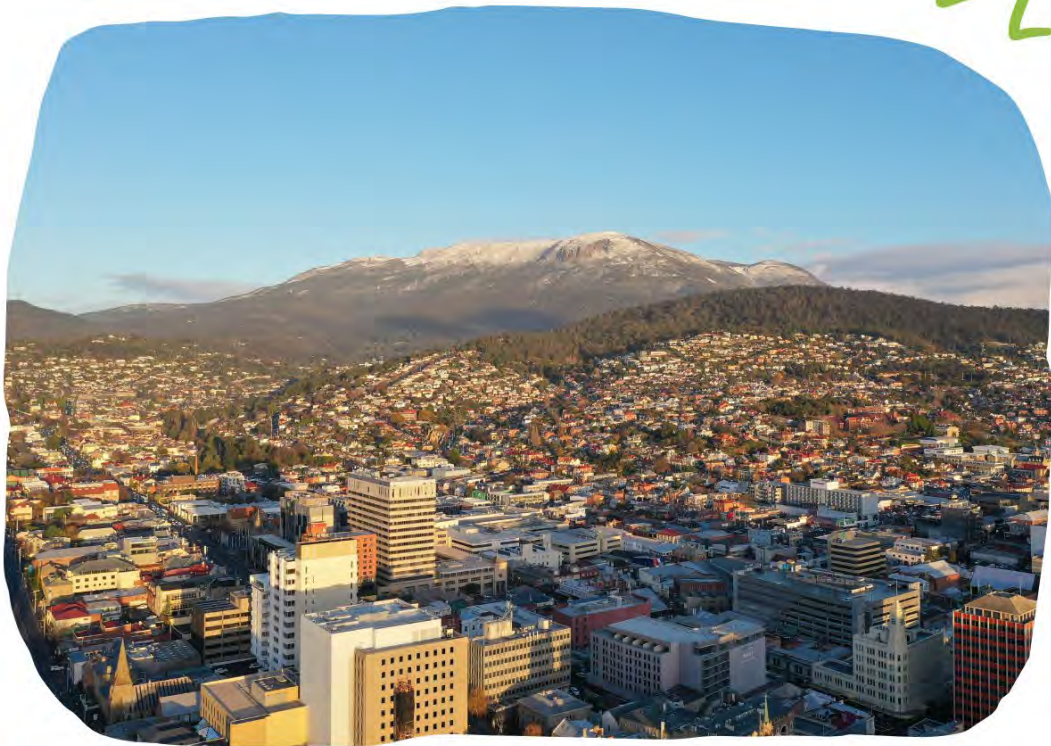


MAY 2026



Community Engagement Report

HOBART HOUSING ACTION PLAN



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City of Hobart Engagement Report

HOBERT HOUSING ACTION PLAN



HOW WE ENGAGED

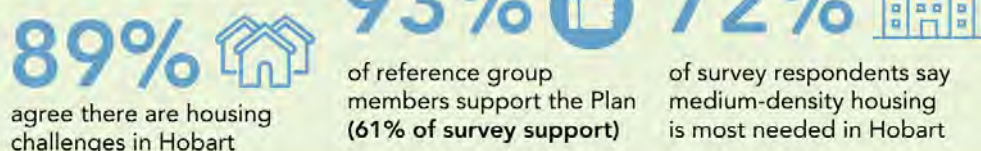
We ran engagement over eight weeks, from 4 February to 31 March 2026. Including an online survey (23 Feb to 23 Mar), reference group discussions, pop-ups/events and written submissions.



WHO WE SPOKE TO



WHAT WE HEARD



ENGAGEMENT METHODS



City of HOBART

City of Hobart Engagement Report

HOBERT HOUSING ACTION PLAN



KEY THEMES

Our in-person and online engagement identified **9 key themes** across a range of locations, demographics, living situations, and lived experiences.



1) STRONG SUPPORT FOR COUNCIL ACTION

An average of 93% of reference group and pop-up participants, and 61% of online survey respondents, supported the Hobart Housing Action Plan.



2) RECOGNITION OF HOUSING CHALLENGES

89% of online survey participants said housing affordability and availability are a challenge in Hobart, echoed by reference groups.



3) BIGGEST ISSUES: AFFORDABILITY & INSECURITY

Housing affordability and insecurity were top issues raised, with rising rents, low vacancy rates, overcrowding, and long social housing waitlists.



4) HOUSING DOES NOT MEET CHANGING NEEDS

63% of reference group members and 47% of online respondents said Hobart housing does not meet changing needs for ageing or disability.



5) LOCATION MATTERS

Housing location is critical to wellbeing, with access to healthcare, transport, work, education, family, and community seen as essential.



6) MEDIUM-DENSITY HOUSING SUPPORTED

72% of survey respondents said medium-density housing is a key need, while 53% of reference group and event participants would consider it.



7) SECONDARY RESIDENCES VALUED WITH SAFEGAURDS

On average 50% of reference group participants and 63% of online survey respondents supported secondary residences, with a few key concerns.



8) STIGMA SHAPES HOUSING ACCESS

Housing system described as dehumanising, including stigma and misunderstandings about social housing indicating need for education.



9) MORE TRANSITIONAL HOUSING NEEDED

Strong need identified for housing between crisis accommodation and permanent housing, such as transitional housing.

Hobart Housing Action Plan:

QUOTES FROM THE COMMUNITY

"I work in a restaurant near the waterfront. Being able to walk to work is important to me, especially because the busses don't run late and sometimes, I need to cab home and it is not too expensive."

- Youth ARC pop-up participant

"Council may like to look at partnering with industry to develop a case study exemplar project to set a standard for future higher density housing in the city." - Online survey participant

"[We need] high quality, energy efficient, medium density homes near improved public transport." - Online survey participant

"[I live in Hobart] because I have access to all the medical services that I need" - Access Advisory Committee member

"Places like Bethlehem House are what we need. More transitional housing to help people get off the streets." - Bethlehem House visit

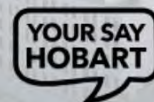
"I absolutely would live in a tiny home....There is stigma against higher-density housing because we haven't seen good examples of it." - Housing With Dignity participant

"I support charging higher rates to those making money off short term accommodation if it means they are taking a long term rental off the market." - Online survey participant

"As a single person approaching retirement ... Finding affordable rental options of a reasonable size and location is of importance. I do not need 3 bedrooms and an in-home cinema, but I do need age appropriate, safe, affordable accommodation close to services." - Online survey participant

"The City should work with Homes Tasmania and the community to reduce stigma and improve public perceptions of social and affordable housing." - Open Submission

Well designed, affordable housing needs to be a priority, it is important that members of the community can live in energy efficient housing to reduce their living costs." - Online survey participant



City of HOBART

1. Executive summary

What we did

This project informed the community and housing stakeholders about the draft Hobart Housing Action Plan and gathered feedback on the City's role in housing affordability, availability and diversity. Engagement was undertaken over an **eight-week period from 4 February to 31 March 2026**, and included online engagement (online survey), reference groups, pop-ups, targeted events and written submissions, such as:

- **54 survey participants – online (survey live from 23 February to the 23 March 2026)**
- **77 reference group members and 7 reference group workshops – in person**
- **4 events resulting in 95 conversations – in-person**
- **12 open submissions – online**

What we heard

Recognition of housing challenges in Hobart

89% of online survey participants agreed that housing affordability and availability are a challenge in Hobart, with the majority of reference group and pop-up participants confirming the same feedback.

Strong support for Council action

On average 93% of reference group and pop-up participants polled, as well as 61% of online survey respondents, supported the Hobart Housing Action Plan, expecting Council to deliver, partner, and advocate on housing despite many levers sitting with State and Federal government.

Housing affordability and insecurity as the most pressing issue

Across all age groups and backgrounds, participants raised high and rising rents, low vacancy rates, overcrowding, fear of eviction and long social housing waitlists, with housing stress linked to impacts on wellbeing, education, employment and family stability.

Housing does not meet changing needs

An average of 63% of reference group participants, and 47% of survey respondents, agreed that existing housing does not meet the needs of people ageing, living with disability, or experiencing changing family circumstances, citing poor accessibility and high retrofit costs.

Location matters

Participants consistently emphasised the importance of housing being close to services, transport, work, education and community, noting that housing on the urban fringe, even when affordable, can be isolating and detrimental to wellbeing.

Support for diverse housing types

53% of reference group and pop-up participants would consider well-designed medium-density housing, while 72% of survey respondents said it is Hobart's most needed housing type. Half of in-person participants supported secondary residences, increasing to 63% (survey respondents) with clear standards in place.

Next steps

This engagement report will inform final changes to the Hobart Housing Action Plan. It will also accompany the finalised Hobart Housing Action Plan, which will be presented to Hobart City Council for endorsement. Once endorsed implementation of the strategy will begin.

2. Project overview

2.1 Why do we need a housing action plan?

Housing in the City of Hobart has become increasingly unaffordable, placing pressure on many residents and increasing the risk of housing stress due to life changes such as job loss, illness, injury, or family separation. Limited affordable housing makes it difficult for key workers to live near their workplaces and prevents young people from staying in the communities where they grew up. Without action, the housing shortage will continue to worsen, creating a divide between those who can afford to live in Hobart and those who are forced to move elsewhere. A Housing Action Plan is needed to respond to rising house prices, increased construction costs, and limited land near jobs, schools, services, and public transport. The plan focuses on improving housing supply and affordability to support a diverse, resilient community.

2.2 Previous engagements

The City of Hobart has carried out detailed research, analysis and engagement with housing sector stakeholders to help shape the draft Housing Action Plan and Background Paper. A key part of this work was the Hobart Housing Forum, held in late 2024. The Forum brought together representatives from across the housing sector to discuss current challenges and identify opportunities to improve housing affordability and increase supply. Insights from the Hobart Housing Forum helped inform the City's approach to this challenge, including both the Background Paper and draft Housing Action Plan.



More than 80 experts from across the housing sector attended the Housing Forum with many staying on to participate in the engagement activities that followed.

2.3 Strategic alignment

The draft Hobart Housing Action Plan is aligned with the following internal and external strategic plans:

- o Southern Tasmania Regional Land Use Strategy (STRLUS)
- o Tasmanian Housing Strategy
- o 30-Year Greater Hobart Plan
- o Climate Ready Hobart Strategy
- o Hobart: A community vision for our island capital
- o Capital City Strategic Plan 2023

3. Engagement overview

3.1 Engagement goals

Under the IAP2 Spectrum, the community was informed about the draft Housing Action Plan and consulted to provide feedback that helped shape and inform Council's proposed role in housing. The engagement goals were to:

- Share the draft Housing Action Plan and Background Paper, clearly explaining Council's role and responsibilities in shaping housing outcomes in the City of Hobart.
- Seek targeted feedback from a broad cross-section of the community and key stakeholders from the housing sector to inform Council's proposed role and key elements of the draft, building on earlier engagement.

3.2 Who we engaged

Community we engaged	Why we engaged
Older persons (aged 65+)	• 21% of Hobart residents are aged 65 or older, in 2023 • 10% of people living in Hobart are older couples without children
People with lived or living experience of homelessness	• In 2021, 441 people in Hobart experienced homelessness • There has been a 45% increase in homelessness in Tasmania in the last 4 years
Young people (aged 12-25 years old)	• 12.8% of Hobarts population is between the ages of 15-24 years old
LGBTQIA+	• LGBTQIA+ folk are a significantly underrepresented group in our Your Say registered users

	This community has unique needs and lived experience that may inform approaches to housing
People from multicultural backgrounds	29% of Hobart's population were born overseas 21% of people use a language other than English at home
People with accessibility needs	4.6% of people living in Hobart have a disability
Internal City of Hobart stakeholders	City specialists and leadership have a direct impact on the progress and substance of a project

3.3 Engagement methods

Method	Date(s)	Type of engagement	Description	Volume of participation
Targeted City of Hobart reference group workshops	04/02/26 - 31/03/26	In-person	The time we attended reference group meetings varied from 15-50 minutes. At these meetings, we presented information about the draft Hobart Housing Action Plan and facilitated a brief consultation workshop, via Mentimeter or group activities, to gather valuable insights from participants' diverse lived experiences.	77 reference group participants engaged 7 reference groups attended: Access Advisory Committee Council of Hobart Community Associations Hobart Older Persons Reference Group Housing With Dignity Reference Group

				Greater Hobart Homelessness Alliance LGBTQIA+ Reference Group Place & Wellbeing Reference Group
Targeted outreach	23/02/26-31/02/26	In-person/Digital	We personally connected with partners in organisations and services that represent hardly reached communities and/or members of the housing sector. Survey participation was promoted either by email or in person.	91 organisations and/or partners directly connected with to promote survey
Pop-ups	11/03/26 - Youth ARC 12/03/26- UTAS	In-person	Pop-ups were held at the Student Expo at the UTAS Sandy Bay Campus Youth ARC. These included promotion of the online survey, in-person sticker-voting activities, incentives for participation, and meaningful conversations with young people.	2 pop-ups 21 conversations (Youth ARC pop-up) 62 conversations (UTAS pop-up)
Other events	17/03/26 - Bethlehem House	In-person	Set up meetings and/or facilitated engagement sessions that incorporated feedback and information	1 session at Mathers House

	20/03/26 - Mathers House		sharing about this project, to meet underrepresented groups “where they are”	1 visit to Bethlehem House 12 conversations with seniors and/or people with lived experience of homelessness
Online survey	23/02/26-31/03/26	Digital	A digital questionnaire that people could complete on the internet to share their feedback at a time that suited them.	54 survey responses
Your Say page	23/02/26-31/03/26	Digital	A digital platform (webpage) where community members can read project information, receive updates, and participation in online engagement opportunities.	931 page views 637 unique visitors 14-page followers
Summary sheet	23/02/26-31/03/26	Digital	A plain-language summary sheet explaining the project vision, scope, the need for housing in Hobart, key themes of the Action Plan, the City’s role, and how to have your say. The purpose was to make the Action Plan more accessible and encourage informed participation.	60 downloads
Open submission	23/02/26-31/03/26	Digital	Open submissions allow people to provide more detailed feedback	12 open submissions

			in their own words. Reference groups and key stakeholders were given the opportunity to submit longer responses either through Your Say Hobart or by email.	
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An interactive butcher paper activity to collect feedback on the Action Plan at the Hobart Older Persons Reference Group, February 24, 2026.

