CITY OF HOBART

HOUSING AND HOMELESSNESS STRATEGY 2016 – 2019

City of **HOBART**

City of Hobart Housing and Homelessness Strategy 2016 - 2019

Introduction

This Housing and Homelessness Strategy 2016 – 2019 provides the City of Hobart with a framework for the organisation to make informed and strategically beneficial decisions in relation to housing and homelessness. This framework operates as a reference for identifying strategic opportunities and planning organisational activities to ensure the best possible outcomes for the people of Hobart.

It clearly outlines the Council's role and priority areas of activity in housing and homelessness, within a social inclusion framework. These include:

- Planning

- Park and civic space management

- City activation and connection

- Community Development

- Strategic partnerships

A range of actions that the City of Hobart will pursue within the identified priority areas of activity in the Hobart municipal area including response to homelessness will be identified and included in the City of Hobart's Social Inclusion Strategy Action Plan that is reviewed and updated annually.

Access to appropriate and affordable housing supports social inclusion by valuing citizens and providing the basis for their participation in education, employment and civic affairs. All citizens should have access to appropriate and affordable housing with people who are homeless also being recognised as residents of the City. The Council will work in collaboration with others to address housing affordability and homelessness issues and promote socially mixed communities and housing diversity.

Housing

Growing the residential population of inner Hobart presents a significant opportunity to enhance economic prosperity, social mix and community safety. Encouraging urban living is a key principle identified in the Gehl Architects Hobart 2010 *Public Spaces and Public Life - A city with people in mind* report and the subsequent Inner City Action Plan, a principle demonstrated by Council's support for the above projects as well as the current UTAS student residential development in Melville Street.

The first City of Hobart Social Inclusion Strategy 2010 - 2013 identified housing stress, particularly in the private rental market, as a key issue within the Hobart municipal area. It was further acknowledged in the development of the Social Inclusion Strategy 2014 - 2019 that housing affordability in Hobart was still a major concern.

Housing is affordable when households, particularly low and moderate income households, which are renting or purchasing, are able to pay their housing costs and still have sufficient income to meet other basic needs such as food, clothing, transport, medical care and education.

Affordable housing is in chronic short supply in Tasmania, with the public housing wait list at almost 3,000. Housing stress affects a quarter of the State's low income households. For low income households, 39% of renters, approximately 7,901 households, are in rental stress, and 47% of home buyers, approximately 5,996 households, are in mortgage stress.
(*Tasmania's Affordable Housing Strategy 2015 - 2016, available at* http://www.dhhs.tas.gov.au/housing/key_projects_for_2014-15/tasmanian_affordable_housing_strategy.p14).

The Hobart community would benefit from access to a wider variety of housing options, providing secure accommodation for people with a diverse range of incomes and needs, across all stages of life and family situations. The Council's commitment to this has been demonstrated in its support for social housing developments in the city by both *Common Ground Tasmania* and *Housing Choices*.

The City of Hobart is also committed to promoting and encouraging best practice in urban design including exploring opportunities for adaptive re-use, including use of heritage buildings and their sites; enhancing the physical character of the streetscape and public spaces of the inner city.

Homelessness

The City of Hobart has supported the homelessness sector for many years, as reflected in the Social Inclusion Strategy 2010 – 2013, with specific actions included in the Social Inclusion Strategy 2014 - 2019.

The majority of councils in Australia do not have formal (or informal) policies to manage interactions with the homeless population. However, councils recognise that the nature of their engagement with homeless residents - or those at risk of homelessness - could expand and more effective partnerships could be developed with the not-for-profit sector and State / Federal Governments.

The Australian Government has the strongest fiscal base of any tier of government and makes payments to State Governments to support the delivery of services.

Many of these services are relevant to homelessness, as they include hospital and mental health funding, payments to support public housing and specific homelessness programs.

It is recognised that there are complex drivers of homelessness, such as the shortage of affordable housing, long term unemployment, mental health issues, substance abuse, family or relationship breakdown and family violence. Specialist homelessness services are needed to provide a crisis response to people who have no accommodation, to assist with their transition to stable housing and to provide a source of expertise on homelessness.

Homelessness can be prevented by tackling the structural drivers of homelessness such as entrenched disadvantage, unemployment and the shortage of affordable housing; and targeting groups who are at risk of homelessness, such as older people in housing stress, women and children leaving violence, Indigenous Australians and people leaving state care.

