used to break down the stigma which surrounds social housing.
- Focus should be for the long term, good quality housing in the right locations, need to optimise the life cycle of an asset.
Social cost of poor housing is underestimated. Impacts on the health system due to houses with insufficient insulation and expensive heating which tenants cannot afford to use.

Other points from the second panel discussion included:

- Barriers to medium density in Hobart and how can they be overcome:
 - Feasibility to stack up due to structural cost of building
 - Land cost, well located close to services
 - Government support required for the numbers to stack up.

- Copenhagen – investment in design, how buildings can enhance a users experience not just the way it looks but the way it performs.
 - Case studies and precedent pilot projects are useful to convince investors that a model will be successful, break down perceptions. Eg. The misconception that a Melbourne apartment needs 2 bedrooms and 2 bathrooms, as opposed to a higher quality bathroom and separate WC only.
 - Sustainability – using what we have more efficiently. How do we make better quality products, and the dollar go further, through design.
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- Nightingale Housing
 - Independent not for profit originally funded by a group of architects.
 - Socially, financially and environmentally sustainable.
 - Apartments are sold at cost, but still not defined as affordable. Eg. 2 bedroom apartment in Melbourne is \$750,000.00.
 - Demonstrated that inclusionary zoning should be mandatory across the board.
 - Annual growth of 9%, in housing development with affordable housing.
 - Feasibility studies have been undertaken in Hobart, but the numbers have not yet stacked up.
 - Sydney has an incredibly high land costs, so Nightingale partnered with a faith-based organisation to develop a build-to-rent model. 52 affordable rentals on disused church site. Funded by this organisation. Affordable rental in Marrickville at 20% less than market rate.
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- Nightingale and Housing Choices collaboration
 - Nightingale speaks to Housing Choices or alternate developer at the start of a project to design the development appropriately, consider the needs of the NFP and to work out the feasibility of the development.
 - Tender blind – no difference between market and affordable housing in the developments. Except those accessible to people with a disability.
 - Pre-allocated housing to affordable housing provider, prior to offering to those who have expressed interest in a Nightingale home.
 - Pre-sales, provide reduced risk, as they have these expressions of interest in apartments so reduced marketing etc.
 - Housing Choices receive a small discount on the housing, for good quality housing stock.
 - Australia treats property as an investment class, not housing as a social right.
 - The Nightingale model has demonstrated that affordable/social and market housing can coexist without bringing down the value of the property.

Acknowledging that their market could be described as a more socially minded demographic.

- 36 apartments - Bowden, Adelaide project near rail corridor. Collaboration with renewal SA, Housing Choices and Nightingale. Over 8 star NatHERs, designed by Breathe. 100% affordable, 50% (18 apartments) retained by Housing Choices.
 - Renewal SA charged the full land value for the land, no discount was provided.
 - Good social outcome, not a great financial outcome. However, a great exemplar project in illustrating cohabitation (mixed tenure) development can work well.
 - Development conditions set by SA government. Housing SA underwrote the sale of the affordable rental homes in order to improve the viability of the project which took the risk out of Housing Choices acting as the developer in this project.
 - Nightingale apartments sold out the morning it was released on Instagram.
 - Started working with community housing providers, to do voluntary inclusionary housing.
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- Hip v Hype allow for 20% affordable housing.
 - The lack of certainty about whether a community housing provider will receive Housing Australia Future Fund (HAFF) funding has killed the deal on numerous occasions. This burden is usually taken by the Community Housing providers.
 - HAFF applications are a big time, energy effort and cost burden without any certainty.
 - There needs to be a more effective and efficient solution to how we allocate funds for housing.
 - 15% spent on the cost of land.
 - Inclusionary zoning, funding certainty, and land supply to deliver housing.
 - Community and Stakeholder engagement is undervalued, can be used to break down stigma.
 - Inclusionary zoning is more difficult than it needs to be and this is largely as a result of stigma which needs to be broken down. Poses potential risk.
 - Private developers are an important part of the housing picture, need to look at all types of housing to meet the housing demand.
 - Work with builders to bring down costs. Ask them for suggestions.
 - Market delivering a high-quality product, demonstrates that people value a high-quality product.
 - Costs are just too high for development to be viable at the moment if you are factoring in a 20% developer's margin.

- Investment by superannuation companies is changing the viability of projects as the return requirements are lower than private capital, (a lower margin).
- Superannuation funds need to be allocated at scale. City scale strategic vision in order for funds to be allocated efficiently.
- Policy change at Federal and State level to allocate funds with greater certainty.
- Value of apartment living. Community building. Sustainability. Accessibility.
- Reallocation of the market from 4 bedroom houses, which transition to having three empty bedrooms when children leave home, good quality apartment living can provide an alternative to empty nesters who want to downsize.
- Enable exemplar pilot projects which enable people to experience good quality apartment living and discover the benefits of this.
- Share case studies with the community.
- Reallocation of land to higher density living in those areas close to schools, services.
- Hip v. hype does not support suspending the NCC. Energy efficiency regulation for housing needs to be improved for improved quality of living for residents, as well as running costs being reduced.
- Subdivision layout is integral to enabling energy efficient design.
- Hip v. hype are currently working with one of the countries largest volume builders to understand the merits of layouts that enable more economical development that achieves energy efficiency.
- Hip v. hype are also working with Victorian Planning for improved subdivision standards.
- Buying the right site is important in achieving energy efficiency.
- Savings can be made through reduction of the number of car parking spaces, especially underground.
- Focus on funding should be for the long term, good quality housing in the right location, need to optimise the life cycle of an asset.
- Funding is often allocated to lower quality housing which is disconnected from employment and education opportunities.
- Social cost of poor housing is underestimated. Impacts on the health system due to houses with insufficient insulation and expensive heating which tenants cannot afford to use.