4. Communications strategy

4.1 Key message

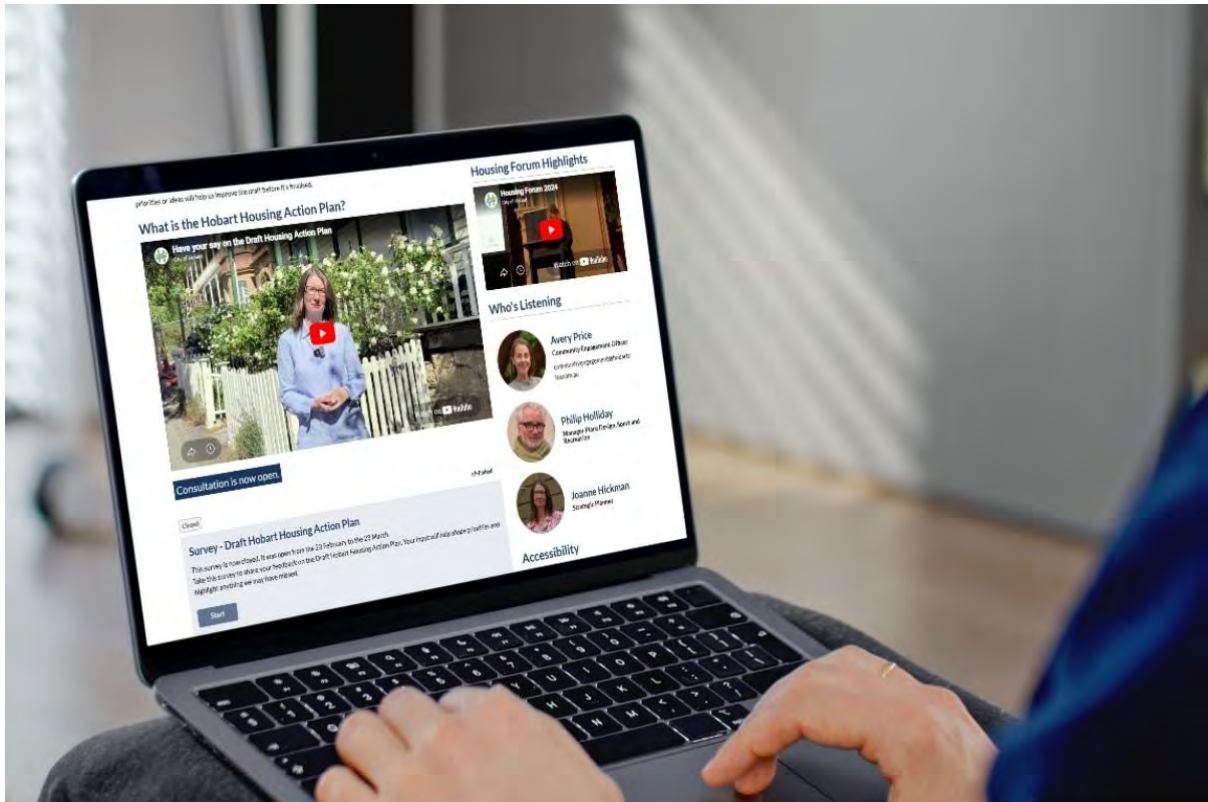
“The City of Hobart is developing a Housing Action Plan to set out clear, practical actions Council can take in the short to medium term to support housing affordability and supply.

We are engaging with the community to sense check the draft plan, clarify the role Council is proposing to play, and show how earlier feedback from organisations and stakeholders has been heard.

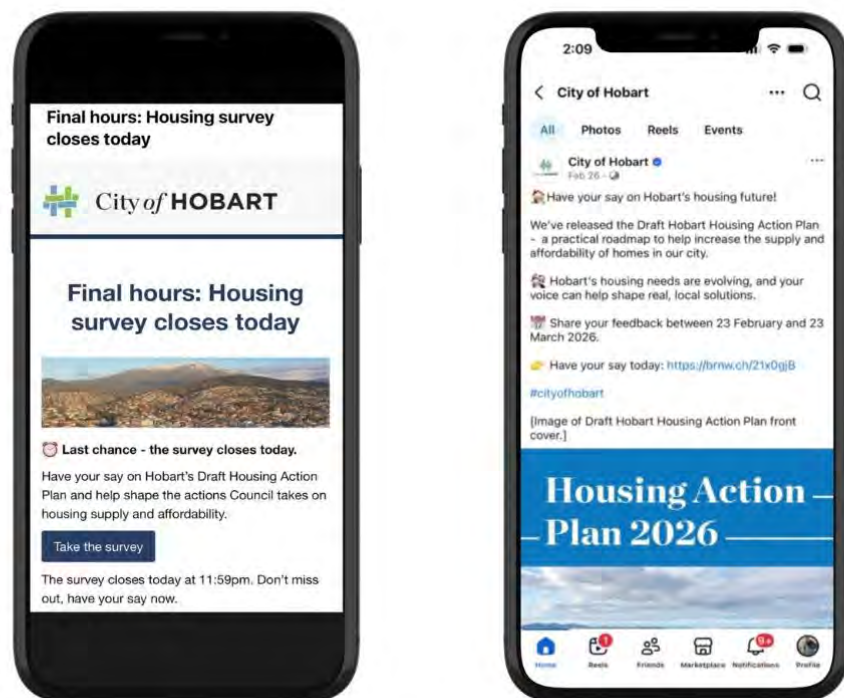
Community input helps ensure the plan is realistic, informed and reflects local needs.”

4.2 Communication summary

Communication channel	Reach	Engagement
Paid Facebook and Instagram	57,000 views	19 (reactions, comments, saves, and shares) 1137 total link clicks
Organic Facebook	5,000 views	21 (reactions, comments, and shares)
Organic Instagram Reel	3,500 views	75 (reactions, comments, shares, reposts)
Organic LinkedIn	1,000 views	21 (reactions, comments, and shares)
YouTube Video	116 views	1 reaction
Targeted Your Say Emails (EDM)	435 community members	68 clicks (16%)
Your Say Newsletter	5,628 community members	264 clicks (5%)
Postcards	500 copies printed	NA
Your Say Webpage	931 views	68 contributors/ followers
Other print collateral (Summary sheets, key definitions handouts etc)	200 copies printed	NA
Direct in-person conversations	170 conversations	NA



The Your Say Hobart engagement page offered access to project information and the online survey and received nearly 1,000 page views.



Emails and social media posts, such as the examples above, reached more than 72,000 community members.

5. Engagement results

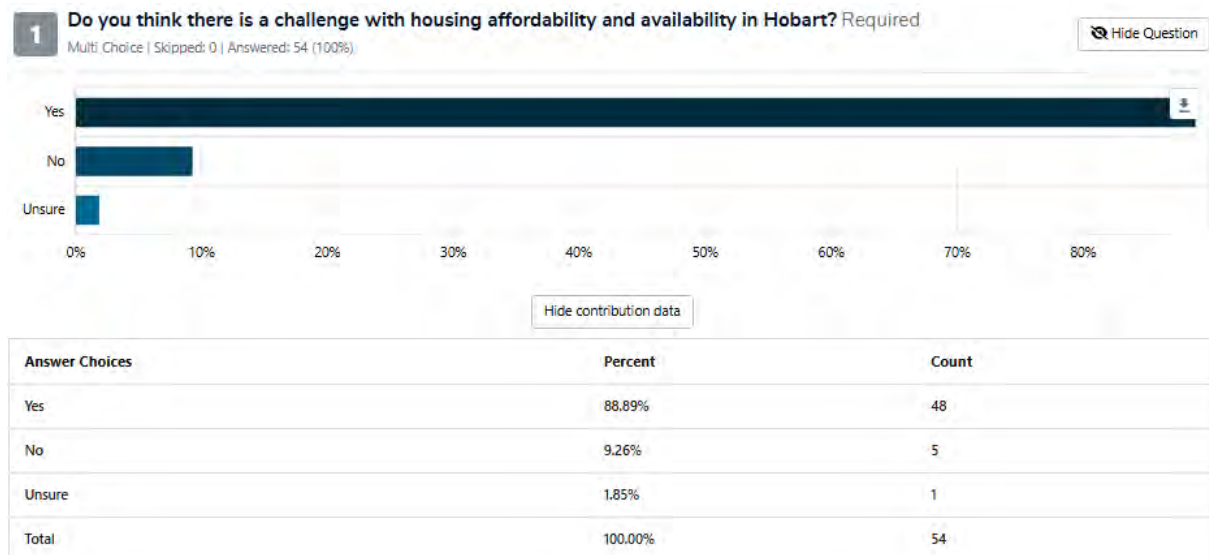
5.1 Online survey

To see the demographic data of this survey, see Figure 5.1, in the Appendix.

Volume of participation	54 contributors
Gender diversity of participation	46% identify as she/he 33% identify as he/him 2% identify as gender diverse 13% identify as other 6% Prefer not to say
Identity breakdown of participation	15% aged 70+ 11% living with a disability 11% LGBTQIA+ 9% Diverse cultural and/or language background 4% Carer 2 % Aboriginal and Torres Strait Islander
Living situation breakdown of participation	65% I live in a home owned by me or my family 22% I live in a rental property 2% I live in a tiny house, caravan, or mobile home 2% I live in a boarding house 2% I live in a short-stay rental (i.e., visitor accommodation, hotel, or Air BnB) 2% I am currently experiencing homelessness (sleeping rough, couch surfing, emergency accommodation, refuge, shelter, safe space)

5.1.1 Question 1

When asked, “Do you think there is a challenge with housing affordability and availability in Hobart?,” approximately 89% (54 participants) answered “Yes”, while 11% answered “No” or “Unsure”.



5.1.2 Question 2

When asked, “Take a look at the Drivers of Change (page 22) and Cost of Inaction (page 40) sections in the Background Paper. Then tell us which of the following issues are most important to you (select all that apply),” the issues below are listed in order of importance:

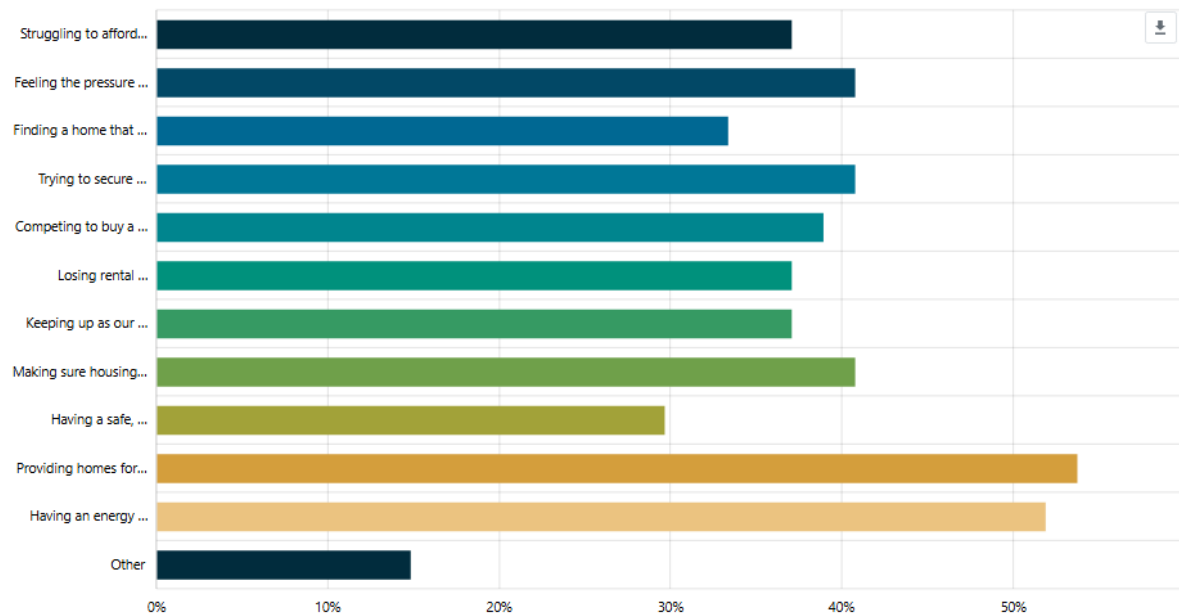
1. Providing homes for those members of our community who are homeless (54%, 29 responses)
2. Having an energy efficient home to reduce your long-term cost of living (52%, 28 responses)
3. Feeling the pressure of high rent costs (rental stress) (41%, 22 responses)
4. Trying to secure long-term rental housing (41%, 22 responses)
5. Making sure housing types suit what the community needs (41%, 22 responses)
6. Competing to buy a home with too few houses on the market
7. Struggling to afford a home of your own
8. Losing rental options to short-term rental
9. Keeping up as our population grows and demand increases
10. Finding a home that suits you or your households needs
11. Having a safe, reliable, sustainable home during floods, fires, or heatwaves
12. Other.