The most commonly accepted definition of homelessness is one which comprises three categorises, to reflect the diversity of homelessness.

Primary homelessness is experienced by people without conventional accommodation (e.g. sleeping rough or in improvised dwellings, including tents).

Secondary homelessness is experienced by people who frequently move from one temporary shelter to another (e.g. emergency accommodation, youth refuge/shelter, "couch-surfing").

Tertiary homelessness is experienced by people staying in accommodation that falls below minimum community standards (e.g. boarding houses and caravan parks).

Housing

The Hobart City Council's Strategic Plan 2008 - 2013 included an action to establish the Council's role in relation to affordable housing. Following broad consultation with stakeholders in the housing, education and property development sectors in May 2010, the Council endorsed an Affordable Housing Strategy.

In April 2010, the Council endorsed its first Social Inclusion Strategy 2010 - 2013, which included the key priority area of *Affordable Living*. This priority area included responses to: affordable housing / student housing; homelessness; sustainability / energy initiatives; and community gardens.

In 2012, work commenced on developing a draft Strategy 2012 - 2018 that would focus on housing more generally, including the building of the inner city residential population and more activity in areas of research and city promotion. When consulting with the housing sector on the draft strategy, it became clear that the sector had high expectations of the Council, and officers became concerned about the Council's capacity to deliver. It was considered that the strategy also underlooked a number of the activities that the Council could and did deliver on.

In January 2015, the Council resolved that its role in relation to housing and homelessness be articulated through the revision and updating of the Hobart City Council's Affordable Housing Strategy. It was further resolved that as part of this work a roundtable discussion be held with the community housing sector and peak body Shelter Tasmania, and that financial incentives be considered.

A roundtable was held with 20 members of the community housing sector on 23 July 2015, where the Council's role in responding to housing and homelessness was discussed and suggestions were made regarding effective approaches the Council could provide to support the work being done in the sector. Suggestions from the roundtable have been incorporated into this document.

In respect to determining a policy position of providing financial incentives, by way of rates remission, the Council resolved at its meeting on 27 April 2015 to endorse a new Council policy: *Rates Exemptions for Charitable Purposes*.

Homelessness

In 2009, the Council resolved to support a *Homeless Connect* event in Hobart during Anti-Poverty Week in October of that year. *Homeless Connect* is an initiative of the Council of Capital City Lord Mayors (CCCLM). A second *Homeless Connect* event was held in 2010. The event evaluation indicated that while the event was highly successful, it was not sustainable under the current level of funding ($15,000 per event), despite the high level of in-kind support provided by the Council, participating organisations and businesses.

The Council resolved to cease involvement with *Homeless Connect Australia* and requested that Council officers engage with the housing and homelessness sector to assist with identifying appropriate and effective alternative activities. In 2013, with assistance provided by Shelter Tasmania, a workshop was facilitated with key local professionals working in the housing and homelessness field. Initiatives identified at the workshop were presented for Council consideration in May 2013, and included the acquisition and installation of safe and secure storage lockers at appropriate locations; the development of survival and information packs; and the development and installation of informative signage in appropriate locations.

The Council resolved to maintain a commitment to ongoing financial support of $15,000, to be indexed annually by CPI. All recommended initiatives were implemented including: 26 lockers were installed at the Colony 47 Housing Connect office; eight lockers were installed at The Link Youth Health Service; St Vincent de Paul was engaged to produce 550 survival packs that have been distributed to major providers of homelessness services in Hobart, including Colony 47, Hobart City Mission and Bethlehem House; and signage was installed in poster frames in the City of Hobart's highly frequented public toilets, promoting the 24 hour Housing and Homelessness Support Service.

After further consultation with the sector, in 2014/2015 the homelessness budget allocation was utilised for the production of additional survival packs and for the provision of additional material in the packs including Metro Greencards.

The Council also worked with two homelessness outreach staff from The Salvation Army to provide homelessness awareness raising sessions with relevant City of Hobart staff. Six sessions were conducted in July 2014, which were attended by 91 employees from the Open Space Unit.

Demographic Context

Housing Stress

Tasmania has the nation's highest proportion of low income households with a third of households receiving their main source of income from government pensions and allowances. Of these, almost one quarter, or 14,618 low income households, are in housing stress or crisis. Householders most likely to be in housing stress or crisis are lone person households, one parent families, and couples with children.[5]

The demand gap for low cost housing includes both actual demand and the number of low-income households who are living in housing stress or crisis and need more affordable housing.