2

Take a look at the Drivers of Change (page 22) and Cost of Inaction (page 40) sections in the Background Paper. Then tell us which of the following issues are most important to you (select all that apply). Required

Multi Choice | Skipped: 0 | Answered: 54 (100%)

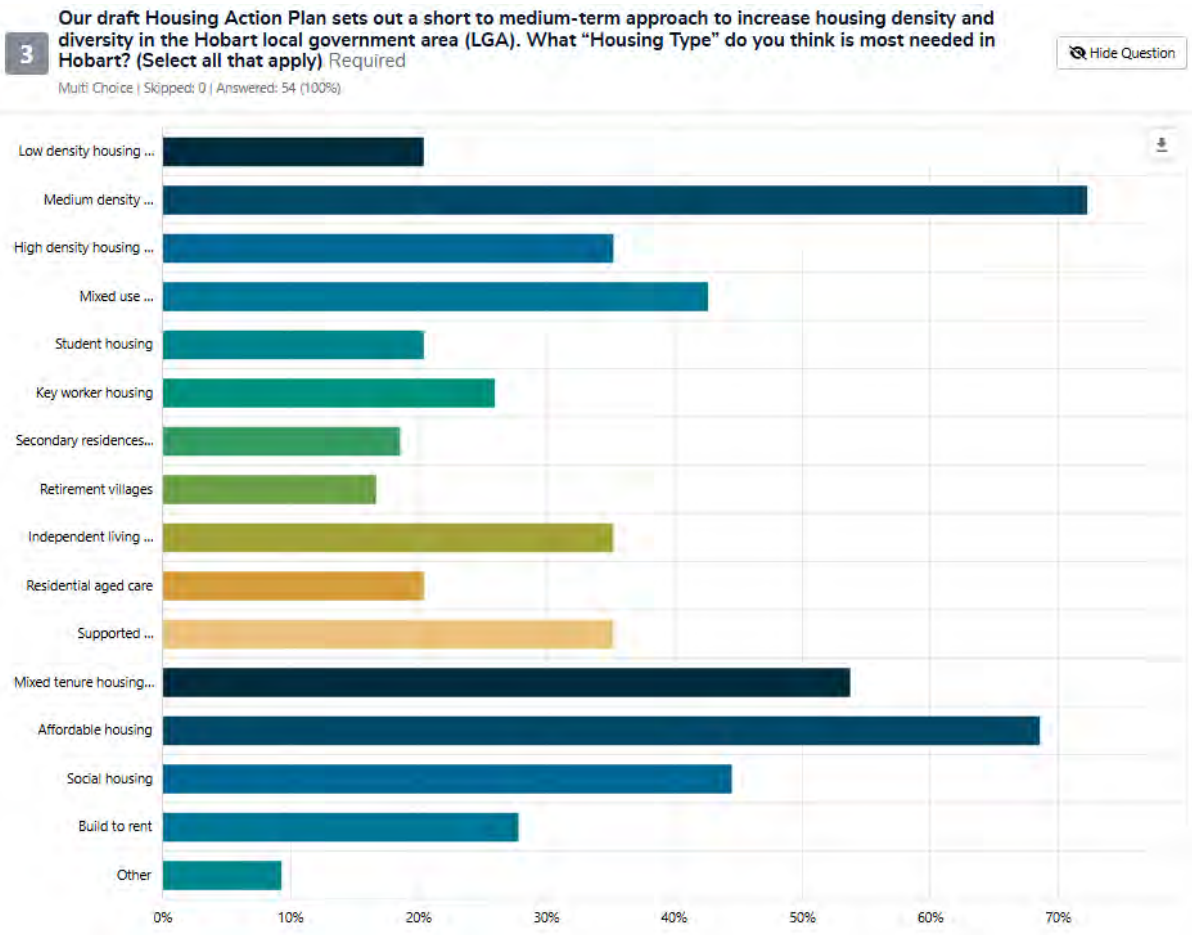
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5.1.3 Question 3

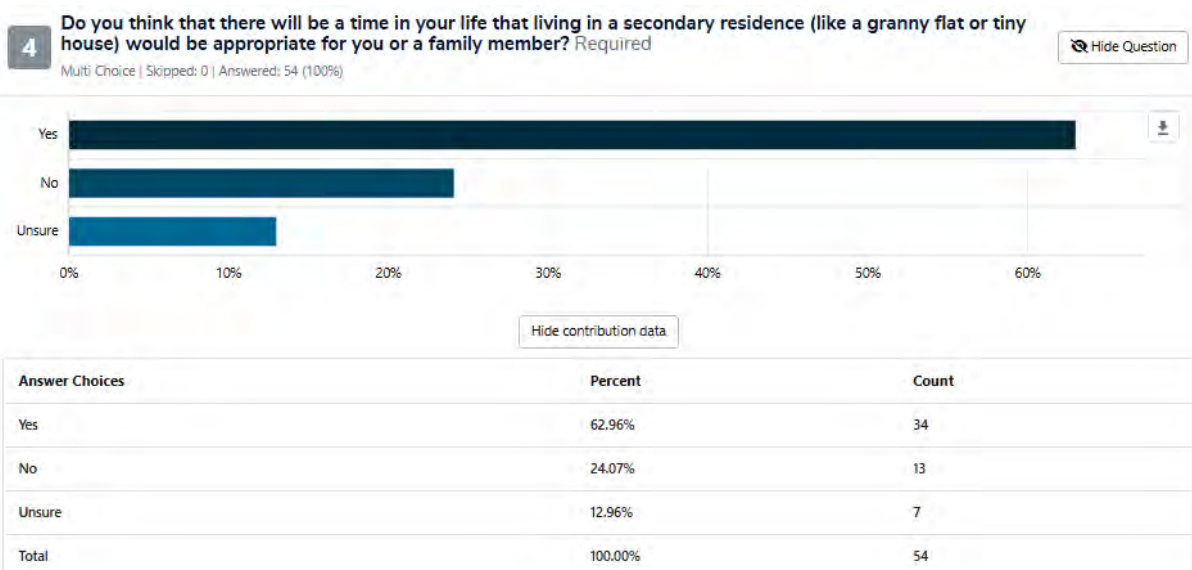
When asked, “Our draft Housing Action Plan sets out a short to medium-term approach to increase housing density and diversity in the Hobart local government area (LGA). What “Housing Type” do you think is most needed in Hobart? (Select all that apply),” participants thought the most needed housing types in Hobart were:

1. Medium density housing (less than 6 storeys, like a duplex, townhouse, or apartment) (72%, 39 responses)
2. Affordable housing (68%, 37 responses)
3. Mixed tenure housing (social, affordable and market housing located together) (54%, 29 responses)
4. Mixed use development (commercial development and housing together)
5. Social housing
6. High density housing (more than 6 storeys, such as a high-rise apartment)
7. Independent living for seniors
8. Supported independent living (SILS) for people with a disability
9. Build to rent
10. Key worker housing
11. Student housing
12. Residential aged care
13. Low density housing (such as low rise, detached housing)
14. Secondary residences (can be used for housing extended family or friends)
15. Retirement villages
16. Other



5.1.4 Question 4

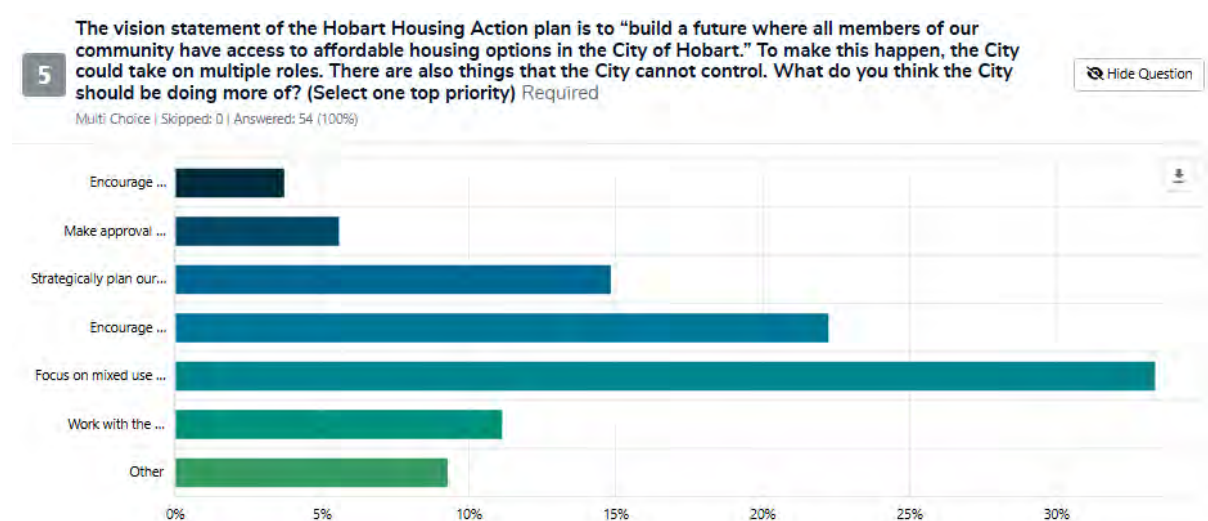
When asked, "Do you think that there will be a time in your life that living in a secondary residence (like a granny flat or tiny house) would be appropriate for you or a family member?," 63% responded "Yes" while 13% said "Unsure" and 24% said "No."



5.1.5 Question 5

When asked what the City should be doing more of to fulfil the vision to “*build a future where all members of our community have access to affordable housing options in the City of Hobart,*” participants said:

1. Focus on mixed use and medium density housing projects: Collaborating with partners to deliver high-quality projects which demonstrate that good, medium density housing can work well in Hobart. (33%, 18 responses)
2. Encourage development of underutilised land and buildings: Making better use of underused sites and buildings to create more housing within the city. (22%, 12 responses)
3. Strategically plan our city: Planning where different types of housing should go, especially near jobs, schools, services, and public transport. (15%, 8 responses)
4. Work with the community: Engage with the community so people feel informed, heard, and part of the solution. Provide information to the community to enable greater understanding of unfamiliar housing types.
5. Other.
6. Make approval processes clear: Making regulatory processes and systems clearer and more efficient so housing projects aren’t unnecessarily delayed.
7. Encourage residential development: Using fees, charges and rates relief to encourage good quality housing development.



5.1.6 Summary of supported actions:

At this point in the survey, participants were asked to give feedback on the actions within the action categories they chose to be most important to them (in question 5). Based on the feedback, the action categories that received the most engagement were:

- Exemplar projects (18 contributors)
- Underutilised land (12 contributors)

- Strategic land use planning (8 contributors)
- Working with community (6 contributors)
- Efficient regulatory processes (3 contributors)
- Incentives and deterrents (2 contributors)

The most popular action(s) per category were:

Action category	Action	Number of contributors	Action
Incentives and deterrents	1.3	2	<i>(1.3) Work with the Tasmanian Government, TasWater and TasNetworks to develop an incentives package for medium density residential development that results in additional dwellings in the Hobart LGA. Incentives should focus on development in appropriate locations identified for densification in endorsed structure plans.</i>
Efficient regulatory processes	2.4 2.5	3	<i>(2.4) Develop a process to fast track the assessment of planning applications for residential use resulting in new dwellings, and resource as required.</i> <i>(2.5) Advocate for changes to regulatory processes by the State Government to enable efficient assessment and construction of residential development.</i>
Strategic land use planning	3.1	8	<i>(3.1) Continue to work with the State Government, and other local governments to undertake strategic planning to promote greater housing density in well-located areas with good access to jobs, services and transport. Consider natural hazards and disaster risk reduction. Including projects such as:</i> • <i>the Southern Tasmanian Regional Land Use Strategy</i> • <i>Tasmanian Planning Policies.</i>
Underutilised land	4.2	12	<i>(4.2) Undertake analysis of underutilised land within the Urban Growth Boundary that may have potential for alternate higher order use such as housing, including opportunities for collaboration on affordable and social housing projects. The highest and best use of land to be identified, and natural hazards and disaster</i>

			risk such as floods and bushfire to be considered. Land analysis to include: • Council owned land and buildings. • Crown land within the City of Hobart. • Church and charity owned land. • Privately owned land.
Exemplar projects	5.2	18	(5.2) Undertake an Infrastructure Investment Plan for Central Hobart and North Hobart to identify priority infrastructure upgrades and new infrastructure needed for a compact, resilient and liveable city and the mechanisms and partnerships to deliver these. This action is to accord with the Long-Term Finance Plan and Strategic Asset Management Plan.
Working with the community	6.2 6.3	6	(6.2) Develop a working group of representatives from the housing sector to: • Discuss current issues, facilitate understanding and foster a collaborative approach to achieving better housing outcomes. • Provide feedback on the progress and effectiveness of the Housing Action Plan and monitor its Implementation. (6.3) Collaborate with organisations such as the Institute of Architects and Planning Institute, to hold events to educate the community on matters relating to housing affordability and availability such as the benefits of medium density and infill housing. For example, Open House Hobart and World Planning Day.

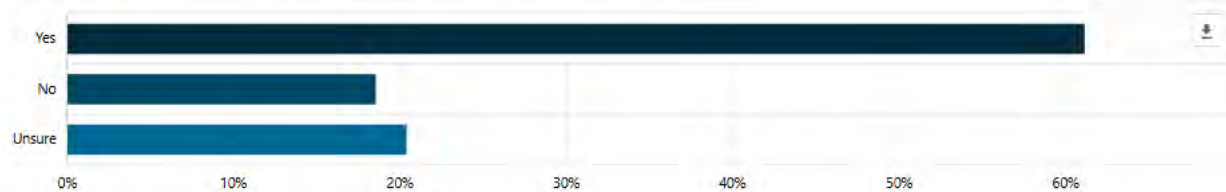
5.1.7 Support for Hobart Housing Action Plan

When asked, “Do you support the City of Hobart's Draft Housing Action Plan?” 61% (of 54 contributors) responded “Yes” while 19% responded “No” and 20% “Unsure”.

12

Do you support the City of Hobart's Draft Housing Action Plan? Required

Multi Choice | Skipped: 0 | Answered: 54 (100%)

 Hide Question

5.2 Targeted City of Hobart reference group workshops

CoH Reference Group	Date	No. of people	Target community	Detailed summary in Appendix	Key insight
Access Advisory Committee	04/02/26	11	People living with a disability, Carers	Figure 5.2.1	<i>Hobart's housing system is fundamentally not designed with real disability and neurodivergent needs in mind.</i>
Council of Hobart Community Associations	18/02/26	10	People living with a disability, Carers, Older people	Figure 5.2.2	<i>Hobart needs more well-designed, affordable medium-density housing to support ageing in place, but only if it is planned carefully to protect neighbourhood amenity and support accessibility.</i>
Hobart Older Persons Reference Group	24/02/26	15	People living with a disability, Carers, Older people	Figure 5.2.3	<i>Older people want to age in place and stay connected to Hobart, but this is only possible if housing is accessible, dignified, and close to services (especially health).</i>
Housing With Dignity Reference Group	25/02/26	6	Lived experience of homelessness	Figure 5.2.4	<i>While Hobart is where people want to live, the housing system is not providing enough affordable, good-quality options, and long social housing waitlists are leaving many without secure, dignified housing close to community and services.</i>
Greater Hobart Homelessness Alliance	12/03/26	16	Housing industry, internal/ government stakeholders	Figure 5.2.5	<i>The Action Plan overlooks where the construction workforce will live for large projects, and stakeholders emphasised the need for early engagement to manage NIMBY opposition and avoid delays to growing social</i>

					<i>and affordable housing delivery.</i>
LGBTQIA+ Reference Group	26/03/26	7	LGBTQIA+	Figure 5.2.6	<i>The Housing Action Plan does not yet recognise or respond to the specific safety, discrimination, and inclusion barriers faced by LGBTQIA+ people, and needs a stronger equity and community focus to ensure housing is safe, accessible, and dignified for all.</i>
Place & Wellbeing Reference Group	31/03/26	12	Community members, internal stakeholders	Figure 5.2.8	<i>Hobart needs more key worker, medium-density and mixed-tenure housing near services, with stronger planning controls to support ageing in place without reducing neighbourhood liveability.</i>



Engaging members of the Place & Wellbeing Committee Meeting, March 31, 2026.

5.3 Pop-ups and other events

Pop-up	Date	No. of people	Target community	Summary of feedback in Appendix	Key insight
Youth ARC Pop-Up	11/03/26	21	Young people, LGBTQIA+	5.3.1	<i>Young people want more independent housing, but high costs and limited options are pushing them into overcrowded and unsuitable homes, to be close to work or study.</i>
UTAS Student Expo	12/03/26	62	Young people, Multicultural	5.3.2	<i>High rent, poor-quality rentals, and rental insecurity are making housing increasingly unaffordable and unstable, leaving many struggling to stay housed and feeling that home ownership is out of reach.</i>
Mathers House - School for Seniors Class	20/03/26	10	Older people, people living with a disability	5.4.1	<i>Gap in affordable, appropriate housing for working-age adults with disability, particularly neurological disabilities.</i>
Bethlehem House Visit	17/03/26	2	Housing industry, Lived experience of homelessness	5.4.2	<i>Hobart urgently needs more well-located transitional and supported housing models (especially for women and children) which help</i>

					people move off the streets and build stability, community and long-term wellbeing.
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Joanne Hickman, Strategic Planner, and Avery Price, Community Engagement Officer, engaging young people and international students at the UTAS Student Expo Pop-Up, March 12, 2026.



Young people responding to our sticker voting and feedback wall at the Youth ARC Pop-Up, March 11, 2026.

5.5 Open submissions

We received 12 open submissions from community groups housing industry experts, and various government entities. The groups we received open submissions from included:

- Australian Institute of Architects – Tasmanian Chapter
- Business Council of Cooperatives and Mutuals (BCCM)
- Committee for Greater Hobart (CfGH)
- Council of Hobart Community Associations Inc. (CHCA)
- Department of State Growth
- Homes Tasmania
- Housing All Australians (HAA)
- Housing Industry Association (HIA)
- Shelter Tasmania
- South Hobart Sustainable Community
- Streets People Love Hobart
- YIMBY Hobart (Yes In My Backyard)

To see a description of each stakeholder group, see Figure 5.5.

Feedback themes	Stakeholder Feedback	CoH Response
1. UDAP and the Hobart Design Guidelines Stakeholders supported more affordable medium-density and mixed-use housing but stressed that good design—guided by the Hobart Design Guidelines and UDAP—is essential.	<i>“Ensure consultation with the City of Hobart Urban Design Advisory Panel (UDAP)... for council-led, partnered or demonstration projects.” — Institute of Architects</i> <i>“The HAP is silent on the role of quality in the housing design... given the significant work Council invested in the Hobart Design Guidelines.” — CHCA</i> <i>“The City of Hobart’s introduction of further expectations via the City of Hobart Design Guidelines goes beyond these frameworks risks creating uncertainty rather than clarity.” — HIA</i>	The role of UDAP and the Hobart Design Guidelines continue to be a valued input in the planning process. Inclusion of information regarding the Hobart Design Guidelines and role of the UDAP are recommended for inclusion in the Background Paper.
2. Mandatory and voluntary inclusionary zoning / affordable and social housing targets and incentives Multiple stakeholders supported both voluntary and mandatory inclusionary zoning to increase affordable and social housing, noting that a wide range of people in Hobart need	<i>“Commit to supporting and facilitating a 10% target for social and affordable homes within the City of Hobart LGA to meet identified demand.” — Shelter Tasmania</i> <i>“Commit to an Inclusionary Zoning Strategy (under which developers would be required to dedicate at least 15% of new residential dwellings, including apartment buildings and larger housing developments, as social housing) and ensure that planning mechanisms support</i>	The Tasmanian Government currently has no mechanism in place for mandatory inclusionary zoning. State Government is the appropriate level of government to develop this mechanism.

access to affordable homes.	<i>the delivery of a range of housing options and typologies.” — Shelter Tasmania</i> <i>“Ensure council-led partnerships... deliver a defined and reportable proportion of affordable housing.” —Institute of Architects</i> <i>“Inclusionary zoning was raised as one of the ideas have the greatest potential to improve housing affordability and availability at the Hobart Housing Forum.” — City of Hobart</i>	
3. Energy efficiency Stakeholders from the housing sector and members of the community emphasised the importance of new homes being designed to be energy efficient. This was for a range of reasons including long-term running costs, reduced carbon emissions, improved comfort and liveability, and better health and wellbeing.	<i>“Require strong energy performance, climate responsiveness, and indoor environmental quality to reduce long-term living and health costs for residents.” — Institute of Architects</i> <i>“New affordable housing needs to be suitable for the long-term future from a thermal comfort and energy use perspective.” — South Hobart Sustainable Community</i> <i>“We... contend that there should be reference to the energy efficiency of dwellings,</i>	The Hobart Design Guidelines and the UDAP recognise the importance of good design including energy efficiency. It is suggested that content relating to energy efficiency be included in the Background Paper.

	<i>as the running costs vary considerably between poorly and well designed home.” — CHCA</i>	
4. Strategic land use planning Medium-density and mixed-use renewal were identified as essential to delivering affordable housing in the Hobart LGA. Structure plans are required to support rezoning, medium density, appropriate height and setback controls and supporting social and physical infrastructure. Strategic land-use planning by the City, in partnership with the Tasmanian Government, was supported.	<i>“Enable ‘missing middle’ housing... terraces, townhouses and low–mid-rise apartments...” —Institute of Architects</i> <i>“Prioritise projects for housing co-operatives on underutilised land. This could be either rental co-ops or limited equity co-ops..” — BCCM</i> <i>“We support the H2G urban renewal project... and the Northern Suburbs Transit Corridor Urban Renewal project.” — CHCA</i> <i>“HIA supports continued collaboration with State and local governments to enable higher-density and infill housing in well-located areas, supported by a planning framework that prioritises affordability and certainty on outcomes.” — HIA</i>	Strategic land use planning work is considered by the City to be business as usual. There has been and continues to be a significant amount of this work being undertaken by the City in recent years and the implementation of these projects are ongoing. The City will continue to consider the appropriate prioritisation of its resources and allocate them accordingly in the future.
5. Adaptive reuse of existing buildings for housing Incentives were viewed as an appropriate mechanism to deliver a	<i>“Remove barriers and introduce incentives to enable conversion of underutilised buildings, including upper-level commercial spaces.” — Institute of Architects</i>	The City has developed an incentives package for medium to high density development in Central Hobart.

range of different housing outcomes such as the adaptive reuse of existing buildings into long-term and short-term housing solutions.	<i>“... where buildings are sitting vacant and awaiting the next development cycle, rate relief for owners who make those buildings available as temporary housing may provide a more effective signal...” — HAA</i> <i>“Provide incentives such as long-term rates remission and reimbursement of development costs to CHP’s delivering social and affordable housing.” — Shelter Tasmania</i>	
6. Early-stage design advice from the City Developers can benefit from early advice from council staff to gain clarity on a range of matters and unexpected issues a site may have, such as potentially contaminated land or flooding.	<i>“Improving certainty begins with better front-end clarity. Structured pre-application processes, including the proposed concierge approach in the Action Plan, may:</i> <i>• clarify information requirements upfront</i> <i>• identify key issues early</i> <i>• align expectations prior to lodgement</i> <i>This should translate into reduced reliance on Requests for Information (RFIs), which are a common source of delay.” — CfGH</i> Free pre-application advice is welcomed. - <i>“Many practitioners have expressed a preference for the previous,</i>	The City has measures in place to provide free, limited planning advice to designers and developers through the pre-application process.

	<i>simpler system that offered face-to-face support... Ongoing dialogue between the City of Hobart, HIA, and other industry stakeholders will be essential to ensure any reforms genuinely improve, rather than complicate, regulatory pathways.” — HIA</i>	
7. Tax reform	<i>"The HAP is silent on arguably one of the biggest contributors to Housing affordability crisis- the Capital Gains Tax Discount. We recognise that reform of the Federal taxation system is beyond the Council's jurisdiction, however it could list an action to raise this via LGAT and join the call for fairer taxation that would enable greater investment in social and affordable housing and rent assistance.” — CHCA</i> <i>"We recognise that reform of the Federal taxation system is beyond the Council's jurisdiction, however we also suggest an action for Council is to raise this via the Local Government Association of Tasmania (LGAT).” — South Hobart Sustainable Community</i>	The most recent Federal budget included changes replacing the 50% capital gains tax discount with an inflation-indexed model and introducing a minimum 30% tax rate on gains from July 2027. New housing builds will still receive the 50% discount, while all other assets will transition to the new system.
8. Gentle density, bluefield/ co-located housing, and secondary residences	<i>"Enable low-rise infill housing in existing suburbs through planning controls that support duplexes, townhouses, and small-scale multi-dwelling outcomes as acceptable forms of “density done well” within</i>	A new action is proposed for inclusion in the Plan. <i>Incentives and deterrents</i>

Gentle density, secondary residences and bluefield housing, were enthusiastically discussed at workshops and stakeholder groups from the housing sector acknowledged the importance of small-scale development.	<i>low-density residential areas.”</i> — Shelter Tasmania <i>“The concept of bluefield housing aka co-located housing, could work well in many of Hobart’s established suburbs.”</i> — CHCA <i>“We support Gentle density and bluefield housing as additional means of increased housing choice whilst retaining character within existing neighbourhoods.”</i> — South Hobart Sustainable Community	Deliver <i>Develop an incentive to support property owners in delivering gentle-density outcomes via models such as bluefield, co-located, or co-operative, infill development models - to increase the diversity, affordability and sustainability of our housing supply.</i>
9. Reduced car parking requirements to improve feasibility Actions to reduce the number of car parking spaces required in appropriate locations to reduce the cost of development were well supported. Stakeholders identified additional benefits and opportunities, such as improving the walkability of neighbourhoods, activation of small business areas and identified the need for cycling infrastructure.	<i>“The Institute supports reduced residential parking requirements where proposals demonstrate walkability and access to public transport. In addition, Council could consider the role of strategically located, centralised multi-storey parking in identified growth areas.</i> <i>Shared parking infrastructure can reduce the need for costly basement construction, improving project feasibility, supporting increased housing supply, and enabling more active and safer street frontages by minimising crossovers and vehicle access points.”</i> —Institute of Architects <i>“HIA supports reduced car-parking requirements in areas</i>	No additional actions are required. Implementation of the actions in the Housing Action Plan, Central Hobart Plan and North Hobart Neighbourhood Plan, as well as the City’s Local Area Mobility Plans (LAMPS) will assist with the matters above.

	<i>with good access to active and public transport. Basement car parking has been reported by some developers to cost in excess of \$100,000 per space, adding significant cost to infill and higher-density projects and undermining feasibility. Reducing minimum car-parking rates will directly improve the commercial viability of these developments by avoiding expensive basement construction and enabling more diverse and affordable housing supply.” — HIA</i> <i>“Similarly, we endorse the granting of development rights to increase viability of social and affordable housing, including a reduction in the number of car parking spaces, in specific areas close to public transport and active transport infrastructure (as per Action 3.8). We recognise the financial impact of parking requirements on development feasibility can be substantial... Our support is with the proviso that the development must provide adequate secure bicycle parking (including for cargo bikes) and car share spaces for the expected residential occupancy.” — Streets People Love Hobart</i>	
10. Showcase exemplar housing	<i>“The case studies would help elected members and the community understand the potential for alternative</i>	In addition to the proposed actions in the Plan, the Background Paper

Showcasing exemplar housing projects to illustrate to the community that medium density housing and mixed-use development can improve neighbourhoods was identified as a necessity. Working with the Tasmanian Government to highlight good examples of social and affordable housing, to help break down stigma and improve public perception of this housing type, which can at times be controversial, will illustrate how well these projects can be done.	<i>housing models, infill and larger projects to be a catalyst for positive change.” — South Hobart Sustainable Community</i> <i>“Supports Action 5.1 [sic 5.3] to identify and showcase exemplar housing developments that illustrate best practice design and development of underutilised land to the community and housing sector, property owners and developers.” — Homes Tasmania</i> <i>“In smaller markets, visible success is critical and well-executed projects can help build confidence, normalise density, and unlock further investment.” — CfGH</i>	and Housing Action Plan could include more examples of local, medium density housing to illustrate best practice design.
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6. Key findings

6.1 Summary of key themes

Majority of engagement participants support the Hobart Housing Action Plan

The City received submissions from 12 stakeholders across the housing sector. These submissions were supportive of the City taking action on housing in the City of Hobart. 93% of participants polled through the reference group and pop-up engagement indicated that they supported the City of Hobart taking action on housing affordability and availability through the Hobart Housing Action Plan. 61% of online survey respondents also indicated their support. The strongest interest through the online survey related to actions focused on exemplar projects, high-quality, mixed-tenure, medium-density housing developments demonstrating the viability of this model in Hobart.