Housing stress is defined as the lowest 40% of income earners who pay more than 30% of their gross income on housing costs (eg rent or mortgage payments).

Housing crisis is defined as the lowest 40% of income earners who pay more than 50% of their gross income on housing costs.

Housing stress is more prevalent in Hobart than the rest of the state, particularly for renters in the Hobart LGA).[5]

12.9% of Hobart LGA household rent payments are more than 30% of household income.

5.6% of Hobart LGA household mortgage payments are more than 30% of household income.

In the Greater Hobart private rental market there are 3,500 households who need some form of financial / housing assistance to avoid housing stress.

14,618 (7.6%) of Tasmanian households were in housing stress or crisis in 2011.[5]

People with Disability

Two thirds of Tasmanians with a core activity limitation, or a school or employment restriction, live in low income households. [5]

In 2013, less than 9% of rental properties in Tasmania were affordable for a single person on the age or disability support pension, and only 20% were affordable for a couple on the pension. [5]

It is anticipated that there will be a further shortfall of 4,700 properties when the National Disability Insurance Scheme is fully rolled out.

Young People

Young people are over-represented among the homeless population: a quarter (25%) of homeless Tasmanians are aged between 12 and 24. [5]

Young people spend more of their gross income (34.4%) on housing, on average, than any other age group; this is above the 'housing stress' threshold of 30%. [5]

Ageing People

On average, the older you are in Tasmania, the less likely you are to experience housing stress or crisis. [5] The local government areas with the highest proportions of 65+ year olds in housing stress are Glamorgan / Spring Bay (29.1%), Hobart (25.5%), Meander Valley (24.9%), Launceston (24.6%) and Latrobe (23.2%). [5]

Domestic Violence and Relationship Issues

In 2013 - 2014, 25% of people who sought assistance through Specialist Homelessness Services (SHS) cited escaping family violence and relationship issues. This is an under-estimate as not all people escaping family violence.

People leaving Institutional Care (child protection, prisons, health or mental facilities)

Annually an average of 55 young people left Ashley Detention Centre over the period 2012 - 2013 to 2014 - 2015. Annually an average of 74 young people left child protection services over the period 2012 - 2013 to 2014 - 2015. Data is not available or is incomplete for people leaving prisons, health or mental health facilities.

Homelessness

In 2011, it was estimated that 1,579 people were experiencing homelessness in Tasmania (a rate of 31.9 per 10,000 people). [5] The regional breakdown shows greater Hobart has the highest proportion, at 744 persons (47%). In 2011, the majority of homeless people in Tasmania were aged under 44 years old. 12 to 25 year olds comprise approximately one quarter of all Tasmanian homeless people. The next highest age group were those aged between 25 - 34 years (16%) and 35 - 44 (15%).

[5] Affordable Housing Strategy Tasmania 2015 - 2025.

A snapshot of the general housing issues and considerations for Hobart.

It is acknowledged that housing stress and the risks of homelessness can be reduced by the provision of adequate and appropriate supply of affordable housing.

The three key areas in relation to the provision of housing are:

- A need for new supply of housing stock;
- Inappropriateness of supply of current stock; and
- Poor access to supply of current housing stock.

Key considerations in relation to the housing component of the strategy include:

- The capacity for inner city residential growth and the factors that would attract people to live in the inner city.
- Economic, social, cultural and environmental impacts of decreasing housing affordability on the community.
- Diversity in the choice of housing to match the diversity of demand.
- The positive implications of inner city residents on City vitality, safety and sustainability.
- The cost of housing in the Hobart municipal area has increased significantly relative to the consumer price index and household earnings that may result in displacement of low income residents from inner urban areas.
- Funding for social housing (long-term, not-for-profit rental housing) in Tasmania has experienced a steady decline, resulting in a decline in supply and available stock becoming limited to high need households.
- Housing affordability in the Hobart municipal area is a key issue, with housing stress most pronounced in the private rental sector among low income households.
- Groups particularly affected by the lack of affordable housing supply include low to moderate income households, lone person households, young people (students), key workers and (in future) older persons.
- There is a significant opportunity for inner city Hobart to achieve growth in its residential population, particularly key workers and students, and thereby enhance economic prosperity, social mix and community safety.
- There is an expectation among stakeholders that local government, particularly capital city councils, will take an active role in promoting better housing outcomes for their communities.

A snapshot of the homelessness issues and considerations for Hobart.

Although Tasmania has the lowest homelessness rate in Australia, overall the number of people experiencing homelessness has increased nationally.

Tasmania's Affordable Housing Strategy 2015 - 2025 states that:

'There is a widening cohort of homeless people that includes families and the working poor. Over half (55 per cent) of Tasmanians who sought homelessness assistance in 2013 - 2014 cited affordability related issues as their main cause and a quarter (25 per cent) were escaping from family violence and relationship issues.'

Vulnerability is a key factor in homelessness with women and children being especially vulnerable, along with people living with a disability, especially mental illness, young and older people. Targeted early intervention through the provision of a range of affordable housing options can avoid housing stress that can lead to homelessness.

Service engagement is a significant challenge with the homeless population rarely expressing their need for services in a proactive manner. Rather, people who enter the health, human and allied services system in a state of homelessness often enter for reasons other than those involving tenure, are usually referred via a crisis or police service or invited in via the efforts of charitable organisations. Other people experiencing homelessness move through a social network of friends, relatives and associates and rarely present to homelessness services (Mackenzie and Chamberlain 2003).

It is also very difficult to determine the appropriate resources required for people who are homeless or at risk of homelessness due to the diverse personal circumstances of clients. These circumstances can range from financial hardship, through addictive behaviours involving gambling, alcohol and other drugs, to significant physical disability, poor mental health, and traumatic disorders caused by accidents, childhood abuse or neglect or negative interactions within the justice system.

The literature indicates that between 30% and 85% of homeless people have experienced or are experiencing some type of mental illness, and that this rate is highest amongst young people (AHURI 2013; Bisset et al 1999; Homelessness Australia 2011).

It is vitally important to break the cycle, get people back on their feet and move them through the crisis system to stable housing and, where possible, employment, with the support they need so homelessness does not recur.

Hobart 2025 - A 20 Year Strategic Framework

Hobart 2025 was an extensive community visioning process that produced a framework for the City of Hobart's long term strategic planning. It gives a solid picture of what the people of Hobart want the city to be like in 2025.

Key Future Direction Statements

This picture is expressed in seven Future Direction Statements, three of which specifically target social inclusion outcomes.

- *Offers opportunities for all ages and a city for life*

  In 2025 Hobart will be a city that provides opportunities for education, employment and fulfilling careers. A city that is able to retain its young people and provide a lifestyle that will encourage all ages to see the city as a desirable location and lifelong home.

- *Builds strong and healthy communities through diversity, participation and empathy*

  In 2025 Hobart will be a city that reflects a spirit of community and tolerance. By valuing diversity and encouraging participation by all ages in the life of their community a friendly and compassionate society will underpin a safe and healthy city.

- *Is dynamic, vibrant and culturally expressive*

  In 2025 Hobart will be a city that is a destination of choice and a place for business. Clever thinking and support for creativity will help build a strong economic foundation, and entertainment, arts and cultural activities promote the distinctive character of the city. Lifestyle opportunities and strong communities will ensure a vibrancy and way of life that is Hobart.

Strategic Plans

The City of Hobart's Capital City Strategic Plan 2015 - 2025 identifies community goals and identifies actions that the City will take over the next ten year period. GOAL 4 - STRONG, SAFE AND HEALTHY COMMUNITIES - *Our communities are resilient, safe and enjoy healthy lifestyles* is particularly relevant to this strategy.

This goal states that:

The Council will continue to build a socially inclusive city by working in partnership with community members, groups, organisations and government agencies. It is important that the Council understands its community through engagement, participation and information sharing. We will continue to foster social connectedness and build participation by providing and supporting a diversity of social, recreational, cultural and educational opportunities. The Council will continue to protect, facilitate and improve the health and wellbeing of the community as improved public health outcomes are linked to healthier lifestyles and safer communities. The Council's role will also focus on creating an environment that facilitates the appropriate supply of affordable housing.

There are two key actions that directly relate to this strategy:

4.1.1 Implement the Social Inclusion Strategy 2014 - 2019 in conjunction with the Community Sector Reference Group

4.3.7 Implement a housing and homelessness framework

The Social Inclusion Strategy 2015 - 2019 is a Council-wide document that specifically identifies the social inclusion outcomes for the city. The strategy is delivered through annual action plans that includes the Unit Plan actions produced each year by the Council.