“All levels of government (local, state, and federal) must take stronger, coordinated action to improve rental affordability in Hobart.” - Online survey participant

“The draft Action Plan is a positive and proactive step. The Institute supports its focus on increasing supply, enabling infill development, and strengthening partnerships.” - Institute of Architects

“The BCCM congratulates Hobart city Council on your work to date on the Hobart Housing Action Plan.” - BCCM

“HIA is supportive of the intent of the City of Hobart’s Draft Housing Action 2026 and encouraged by the recognition of the clear need to increase housing affordability, availability and housing supply. HIA remains concerned about the very limited number of new apartments and other ‘gentle density’ types of housing being constructed across the Hobart region.” - HIA

Housing in Hobart does not support people across their whole life

Across all engagement activities, participants consistently reported that Hobart’s housing does not meet changing needs associated with ageing, disability, or shifts in health or family circumstances. An average of 63% of reference group participants polled agreed with this statement. Similarly, 47% of online survey respondents agreed that housing in Hobart is not suitable for people living with disability (see Figure 6.1). Homes were commonly described as poorly designed for accessibility, costly to retrofit, and constrained by inadequate minimum standards. Participants emphasised that delivering accessible housing from the outset is more cost-effective, dignified, and future-proof. These concerns were raised by participants in reference groups (such as the Hobart Older Persons Reference Group, Access Advisory Committee, Council of Hobart Community Associations, to name a few) as well as the online survey and open submissions.

“We are increasing the long-term cost of things, we don’t take account of things at the beginning.” - Council of Hobart Community Associations Member

“It is a matter of choice. We all need choice, and that changes over time.” - Housing With Dignity Reference Group Member

Location is critical to wellbeing, independence, and inclusion

Where housing is located mattered deeply to participants across all groups, as heard from participants at the Housing with Dignity Reference Group to young people at our Youth ARC pop-up. Proximity to healthcare, transport, work, education, family, and community was consistently identified as essential, particularly for people with disability, older people, and those without access to a car. Walkable areas with flat terrain and reliable transport were seen as supporting independence, while housing located far from services was described as isolating, even when affordable. Supported and social housing on the urban fringe was viewed as detrimental to wellbeing.

“[I live in Hobart] because I have access to all the medical services that I need”- Access Advisory Committee Member

"I work in a restaurant near the waterfront. Being able to walk to work is important to me, especially because the busses don't run late and sometimes, I need to cab home and it is not too expensive." - Youth ARC Pop-Up Participant

Medium-density housing is supported if it is designed well

On average 53% of reference group and pop-up participants said they would consider living in medium-density housing at some stage of their lives, with members that represented older people, people with disability, young people, and those with lived experience of homelessness. Meanwhile 72% of online survey participants believed that medium density housing is the most needed housing type in Hobart. However, this support was conditional on quality. Key concerns included soundproofing and support (for neurodivergence), lift access, safety, privacy, parking, and access to outdoor space (garden or balcony). Poor design was seen as driving stigma and resistance, reinforcing the view that people oppose poor outcomes, not density itself.

"I do not need 3 bedrooms and an in-home cinema, but I do need age appropriate, safe, affordable accommodation close to services for when I cannot drive but am still able to live independently." - Online survey participant

"A quiet room to recover from the ongoing sensory, social and cognitive overload from daily life to rest and relax in without any extra social or cleaning expectations etc like a regular share house is very much need for Autistic adults who need their own quiet space to be in away from others to recharge from daily life." - Online survey participant

Secondary residences are valued but need safeguards

Secondary residences (granny flats) were widely viewed as supporting multigenerational living, independence for young people, people with disability, and pathways out of homelessness. Of the reference group participants surveyed, an average of 50% of participants polled indicated they would live in a secondary residence or support a family member to do so. Similarly, 63% of online survey respondents said they would consider this option. However, concerns were raised about privacy, tenure security, outdoor space, safety, and infrastructure capacity. LGBTQIA+ participants highlighted safety and insecurity risks. Overall, participants supported secondary residences but sought stronger design guidance and safeguards to ensure dignity and long-term security.

"My husband and I converted our garage into a granny flat and our daughter lives in the main house. We have wide doors, a ramp up to the deck, bars to hold on, heated floors, integrated living. Support workers come once a fortnight to do my chores. She's there for us and we're there for her." - Hobart Older Persons Reference Group Member

"I'm unsure. When I first moved into a unit from being in a tent, it was huge. I had a kitchen and a living room; I had it all. But I didn't have furniture. I'm very concerned about privacy. I don't find a lot of privacy with a granny flat or close proximity. But if it came down to this or a tent, I would take it up, no worries." - Housing With Dignity Reference Group Participant

Affordability, availability, and insecurity are the dominant pressures

Across all age groups and backgrounds, housing affordability and insecurity were identified as the most pressing issues. Participants described high and rising rents, low vacancy rates, intense competition, overcrowding, and fear of eviction or forced sale. Young people and students reported sharing overcrowded homes out of necessity, while older people feared losing secure housing. People with lived experience highlighted long social housing waitlists and limited choice. Housing stress was consistently linked to impacts on mental health, education, employment, and family stability.

"I live in a 5-bedroom house with 7 people, the lounge room and dining room are rented out as bedrooms. We've got 2 bathrooms.... I'd love to live with less people if I could afford it." - Youth ARC Pop-Up Participant

"Students are spending 80% of their income on rent and housing and then we're feeding them." - TUSA Student Services, UTAS Pop-Up Participant

Stigma, discrimination, and lack of dignity shape housing access

Many participants, including open submissions from housing industry experts and conversations in the HWD reference group, described housing systems as dehumanising, with people treated as categories rather than individuals. This was especially strong among people with lived experience of homelessness and LGBTQIA+ participants, who described discrimination by landlords, exclusion from services, and safety concerns. Stigma was also seen as contributing to NIMBY opposition, delaying or derailing social and affordable housing projects. Participants emphasised that housing is not just a supply issue, but a social one that affects dignity and safety.

"I think our community's biggest problem is bad reputations. When you say you've been living in a caravan, if a landlord has had a bad experience they will say no to you. We need to educate landlords that every person is different—we're not all the same. People in social housing are categorised as one thing, but I think we should be categorised as individuals." - Housing With Dignity Participant

"[Housing] disproportionately impacts queer people and needs a proportionate response if we value all elements of our community." - LGBTQIA Reference Group

Transitional and supported housing fills a critical gap

Lived-experience groups and service providers consistently identified a need for housing between crisis accommodation and permanent housing. Transitional and supported group housing was seen as critical for stability and recovery. The

Bethlehem House and Murray Street models were frequently cited as successful due to their scale, design, supportive environment, and CBD location. Participants emphasised the wellbeing benefits of shared spaces and agreed that Hobart needs more of these models, located close to services and employment.

"Places like Bethlehem House are what we need. More transitional housing to help people get off the streets." - Bethlehem House Visit

Strong support for Council leadership, action and advocacy

Support for Council taking action on housing was overwhelming across all engagement activities, often exceeding 80–100%. Participants understood that many levers sit with State or Federal government, but still expected Council to deliver, partner and advocate and set a clear direction. People asked for clear priorities, visible examples of good housing, early engagement to reduce conflict, and stronger advocacy on planning, funding, and regulation. There was a sense that inaction would have serious consequences, particularly with major projects increasing demand.

"Moving car yards out of the CBD is essential. Infill housing should be a priority. Partnerships with private developers should be sought." - Online survey participant

"Council may like to look at partnering with industry to develop a case study exemplar project to set a standard for future higher density housing in the city." - Online survey participant

Gaps and limitations

To improve accessibility, the online survey was designed without a registration requirement. While this helped remove barriers to participation, it also meant that demographic information such as age and location was not captured, limiting the ability to analyse responses by demographic.

Engagement with multicultural communities and people from culturally and linguistically diverse backgrounds was more limited than intended. While some outreach occurred through UTAS international student engagement and promotion at the Migrant Resource Centre, future engagement would benefit from more tailored, in person approaches that rely less on dense written material and are more accessible to people with English as a second language.

Dedicated Palawa engagement was not undertaken during this phase of the project due to the scope and resourcing approved prior to this consultation window. While the importance of Tasmanian Aboriginal perspectives was acknowledged, this phase focused on broad community engagement rather than targeted cultural engagement. Potential actions in the next version of the Action Plan may be to:

- Partner/engage with the Palawa/ Tasmanian Aboriginal community on housing in Nipaluna/Hobart to get a better understanding of their perspective, priorities, preferences, and needs in the future.

- Partner/engage with the Tasmanian Aboriginal Centre on their statewide aboriginal housing review.

7. Next steps

Based on the comprehensive engagement undertaken for the draft Hobart Housing Action Plan, the following next steps are recommended to ensure community feedback is effectively integrated.

Debrief with the Engagement Team:

The Engagement Team will meet with the project team to reflect on the engagement process and outcomes, considering the original objectives.

Finalise draft Hobart Housing Action Plan:

The project team will refine the draft Action Plan, incorporating findings from the engagement report to inform the actions and priorities.

Plan presented to Council with engagement report:

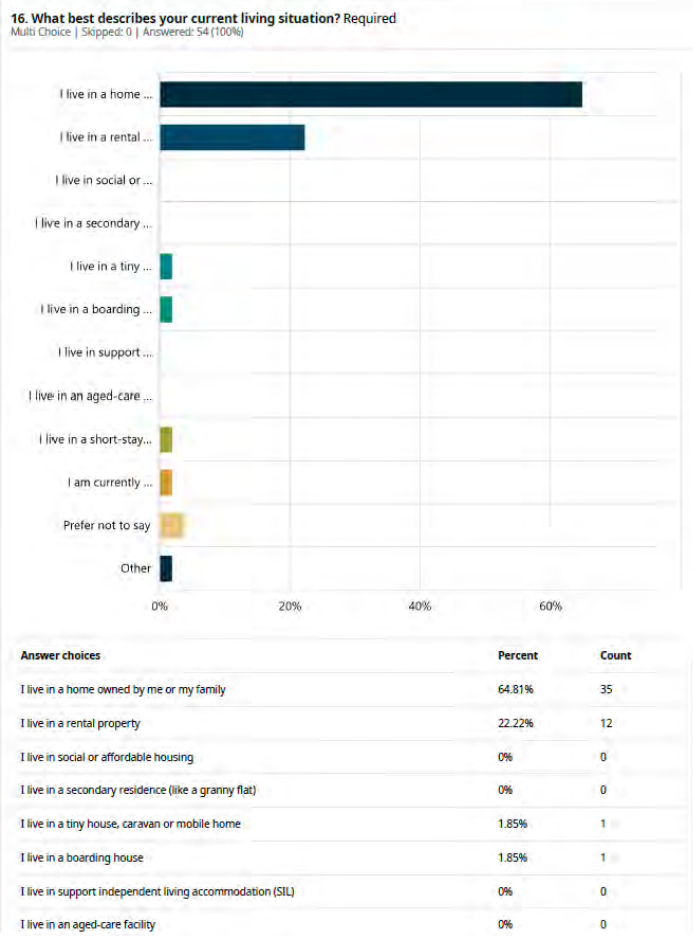
The final Hobart Housing Action Plan will be presented to Hobart City Council for endorsement. Following endorsement, implementation will begin.

Close the loop:

The Engagement Team will share outcomes with participants, outlining how their feedback informed the Action Plan. A broader reflection on the engagement process will also be shared internally.