This strategic framework is provided as a visual representation below.
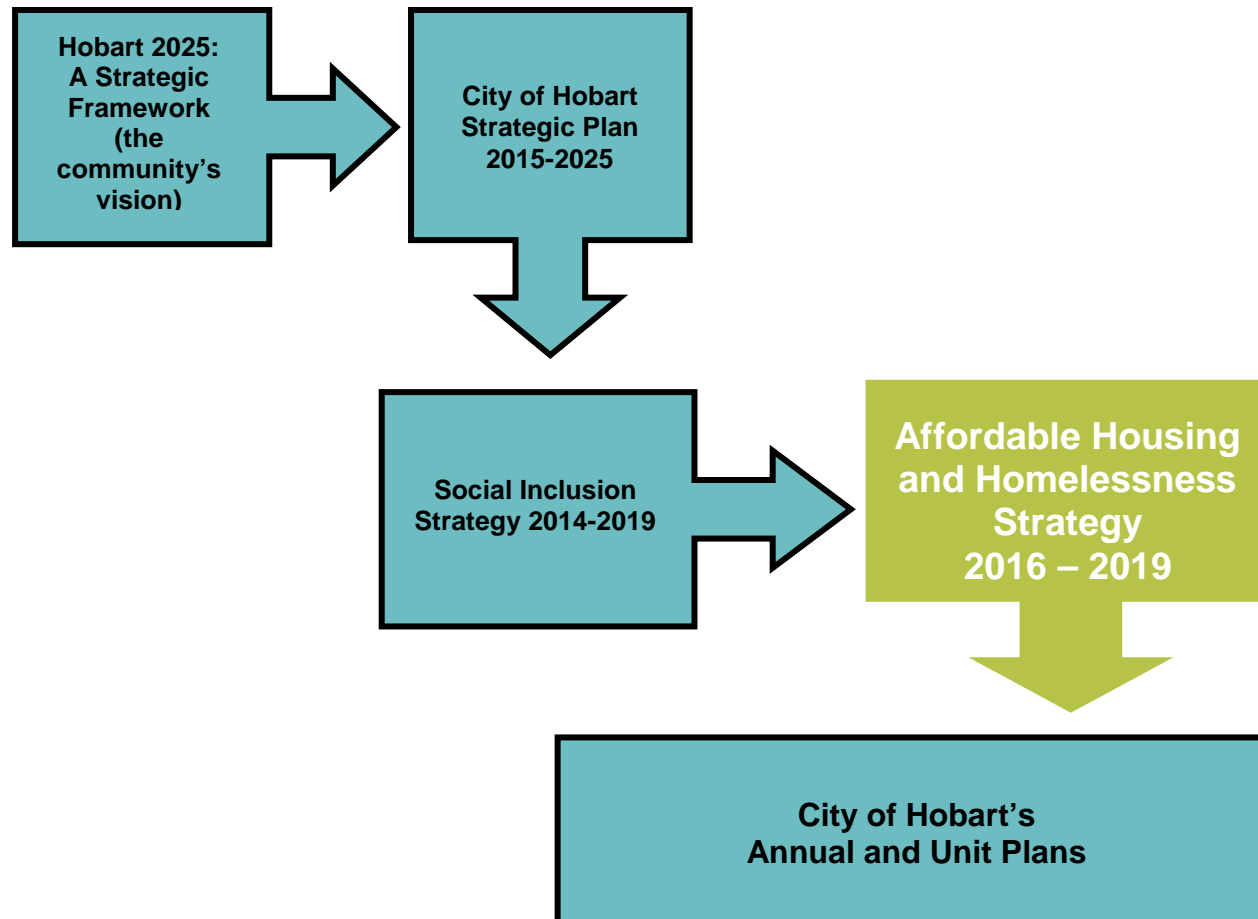
National Affordable Housing Agreement

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

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

Local governments are responsible for:

* ❖ Building approval processes;
* ❖ Local urban planning and development approval processes; and
* ❖ Rates and charges that influence housing affordability.

National Partnership Agreement on Homelessness

On 1 July 2015, the new National Partnership Agreement on Homelessness (NPAH) commenced. Under the 2015-17 NPAH, the Commonwealth Government is providing $230 million over two years, matched by states and territories, to fund frontline homelessness services.

The new NPAH gives priority to frontline services focusing on women and children experiencing domestic and family violence, and homeless youth. States and territories retain responsibility for determining where services are located, which service providers are contracted, and the amount of funding each service provider receives.