8. Appendix

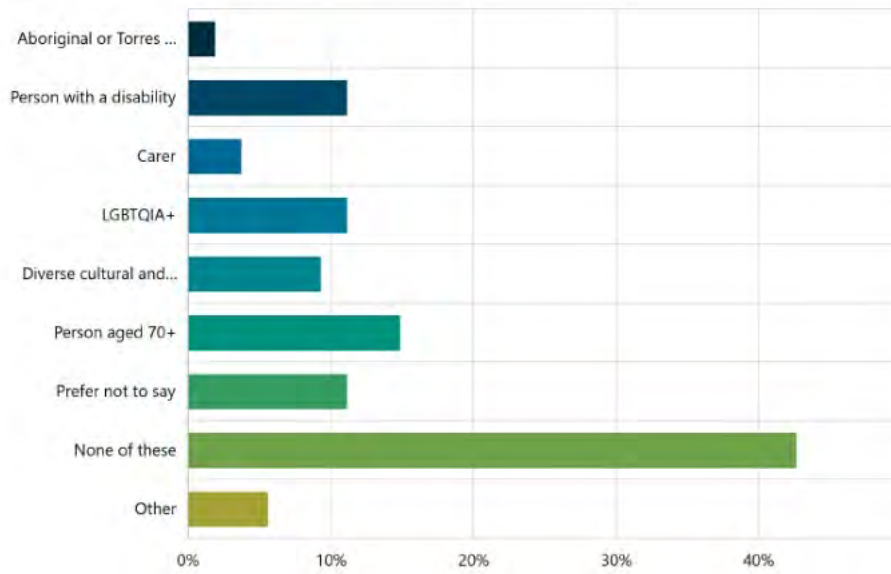
5.1: Demographic data of online survey



I live in a short-stay rental (ie, visitor accommodation, hotel or Air BnB)	1.85%	1
I am currently experiencing homelessness (sleeping rough, couch surfing, emergency accommodation, refuge, shelter, safe space)	1.85%	1
Prefer not to say	3.70%	2
Other	1.85%	1
Total	100.00%	54

17. Do you identify with any of the following? Required

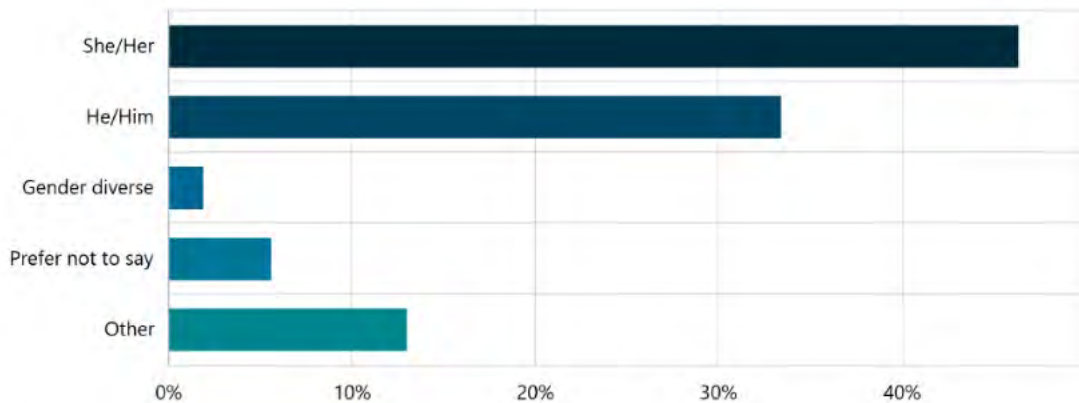
Multi Choice | Skipped: 0 | Answered: 54 (100%)



Answer choices	Percent	Count
Aboriginal or Torres Strait Islander	1.85%	1
Person with a disability	11.11%	6
Carer	3.70%	2
LGBTQIA+	11.11%	6
Diverse cultural and/or language background	9.26%	5
Person aged 70+	14.81%	8
Prefer not to say	11.11%	6
None of these	42.59%	23
Other	5.56%	3

19. How do you describe your gender? Required

Multi Choice | Skipped: 0 | Answered: 54 (100%)



Answer choices	Percent	Count
She/Her	46.30%	25
He/Him	33.33%	18
Gender diverse	1.85%	1
Prefer not to say	5.56%	3
Other	12.96%	7
Total	100.00%	54

5.1.6: All actions that received 50% or more support

Action category	Action	Level of support	Number of votes
Incentives and deterrents	1.1	0%	2 contributors
	1.2	0%	
	1.3	100%	
	1.4	0%	
	1.5	50%	
	1.6	0%	
Efficient regulatory processes	2.1	67%	3 contributors
	2.2	67%	
	2.3	67%	
	2.4	100%	
	2.5	100%	
	2.6	67%	
	2.7	33%	
Strategic land use planning	3.1	88%	8 contributors
	3.2	75%	
	3.3	75%	
	3.4	50%	
	3.5	75%	

	3.6	63%	
	3.7	38%	
	3.8	50%	
	3.9	50%	
	3.10	63%	
	3.11	38%	
Underutilised land	4.1	33%	12 contributors
	4.2	83%	
Exemplar projects	5.1	44%	18 contributors
	5.2	72%	
	5.3	50%	
Working with the community	6.1	17%	6 contributors
	6.2	67%	
	6.3	67%	

5.2.1: Access Advisory Committee Engagement Summary

Key details:

- Workshop date: February 4, 2026
- Number of participants: 11
- Target audience: People living with a disability, Carers
- Methodology: Brief information sharing followed by facilitated open discussion. Hybrid/in-person.

Feedback summary:

- Majority of participants voted that the housing in Hobart is NOT suitable for people living with a disability.
- Reasons why the group felt this way included how homes in Hobart are too small for mobility and support equipment, and even the current Silver Liveable Housing Standard is not enough to accommodate real accessibility needs. Cost to retrofit homes is more than building them to a Gold Standard from the beginning.
- Most participants said YES, they would live in medium density housing, however concerns existed such as compromised lift access during emergencies, vans with support equipment not being able to fit in underground car parks, and noise from other units impacting someone living with neurodivergence.
- Most of the group said YES, they would live in a secondary residence. Support included noting that this is a great option for families to offer independence, but still support, for autistic or complex neurodiverse children.
- Challenges identified for this community include parking access (for them and their visitors/support workers), accessible housing available in Hobart (such as a SIL).

Quotes:

"I live Close to the city to be close to Allied health services "

"[I live in Hobart] because I have access to all the medical services that I need"

Recommendations:

Issue raised by stakeholder group	Relevant action/s and notes
There is a strong feeling that new homes, especially those led or influenced by the City should be built to higher (Gold) accessibility Livable Housing Design Standards to set an example and avoid costly future barriers.	The Liveable Housing Design Standards provide a set of technical provisions that if complied with enable dwellings to better meet the needs of the community, including older people and people with mobility limitations. The Tasmanian Government determines how the National Construction Code enforces the Liveable Housing Design Standards in Tasmania. They are rolling out the standards in three stages, giving industry time to adjust.
Noise control/ sound proofing of new medium density builds to accommodate neurodivergent tenants.	Requirements for noise attenuation are set out in the Tasmanian Planning Scheme and National Construction Code, these are considered adequate for new dwellings. Retrofitting existing buildings for adaptive use can be a more difficult and expensive proposition.
Suggestion to shape the market through incentives by identifying corridors close to essential services (such as public transport) and prioritising purpose-built, accessible housing in these locations across the city.	The City has developed structure (neighbourhood) plans for Central Hobart and North Hobart to identify the appropriate density and design standards in these areas. The City are in the process of implementing these plans through planning scheme amendments and capital works projects. See Actions 3.5 and 3.6. The City is collaborating on projects relating to the Northern Suburbs Transit corridor. See Actions 3.2 and 3.3. The Hobart Inner City Housing Supply Incentive, introduced in April 2026, offers a 5-year, 100% rates remission for eligible multi-dwelling projects (5+ homes) in the city centre and North Hobart. See Action 1.3.
Supported independent living (SILS) are getting built out of the city, out past Brighton, Sorrell, New Norfolk, bringing some of those into the inner city would be extremely valuable.	It is important for members of our community to be able to live where they choose. SILs should be offered close to supporting services such as health care, education, employment and public transport. Living near family and friends is often important for residents as well.

	The City is identifying appropriate locations for medium density infill development through its strategic planning work, including structure (neighbourhood) plans.
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5.2.2 Council of Hobart Community Associations Engagement Summary

Key details:

- Workshop date: February 18, 2026
- Number of participants: 10
- Target audience: People living with a disability, Carers, Older people
- Methodology: Brief information sharing followed by facilitated discussion and real-time digital polling and short answer feedback (via Mentimeter). In-person.
- Community group represented: South Hobart Sustainable Community, North Hobart, South Hobart Progress Association, Glebe, South Hobart community member, New Town, Fern Tree Community Association

Feedback summary:

- 60% of group DO NOT think Hobart is suitable for people living with a disability and/or aging in place, participants identified homes are often not designed to accommodate wheelchairs or ageing in place, leading to higher long-term costs due to retrofits that could have been avoided with better upfront design.
- While 60% of participants said they WOULD live in a secondary residence or tiny homes, however there was a strong concern about neighbourhood amenity - people worry about loss of privacy. As well as pedestrian safety concerns (shared and narrow driveways) and overdevelopment risks, like losing tree canopy and gardens as well as sewage capacity, particularly on sloping sites, making secondary dwellings problematic (comment from Fern Tree).
- 90% of participants said they would live in medium density housing and support it to age in place. Support was conditional based on how it impacts neighbouring properties, particularly where developments affect privacy, parking, or overall liveability.
- 80% of participants support the City taking action on housing affordability in Hobart
- The group believes there is a need for more medium density housing, with access to nearby open space. They also see a role for Council in facilitating the planning and approval of these developments, including ensuring they are low-cost and energy-efficient.

Quotes:

On secondary residences... *"It worries me, perhaps this will increase the density to destroy amenity of nearby neighbours who have a nice backyard... It's about having a big enough block where you can do it, and get away with it"*

On housing not being built to age in place... *"We are increasing the long-term cost of things, we don't take account of things at the beginning."*

Recommendations:

Issue raised by stakeholder group	Relevant action/s and notes
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Dedicated adaptive reuse program, such as the City of Adelaide's Raise City Housing Initiative (ARCHI)	The City is interested in developing a program to encourage adaptive reuse of existing buildings for residential use. See Action 4.1. Support of this action is noted.
Remove car yards on Argyle Street and replace with medium density housing	The City is identifying appropriate locations for medium to high density infill development, mixed use and commercial development and use through its strategic planning work, including structure (neighbourhood) plans. Analysis has shown that car yards are not the 'highest and best use' of areas in Central Hobart and a planning scheme amendment is proposed to enable residential development in these areas in the future. See Actions 3.5 and 3.6.
The City supports and facilitates the planning and approval of more medium-density housing with access to nearby open space, including developments that are low-cost and energy-efficient.	The City is identifying appropriate locations for medium density infill development, and supporting mixed use and commercial development, new and upgraded public open space and other capital works projects through its strategic planning work, including structure (neighbourhood) plans. See Actions 3.5 and 3.6. A small scale incentives package to support property owners with lots containing a single dwelling to be developed to contain two or more homes, delivering gentle-density outcomes and increasing the diversity, affordability and sustainability of our housing supply is recommended. The City acknowledges the importance of new residential development being built to be as energy efficient as possible to make it affordable for residents in the long run. The City encourages energy efficient design through the Hobart Design Guidelines.
Require developers to include a minimum percentage of residential accommodation within commercial developments.	Noted. The Hobart Inner City Housing Supply Incentive has the potential to act as an effective incentive to encourage developers to include residential dwellings in their commercial development. See Action 1.3.
Limit AirBnB expansion	The City is undertaking several actions to limit the conversion of whole houses to visitor accommodation. See Actions 1.2, 1.6 and 3.4.

5.2.3 Hobart Older Persons Reference Group Engagement Summary

Key details:

- Workshop date: February 24, 2026
- Number of participants: 15
- Target audience: Older people (aged 65+)
- Methodology: Brief information sharing followed by facilitated open discussion and butcher paper activity to collect feedback on three key questions. In-person.

Feedback summary:

- 53% of participants polled (live vote) said they do not think housing in Hobart is suitable for people living with a disability and/or ageing in place.
- 80% of participants said they want to stay in their home as long as possible.
- The group identified ways new housing in Hobart could support people to age in place, including:
 - o Low maintenance, affordable homes that are easy to clean, easy to maintain
 - o Accessible and adaptable design with features such as wide doorways, step free access, ramps, grab rails, etc.
 - o Support for multigenerational living (like secondary residences) enabling mutual care and support
 - o Access to dependable public transport and services
 - o Home feels normal and dignified, with enforced quality standards that protect health, safety, and wellbeing.
- Living close to services on flat terrain makes daily life and medical access much easier, while areas like South Hobart were described as difficult to navigate due to traffic and roadworks.
- Participants observed an increase in people sleeping rough and expressed concern about limited support, particularly for older women and people with complex medical needs.
- Living in Hobart is important to this group of older people because it offers easy, relaxed living with close access to healthcare, services, transport, nature, and the waterfront, all within a compact, walkable city that supports connection, companionship, and a slower pace of life.
- 69% of the group polled said they would consider living in medium density housing, 31% said they were unsure or opposed. Reasons they were unsure or opposed included: feeling “closed in,” loss of outdoor space, financial viability (Interest depends on subsidies or incentives to make moving worthwhile). Most would consider if older and less able-bodied/needing more support.
- 62% of group polled said they would love in a secondary residence and 38% were unsure or opposed. Reasons for uncertainty or opposition included: a strong attachment to current home, only seen as option once health declines (more care needed), dependant on if family lives in Hobart, desire to remain independent and “not interfere” with family or other dwelling in same property.

Quotes:

“I live in the city opposite the hospital, and I can walk because it's flat.”

“My husband and I converted our garage into a granny flat and our daughter lives in the main house. We have wide doors, a ramp up to the deck, bars to hold on, heated floors, integrated living. Support workers come once a fortnight to do my chores. She’s there for us and we’re there for her.”

“In recent years there seems to be more people on the street.”

“When it comes to meeting guidelines in housing, I’ve been told it’s acceptable to have mould in a house. When people are renting, they have to meet guidelines about cleaning - I want to be able to respond and say mould is not acceptable.”

“If you’re a resident in an aged care facility no one listens to you - that’s my experience.”

Recommendations:

Issue raised by stakeholder group	Relevant action/s and notes
More protected accommodation for people experiencing homelessness, housing that offers privacy and dignity.	Action 3.7 identified the potential for temporary and short-term residential use for emergency housing in the City of Hobart. Strategic planning such as the development of structure plans also identify appropriate locations for supported housing accommodation. See actions 3.5 and 3.6.
Reliable transport services are needed, people want to live a long time in their area but need reliable transport.	Transport planning and strategic planning such as the development of structure plans can identify gaps in active and public transport services and infrastructure. See actions 3.5.
Change restriction on how big a granny flat should be for people who want to build for young people or people escaping domestic violence.	Action 3.10 notes that the Tasmanian Government are responsible for controlling the size of secondary residences. Please note that they have indicated a change to the Tasmanian Planning Scheme to enable a secondary residence floor area to increase from 60 to 90 m ² . The City supports this action.
The City advocates for rental tenancy rights (i.e., right to living in clean mould-free conditions).	Changes to the Residential Tenancy Act 1997 have the potential to influence lease length and conditions. The City has prepared a submission on potential changes to the <i>Residential Tenancy Act 1997</i> .

5.2.4 Housing With Dignity Reference Group Engagement Summary

Key details:

- Workshop date: February 25, 2026
- Number of participants: 6

- Target audience: People with lived or living experience of homelessness
- Methodology: Brief information sharing followed by facilitated discussion and real-time digital polling and short answer feedback (via Mentimeter). Hybrid/in-person.

Feedback summary:

- Living in Hobart is important to this group for a number of reasons including closeness to family, access to services, proximity to work, access to healthcare, connection to natural environment.
- This communities biggest challenges when it comes to housing include: affordability, availability, competition to find housing, long wait lists for social housing, stigma (socioeconomically and generationally), lack of choice of housing that's in good condition.
- 78% of participants said they would consider living in a secondary residence, 22% were unsure. Uncertainty existed around privacy, functional design, and having the right neighbours/community nearby. Also, safety and security were mentioned (i.e.. fencing).
- The social housing system doesn't always match the rightsized homes to the people who need them most, leading to stress, inefficiency and overcrowding.
- 66% of participants said they would live in medium density housing
- Types of housing that would be most appropriate for this group were: medium density, granny flats, 2-bedroom units, home with green space/garden or access to balcony, close proximity to services.
- People living in social or insecure housing are stigmatized and unfairly judged as a group rather than treated as individuals, which limits their access to housing and reinforces exclusion.
- Long waitlists for social housing are a serious issue.
- Housing must be good quality, high-density, functional products for the people who need it.
- Living with others and having shared spaces helps people feel supported, stay healthier, and cope better, while isolation can worsen wellbeing and harmful behaviours.
- 100% of participants support the City taking action on housing.

Quotes:

"I think our community's biggest problem is bad reputations. When you say you have been living in a caravan, if a landlord has had a bad experience they will say no to you. We need to educate landlords that every person is different—we're not all the same. People in social housing are categorised as one thing, but I think we should be categorised as individuals."

"I am separated from my children and wife, so it's very important I can live close [in Hobart] to my kids as it's all I have at the moment."

"I feel safer camping off grid or in caravan parks."

"The housing system is dehumanising. People can and are treated like second class citizens leading to poorer mental and physical health, isolation, social disconnection in community and despair."

"Housing is so foundational so when people experience housing stress it limits their life choices. Not having kids, getting educations, unable to work, etc."

On living in a secondary residence... *"I'm unsure. When I first moved into a unit from being in a tent, it was huge. I had a kitchen and a living room—I had it all. But I didn't have furniture. I'm very concerned about privacy. I don't find a lot of privacy with a granny flat or close proximity. If it came down to this or a tent, I would take it up, no worries."*

On secondary residences... *"Another thing I see happening a lot is a teenager living in a hut in the backyard. The girl can have independence. It means she doesn't have to enter the rental market, work numerous jobs to pay rent, or spend a fortune on gas."*

"I absolutely would live in a tiny home. It really depends on the house—how it's designed and what's around it. I've had great neighbours and excellent relationships. It can give a wonderful sense of community if you're open to that. There is stigma against higher-density housing because we haven't seen good examples of it. Access to green space is key. Access to a garden or courtyard is essential, design makes a massive difference."

"I've lived in isolated places before, and I don't do very well—I get drunk. When I live within a community, like Bethlehem House, I have people around me and I do better."

"It's a matter of choice. We all need choice, and that changes over time."

Recommendations:

Issue raised by stakeholder group	Relevant action/s and notes
The City should explore and advocate for housing models that offer greater tenure security, such as longer-term or lifelong leases for stable tenants, to build trust, reduce housing stress, and support wellbeing—particularly where tenants demonstrate reliable rental histories and positive tenancy behaviour.	Social and affordable housing managed by Homes Tas or a community housing provider can offer better housing security, as can the build-to-rent model, not currently found in Hobart, and co-operative housing. Changes to the <i>Residential Tenancy Act 1997</i> have the potential to influence lease length and conditions. The City has prepared a submission on potential changes to the <i>Residential Tenancy Act 1997</i> .
The City should advocate for and support housing pathways that strengthen long-term tenure security, including opportunities for transition from social housing into home ownership, recognising that the loss of these options has reduced stability and security for many residents.	The City agrees that the reduced availability and affordability of housing to rent and buy currently in the market prevents members of our community from moving on from social housing when they are able to do so. The City acknowledges the long waiting list for social housing. The actions set out in this plan are intended to increase the availability, affordability and diversity of our housing in the Hobart LGA. Whilst there are incentives for build-to-rent housing available, build-to-rent development is currently not available in Hobart.

	Cooperative housing has the potential to offer strengthen long-term tenure security. Cooperative housing development could be eligible for the Hobart Inner City Housing Supply Incentive.
Council should support fairer use of social housing by making it easier and more appealing for people to move into homes that better suit their needs, making better use of the homes that are available.	The City does not manage social housing. The City is identifying appropriate locations for medium density infill development including social and affordable housing, through its strategic planning work, including structure (neighbourhood) plans. See Actions 3.5 and 3.6.
Council should advocate for changes at the federal level on tax and incentive settings that make too many people rent for life (like negative gearing).	The Australian Federal Government is replacing the 50% capital gains tax discount with an inflation-indexed model and introducing a minimum 30% tax rate on gains from July 2027. New housing builds will still receive the 50% discount, while all other assets will transition to the new system.
Advocate for increased social housing to reduce long wait times.	The City acknowledges the need for affordable housing including social housing. This Plan sets out clear actions to support this vision.
Encourage and enable more pet-friendly rental and social housing options, recognising that pets are part of many households and can be essential to wellbeing	This is considered to be outside the scope of this project. As of March 20, 2026, the <i>Residential Tenancy Act 1997</i> (Tas) allows tenants to keep pets with landlord consent, which cannot be unreasonably refused. Landlords cannot use blanket "no pets" rules, must respond to requests within 14 days, and must apply to TASCAT to refuse a pet.
The City should acquire land to support future housing development.	The City does not usually consider purchasing property for housing as part of its role. Council's Strategic Property Management Committee is currently undertaking an analysis of Council owned land and buildings. Action 4.2 has the potential to identify underutilised land for residential development. This may identify the

	combined potential of land owned by council and privately owned land. Strategic planning, such as the development of structure (neighbourhood) plans also identify these types of development opportunities. See Actions 3.5 and 3.6.
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5.2.5 Greater Hobart Homelessness Alliance Engagement Summary

Key details:

- Workshop date: March 12, 2026
- Number of participants: 16
- Target audience: Housing industry specialists, internal stakeholders, state government stakeholders
- Methodology: Brief information sharing followed by facilitated open discussion. Hybrid/in-person.

Feedback summary:

- There was strong concern that the plan does not adequately address where large numbers of construction and infrastructure workers will live, particularly for major works expected to bring many interstate workers into Hobart.
- Feedback highlighted a gap between long-term key worker housing (e.g. health workers) and short-term or project-based accommodation for construction workers.
- There is an expectation of a significant increase in social and affordable housing projects in coming years. Early engagement through preplanning and preapplication discussions was seen as important to help the City prepare for this increase.
- People raised concern that NIMBY opposition is delaying social and affordable housing projects, pushing out timeframes. There was a strong view that this risk should be addressed earlier through upfront engagement and communication, rather than only when development applications are lodged and delays have already occurred.

Quotes:

“What’s in the plan about accommodation and the need for major works projects? If it’s not in the plan, it’s going to have disastrous consequences.”

“The question is, when you look at what council controls, there’s no doubt a lot more coming through council in planning applications. Is there a potential delay because councils haven’t increased their resources to deal with those applications?”

Issue raised by stakeholder group	Relevant action/s and notes
The City should support legacy housing models where temporary worker accommodation transitions into long-term community housing.	Action 3.7 identifies the need for temporary and short-term residential use for emergency housing. Action 3.9 identifies the need for keyworker housing in the City.

	Consideration of how these models can be adapted to meet long-term need could also be considered.
The City should actively pressure construction companies, government agencies, and ministers to <i>enable and deliver</i> housing, not just plan for it.	Where appropriate the City partners and advocates to the Tasmanian Government for actions that enable housing. See actions 1.3, which is designed to incentivise developers to construct dwellings in the City of Hobart through combined incentives from State and Local Government. Actions 2.1 and 6.2 intend to keep communications between different stakeholders in the housing sector open. The City will endeavour to work with Homes Tas to break down public perception of social and affordable housing. The Capital City Lord Mayor's Housing and Homelessness group focuses on addressing housing shortages, homelessness, and policy reform at a national level. It functions as an advocacy, coordination, and knowledge-sharing body that brings together city leaders to influence federal and state policy and improve local responses. Strategic land use planning projects in the City will help to facilitate the right type of housing in the right locations. See actions 3.5 and 3.6.
The City should explore and support innovative housing models such as build-to-rent-to-own and shared-equity arrangements to increase housing supply and improve long-term affordability.	Whilst there are incentives for build-to-rent housing available, build-to-rent development is currently not available in Hobart. Cooperative housing has the potential to offer strengthen long-term tenure security. Cooperative housing development could be eligible for the Hobart Inner City Housing Supply Incentive. Changes to the <i>Strata Titles Act 1998</i> or the creation of a new ownership framework may enable cooperative housing to be regulated more effectively.
The City should ensure housing for people with disability includes social and psychosocial disability.	Increasing the availability, affordability and diversity of housing in the City is the first step in delivering appropriate housing for a range of people.

	Encouraging housing that is appropriate for people with mobility limitations and suitable for the older members of our community to age in place is an important aspect of housing. The NCC regulates universal access requirements which require housing standards suitable for people with a disability, as well as Livable Housing Standards – regular updates of the NCC are an important part of ensuring housing is appropriately designed for all members of our community. There is currently no regulatory system established for psychosocial disability. However, architects designing social and affordable housing design should be taking this into account.
The City should support and advocate for stronger tenancy laws that give renters more security, so people can stay in their homes longer without fear of losing them.	Changes to the <i>Residential Tenancy Act 1997</i> have the potential to influence lease length and conditions.

5.2.6 LGBTQIA+ Reference Group Engagement Summary

Key details:

- Workshop date: March 26, 2026
- Number of participants: 7
- Target audience: LGBTQIA+
- Methodology: Brief information sharing followed by facilitated discussion and real-time digital polling and short answer feedback (via Mentimeter). Hybrid/in-person.

Feedback summary:

- Living in the city of Hobart is important to this community for reasons such as access to community, lifestyle, and resources. Aswell as proximity to natural spaces, work, closeness to queer-friendly culture, cost, and public transport.
- Concerns focus more on safety than financial barriers to housing access. Many crisis accommodation services for people experiencing family or intimate partner violence are designed for women only, excluding people of other genders, highlighting a critical gap for LGBTQIA+ people who may not feel safe or welcome in existing services.
- Housing actions to be more aligned with the discrimination state regulations.
- The plan addresses several issues that disproportionately affect LGBTQIA+ people, even where they are not explicitly named. Actions to regulate short stay accommodation (3.7) help protect rental stock, which is significant given LGBTQIA+ people's overrepresentation in private rental. Temporary housing provisions and mixed tenure

exemplar projects (5.1) may support those experiencing housing insecurity, and the commitment to work with the Greater Hobart Homelessness Alliance is positive given the overrepresentation of queer young people in homelessness data.

- The “Working with the Community” section (Theme 6) lists industry and institutional stakeholders only, with no community, social service, equity focused or LGBTQIA+ organisations included. The working group proposed under Action 6.2 also lacks an explicit equity lens.
- The plan defines diversity by housing types, not people, and does not explicitly recognise LGBTQIA+ communities.
- The plan’s demographic data recognises several groups but does not include LGBTQIA+ people, despite Tasmanian research showing they are more likely to rent, less satisfied with their housing, and- particularly for younger people- disproportionately concentrated in private rental, the group most affected by the rental stress identified in the plan.
- The plan misses key LGBTQIA+ barriers beyond housing supply, including discrimination, safety concerns, the need for queer community connection, and non-traditional household structures.
- 67% of participants would live in a secondary residence, however issues raised include granny flats have some elements of insecurity that might be an issue for LGBTQIA+ community.
- 67% said they would live in medium density housing
- The Housing Action Plan could improve housing access for the LGBTQIA+ community by advocating for anti-discrimination by housing providers and developing incentives for intersectional/inclusive social affordable housing options.
- Support for secondary residences and medium density housing, for long-term accommodation, not as vacation rentals.
- 100% of participants support the City taking action on housing through the Hobart Housing Action Plan.

Quotes:

“[Housing] disproportionately impacts queer people and needs a proportionate response if we value all elements of our community.”