The 2015-17 NPAH retains the commitment by the Commonwealth and states and territories to reduce homelessness through partnerships with business, the not-for-profit sector and the community sector.

Reform of Federation White Paper – Roles and Responsibilities in Housing and Homelessness – Issues Paper 2

In December 2014, the Australian Government released an Issues Paper on the Roles and Responsibilities in Housing and Homelessness. The Issues Paper looks specifically at the roles and responsibilities of the Commonwealth and the States and Territories in relation to housing assistance and homelessness services.

The paper details the evolution of government involvement in housing and homelessness; examines pressures on current government housing assistance and sets out questions to guide consideration of reform options.

The White Paper process seeks to compliment (and not duplicate) the analysis provided in a number of other reviews that more fully address broader housing affordability pressures. There are also important links between the White Paper on the Reform of the Federation and the White Paper on the Reform of Australia's Tax System (Tax White Paper).

Tasmania's Affordable Housing Strategy 2015 - 2025

During 2014/2015 stakeholders from government, local councils, community housing providers, homelessness services, representatives from industry bodies and the private sector began the conversation about what direction was required to improve Tasmania's housing situation over the next decade.

Tasmania's Affordable Housing Strategy 2015-2025 provides the direction that the Tasmanian Government will take to achieve better housing outcomes for low income Tasmanians.

The State Government has committed to working in partnership with the community and private sectors to invest in creative and innovative solutions to increase the supply of affordable housing. The strategy outlines priorities for the next decade including a target to increase supply by around 900 new homes, as well as funding a range of supports, such as landlord incentives, head leases, and Streets Ahead, that will provide housing for 1600 vulnerable Tasmanian households.

The strategy addresses the full spectrum of housing, from homelessness services, social and community housing, private rental, as well as encouraging more Tasmanians into home ownership.

Regional Land Use Strategy 2010 - 2035

The Southern Tasmania Regional Land Use Strategy was declared by the Minister for Planning on 1 October 2013. The Strategy is intended to guide land use, development and infrastructure investment decision across the region by State and Local Government, and infrastructure providers.

This Regional Land Use Strategy is a broad policy document that facilitates and manages change, growth, and development within Southern Tasmania until 2035. It provides comprehensive land use policies and strategies for the region Whilst this Land Use Strategy arises from a joint initiative between State and Local Government (the Regional Planning Initiative), it is intended that it be a permanent feature of the planning system – monitored, maintained and reviewed into the future.

Planning Reform

The Hobart Interim Planning Scheme 2015 took effect on 20 May 2015 and replaced the City of Hobart Planning Scheme 1982 and the Battery Point Planning Scheme 1979. It can be viewed on the iplan website at www.iplan.tas.gov.au/hobips.

The State Government introduced a second legislative package in late 2015 to implement its remaining election commitments. The amendments to the Land Use Planning and Approvals Act 1993 came into operation on 17 December 2015 and provides for the implementation of the Tasmanian Planning Scheme and associated local provisions schedules. The draft Tasmanian Planning Scheme will go through a public exhibition and assessment process in 2016 and it is expected that it will come into operation in 2017.

Guiding Principles

The City of Hobart's Housing and Homelessness Strategy 2016 - 2019 sits within the context of the City of Hobart's Social Inclusion Guiding Principles, as outlined below.

Social Inclusion – Guiding Principles

In recognition of the fundamental right of all citizens of Hobart to have the opportunity to participate fully socially, culturally, economically, physically and politically in the life of their community, the City of Hobart is committed to the following guiding principles:

- Recognising that diversity in the community is one of its greatest strengths;

- Acknowledging that all individuals and communities have strengths, and building capacity through a whole-of-community approach;

- Ensuring that the needs and aspirations of the most vulnerable and disadvantaged people in the community are addressed in partnership with other key stakeholders;

- Understanding and being informed about all aspects of the community;

- Engaging the community as identifiers of community needs and aspirations and participators in the responses;

- Identifying and understanding the underlying causes of social exclusion and giving priority to supporting early intervention and prevention approaches;

- Promoting and providing equity and access to all City of Hobart's activities, programs, facilities and services;

- Ensuring the City of Hobart's practices, policies and procedures actively build social inclusion and do not contribute to social exclusion; and

- Utilising a whole-of-organisation approach to address the barriers that exclude people from full participation in community life through the implementation of the Social Inclusion Strategy.