Recommendations:

Issue raised by stakeholder group	Relevant action/s and notes
The City should support partnerships to deliver inclusive social and affordable housing, especially for LGBTQIA+ people and other marginalised groups.	The City is identifying appropriate locations for medium density infill development including social and affordable housing, through its strategic planning work, including structure (neighbourhood) plans. See Actions 3.5 and 3.6. The actions set out in this plan are intended to increase the availability, affordability and diversity of our housing in the City of Hobart.
Support and incentivise landlords and leasing providers to explicitly welcome LGBTQIA+ tenants.	This appears to be outside the parameters of council’s project scope. The committee could discuss whether it would be

	appropriate to support a broader initiative for LGBTQIA+ friendly business including real estate agents. However, in examples found, this is generally a community led, not a council initiative.
Ensure any faith-based housing institutions adhere to the anti-discrimination act and are, if necessary, held to account.	Whilst it is not within the scope of the City to enforce the anti-discrimination act in relation to community housing providers management of social and affordable housing. Any partnerships with CHPs should consider equitable access for all members of our community.
The City should place higher fees on short-stay accommodation, vacant homes, and land to support the delivery of safe, energy-efficient public housing.	The City is undertaking a range of actions regarding visitor accommodation. See actions 1.1, 1.2, 1.6, and 3.4.
Develop a supplementary inclusive housing plan to address gaps in the Housing Action Plan and ensure alignment with state anti-discrimination legislation, recognising the unique and compounding barriers LGBTQIA+ people face in accessing affordable housing.	The committee could consider whether it would be appropriate to collaborate with the LGBTQIA+ community on a regional level to develop a housing plan which identifies challenges, opportunities and actions to meet the needs of the community.
Expand the “Working with the Community” approach to include community, social service, equity-focused and LGBTQIA+ organisations, and ensure the working group proposed under Action 6.2 embeds an explicit equity lens in its composition.	The housing sector working group is intended to specifically improve communication between members of the housing sector and more specifically including the construction industry, so that they are able to act in a more collaborative and intentional manner to achieve improvements which facilitate better, more affordable housing. Consider how members of the community can continue to provide feedback on the progress of the Housing Action Plan in the future, either as an action or as part of a community engagement plan for the next version of the Housing Action Plan 2030.
The City should explicitly recognise LGBTQIA+ people in the plan as a community with distinct and evidenced housing needs by broadening the definition of diversity beyond housing types, incorporating LGBTQIA+ people into demographic analysis, and citing Tasmanian research (Grant et al.) that shows higher rental exposure, lower housing satisfaction, and heightened vulnerability to	It is recognised that there should be content on the housing challenges and opportunities specific to the LGBTQIA+ community in the Background Paper.

rental stress, particularly among younger cohorts.	
The City should ensure the working group under Action 6.2 includes LGBTQIA+ community representation, so the plan's monitoring and refinement are informed by lived experience and equity gaps are not perpetuated.	See above comment regarding 6.2.
The City should ensure the annual survey and data framework disaggregates housing outcomes by sexual orientation and gender identity, so the plan can measure its effectiveness for LGBTQIA+ people and prevent disparities from remaining invisible.	Noted. This feedback is outside the scope of this project but should be provided to the team working on the annual survey.

5.2.7 Place & Wellbeing Reference Group Engagement Summary

Key details:

- Workshop date: March 31, 2026
- Number of participants: 12
- Target audience: Internal stakeholders
- Methodology: Brief information sharing followed by facilitated discussion and real-time digital polling and short-answer feedback (via Mentimeter). In-person.

Feedback summary:

- Living in the city of Hobart is important to this group because closeness to work, nature amenities – a bustling city that still gives you room to breathe!
- Participants identified three housing types most needed in Hobart, including:
 - o Medium density housing
 - o Mixed tenure housing (social, affordable and market housing)
 - o Key worker housing
- Participants believed the most significant drivers of change were immigration (including students), cost to build, a willingness from both levels of government to provide housing and find funding, regulations.
- 78% of participants thought Hobart housing was not suitable for people to age in place/live with a disability.
- Some solutions to this problem could be lift incentive schemes, building close to amenities, grants for improvements and upgrades.
- Action categories that will make the most difference:
 - o Encourage development of underutilised land and buildings
 - o Encourage residential development
- Actions within Strategic land use planning that should be focused on: 3.1, 3.4, 3.8, 3.9 3.10, 3.11. Most notably 3.1 and 3.10.
- Proposed short-stay levy may be a project that impacts this one.
- 87.5% of participants support the city taking action through the Housing Action Plan.

- Other ideas to note include increasing land release, enabling higher density development, supporting adaptive reuse of existing buildings, and expanding Bluefield housing.
- Questioned whether higher rates on short stay accommodation act as a real deterrent, suggesting hard limits (such as caps on nights or banning whole home short-stay) would be more effective.
- Combining social and affordable housing, private housing, and build-to-rent seen as strong exemplar projects and potentially eligible for federal funding.
- Strong demand from older people to downsize closer to the city for access to services but highlighted that many apartments are unsuitable (e.g. lack of lifts), contributing to people remaining in larger homes.
- Emphasised the importance of community engagement through local associations and grassroots communication, rather than top down approaches.
- Concerns about higher density development increasing parking pressure in surrounding streets, noting this is a recurring issue in Hobart due to its older urban form

Issue raised by stakeholder group
The City should support grants to support accessibility improvements and upgrades to housing for people with disability.
The City should support alternative transport incentives for inner-city residents, including car-share models, to reduce car dependence and promote a modern, flexible approach to city living.
The City should demonstrate what good housing outcomes look like through clear examples or exemplars, rather than relying on descriptions alone, to help people visualise and understand the intended change.

5.3.1 Youth ARC Pop-Up Engagement Summary

Key details:

- Pop-up date: March 11, 2026
- Number of participants: 21
- Target audience: Young people, LGBTQIA+
- Methodology: A two-hour pop-up using crafts, art materials, and sticker voting to support self-paced engagement and open discussion with the project manager.

Feedback summary:

- 53% of participants said they would prefer to live in a single dwelling housing type. Next most popular choice (23% of vote) was a living in a secondary residence. 6% said they would live in medium density housing.
- 90% of participants said YES, they support the City taking action on Housing through the Hobart Housing Action Plan.
- When asked what are the biggest challenges young people face when finding housing in Hobart, some key themes emerged including:
 - o Cost and affordability (high rent, student loans, lack of affordable housing options)
 - o Shortage of suitable houses (limited options for single person households)

- o Overcrowding (more people than bedrooms, not preference but necessity due to cost)
- o Close proximity to work and/or education is vital
- o Concerns around discrimination (from landlords or housemates)
- o Housing options don't reflect life stages (takes time to build income through apprenticeships/education)
- Secondary residences were viewed positively

Quotes:

"I'd love to live with less people if I could afford it."

"I live in a 5-bedroom house with 7 people, the lounge room and dining room are rented out as bedrooms. We've got 2 bathrooms."

"I work in a restaurant near the waterfront. Being able to walk to work is important to me, especially because the busses don't run late and sometimes, I need to cab home and it's not too expensive."

Recommendations:

Issue raised by stakeholder group
The City should prioritise inclusive housing approaches that treat everyone with respect and give all residents a fair chance at finding a home.
The City should support more appropriately sized housing for young people, with enough rooms or affordable housing that supports single or small households, to avoid overcrowded living situations.
The City should enable more housing for young people near workplaces, schools, and education to reduce travel barriers.

5.3.2 UTAS Student Expo Pop-Up Engagement Summary

Key details:

- Pop-up date: March 12, 2026
- Number of participants: 62
- Target audience: Young people, Multicultural
- Methodology: A pop-up activation using sticker voting and on-the-spot conversations to share project information, promote the online survey, and connect with relevant
- Stakeholders at UTAS.

Feedback summary:

- 24% of students preferred a single dwelling style housing option, followed by medium density with 19% support and secondary residence and high-density housing with both 12% support.
- 25 students took part in the sticker voting activity, 100% of these participants supporting the City taking action on housing through the Hobart Housing Action Plan.
- Dominant themes in the feedback (from conversations and written prompt) about the specific challenges students face included:

- o Cost pressures, such as the cost of living and rent costs. Rent was described as too high and consistently rising.
- o Rental insecurity - People aren't just struggling to pay rent, they're also worried about stability (i.e., a landlord selling their rental unit)
- o Low rental availability
- o High rental competition
- o Home ownership feels out of reach (investors disadvantaging first time home buyers)
- o Poor quality of rentals (not upkeep by landlords to property standards)
- o Specific vulnerability for international students

Quotes

*"Students are spending 80% of their income on rent and housing and then we're feeding them."
(TUSA Student Services)*

"I will never buy a house at this rate"

Recommendations

Issue raised by stakeholder group
The City should advocate for better renter rights so people can live in homes that are comfortable, be treated fairly and with respect, and have clear, honest communication with landlords and real estate agents.
The City should advocate for actions that address escalating rental costs and improve tenure security, including protections against excessive rent increases and measures that provide renters with greater stability and certainty.
The City should advocate for stronger enforcement of minimum rental property standards, so rental homes are properly maintained and provide safe, healthy, and liveable conditions for tenants.

5.4.1 Mathers House - School for Seniors Class Engagement Summary

Key details:

- Workshop date: March 20, 2026
- Number of participants: 10
- Target audience: Older people
- Methodology: Engagement involved attending a School for Seniors session at Mathers House to teach participants how to use the Your Say platform, learn about the Hobart Housing Action Plan project, and complete the survey.

Feedback summary:

- Participants ranged from age 77-92 years old
- 60% of participants "Followed" the Hobart Housing Action Plan project page
- 20% of participants took the online survey

- Participants identified a gap in suitable housing for working age adults with disability, particularly neurological disabilities
- Most disability housing options are designed for older people and do not adequately support the independence, dignity, or life stage of middle-aged people.
- Housing systems that do not respond well to changing personal circumstances (e.g. acquiring a disability later in life)
- Severe shortage of affordable housing

Quotes:

“There was nothing for me (between the age of 30-50) when I got my disability. Nothing for people with neurological disabilities. Only options for old people and I didn’t want to live with old people. Not I have a housing option that suits me at my age [currently still living with disability] but back then nothing existed that suited me.”

Recommendations:

Issue raised by stakeholder group
The City should advocate for more suitable housing options for working-age adults with disability.
The City should advocate for housing options that better support people whose needs change later in life, including those who acquire a disability.
The City should advocate for increased supply of genuinely affordable housing to address the severe shortage and growing demand in Hobart.

5.4.2 Bethlehem House Visit Engagement Summary

Key details:

- Activity date: March 17, 2026
- Number of participants: 2
- Target audience: People with living or living experience of homelessness, Housing sector specialists
- Methodology: Engagement was undertaken through a visit to a social housing service to learn about their programs, share information about the Housing Action Plan, and hear firsthand about challenges from both the service manager and residents.

Background/context:

We were invited to Bethlehem House by Will, a member of the Housing with Dignity Reference Group, who offered to host us for a tour of the accommodation. Steve, the Residence Manager, showed us around the property and shared his perspectives on transitional and social housing models. Will then provided his perspective as a resident and spoke about the benefits of this alternative, supported group housing model for men.

Feedback summary:

- Bethlehem House (Harrington Street) plays a critical transitional and crisis role, helping people stabilise and move towards longer-term housing and employment.
- Murray Street provides long-term supported housing and a permanent home, with residents taken off the Tas Homes waitlist

- The communal living model at the Murray Street location creates a strong sense of belonging, routine, and “home.” Shared meals and peer connection were seen as central to wellbeing.
- There was clear agreement that Hobart needs more places like Bethlehem House to help people move off the streets and regain stability
- Transitional housing was seen as a missing middle between crisis responses and permanent housing.
- Murray Street was highlighted as a successful exemplar, showing how hotels or motels can be repurposed into high-quality supported housing.
- Smaller, well scaled facilities (around 25 residents for long-term; 50 for transitional) help maintain culture, safety, and effective support.
- Proximity to the CBD was identified as a key factor in the success of the Murray Street model, supporting access to services, work, and social connection.

Quotes:

“People who go to social housing regret it and wish they could come back.” Will, Resident, on Murray Street

“This place has everything you need - it feels like home.” - Will, Resident, on Murray Street

[“What housing do we need more of in Hobart?”] “This - places like Bethlehem House are what we need. More transitional housing to help people get off the streets.” - Steve, Residence Manger, Bethlehem House

Recommendations:

Issue raised by stakeholder group
The City should support the delivery of transitional housing as a critical “missing middle” between crisis responses and long-term housing.
The City should apply lessons from the Murray Street model by prioritising CBD-proximate locations for social housing to support access to services, work, and social connection.

5.5: Description of each stakeholder group

City of Hobart Housing Action Plan Submissions

Australian Institute of Architects - Tasmanian Chapter	The Institute represent the profession. Strengthen the practice. Shape the built environment.
Business Council of Co-operatives and Mutuals (BCCM)	The national peak body representing the co-operative and mutual enterprise movement across all industries.

The Committee for Greater Hobart (CfGH)	A member-funded, independent and apolitical organisation working with the Greater Hobart community to create a better future for all.
Council of Hobart Community Associations Inc. (CHCA)	The CHCA supports Community Associations, located within the City of Hobart area, in their attempts to build better communities and advocate to government on behalf of their members.
Department of State Growth (DSG)	DSG assists economic growth, supports the community, industry and business in the creation of jobs and opportunities.
Homes Tasmania (Homes Tas)	Homes Tasmania work with government, industry, the private sector, and the social housing and homelessness sector to improve the housing market and provide more housing opportunities for people in need.
Housing All Australians (HAA)	A Public Benevolent Institution, established to mobilise private sector resources to increase the supply of affordable housing across Australia.
Housing Industry Association (HIA)	HIA is the voice of Australia's residential building industry and the HIA's Tasmania region plays a lead role in advocating its importance.
Shelter Tasmania	Tasmania's peak body for housing and homelessness services. They provide an independent voice on housing rights and a link between governments, the sector, key stakeholders and the community through advocacy, consultation, research and policy advice.
South Hobart Sustainable Community (SHSC)	Are a collection of like-minded locals who want to work together to lead more sustainable lifestyles and share what we learn along the way.
Streets People Love Hobart (SPLH)	A community-led initiative organised by a passionate group of local advocates. Our mission is to engage people and advocate for streets that prioritise people, safety, and sustainability.
YIMBY Hobart (yes in my backyard)	YIMBYs advocate for more housing where people want to live. They want housing abundance, giving people choice about how and where they live, lowering prices and increasing the bargaining power of renters and buyers.

6.1: Data supporting community perspective around ageing in place and disability

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Do you think that the housing available in Hobart is suitable for people living with a disability or wanting to age in their home?

 Hide Question

Multi Choice | Skipped: 39 | Answered: 15 (27.78%)