Social Inclusion Domain Framework

The aim of the Council's Social Inclusion Strategy is that Hobart becomes a more socially inclusive city. The Social Inclusion Strategy groups the City of Hobart's actions under seven outcome domains or areas of activity:

Community Engagement and Participation	Encouraging community engagement and providing participation opportunities
Vibrant Places	Providing spaces and linkages that support community interaction and enhance celebration of arts & culture
Affordable Living	Encouraging a mix of housing, homelessness responses and food security
Effective Transport	Supporting connected transport networks that enable people to be part of community life
Community Safety	Ensuring our community is strong and safe
Economic Participation	Supporting education and employment pathways for the whole community
Health and Wellbeing	Encouraging healthy connected lifestyles

These domains sit together as a framework that produces an overall social inclusion outcome and as such they are interrelated and overlap. The scope of some actions sits across several domains; where this occurs; the actions are identified in the action plan under the lead domain.

Role of the City of Hobart

The City of Hobart considers its role primarily to be an enabler in the housing sphere in Hobart, rather than a provider of housing. This integrated with its social inclusion roles, which are defined as follows:

Leadership

Hobart has a unique role as the capital city and regional hub. Many people who live outside the municipal area look to the City of Hobart as a key driver in addressing social issues.

Advocacy

There are many issues and opportunities where the City of Hobart can use its voice to advocate for outcomes that will benefit all.

Management

The City of Hobart has a key role in the strategic planning, development and management of land, infrastructure and facilities in order to benefit the community.

Connection

The City of Hobart has a significant lead role in bringing people and organisations together and establishing relationships in order to achieve community outcomes.

Informing

The City of Hobart as an organisation has access to a vast array of information, is a collector and source of information for the community and has a vital role in raising awareness on issues.

Facilitation

The City of Hobart is in a unique position of being able to provide a broad range of support to facilitate innovative community-based initiatives that respond to local need, and may include delivery of services when there is a clear need and a lack of capacity in the community to provide the required service.

The performance of the City of Hobart's Housing and Homelessness Strategy will be monitored as follows:

Internal Mechanisms

Social Inclusion Strategy Implementation Team

A team of staff from across all Divisions in the organisation, who have social inclusion as part of their role; the team that meets quarterly to ensure that implementation of actions is occurring in accordance with agreed timeframes.

Current Reporting System

As all actions in the Social Inclusion Strategy Action Plan are recorded within the Annual Plan and in internal Divisional Unit Plans, the current reporting system as outlined indicates the reporting process shown in the strategic diagram on page 14.

External Mechanisms

Community Sector Reference Group

A group of community sector representatives, comprising of people from all major community organisations in Hobart and the sector peak bodies, meets with City of Hobart staff bi-annually to provide feedback on the City's performance in relation to the Social Inclusion Strategy Action Plan and to provide input into future actions, including identifying emerging issues and appropriate responses.

There is also regular involvement with and reporting to the Southern Homelessness Forum, and regular engagement with Shelter Tasmania.

Priority Areas of Activity

Planning

Involves both control of existing and new development, and 'strategic planning' to ensure resources are carefully managed to match future needs and expectations. Planning evolves and responds to community changes.

Parklands and civic space management

Provides accessible public spaces and a variety of infrastructure to facilitate community interaction and reduce the necessity for housing developments to include individual recreation spaces. Links the community to parks, bushland, halls etc to encourage community ownership that supports community identity and cohesion.

City activation and connection

Supports the development of multiple inter-connected transport networks (including pedestrian and cycling) to enable participation in community life regardless of residential address. City activation projects encourage urban living, enhancing economic prosperity, social mix and community safety.

Community information and awareness raising

Delivers and supports ongoing community education and awareness programs in relation to a range of social issues relevant to the community including homelessness. Promotes exploring opportunities for adaptive re-use of sites, encourages best practice in urban design and raises community awareness on socially responsible design that is inclusive and environmentally sustainable.

Strategic partnerships

Develops partnerships with other levels of government, neighbouring councils, housing peak bodies, investors, social housing providers, educational, community and voluntary organisations to:

- Identify opportunities to support housing projects utilising a partnership approach and a combination of resources, including in particular projects which leverage off federal and state housing assistance; and
- In response to specific proposals, assess and consider the potential to provide Council-owned land to affordable and other housing developments in strategic partnership arrangements.

Work with relevant key players to incorporate community inclusion planning in future public housing developments to minimise the likelihood of anti-social issues arising in those precincts.
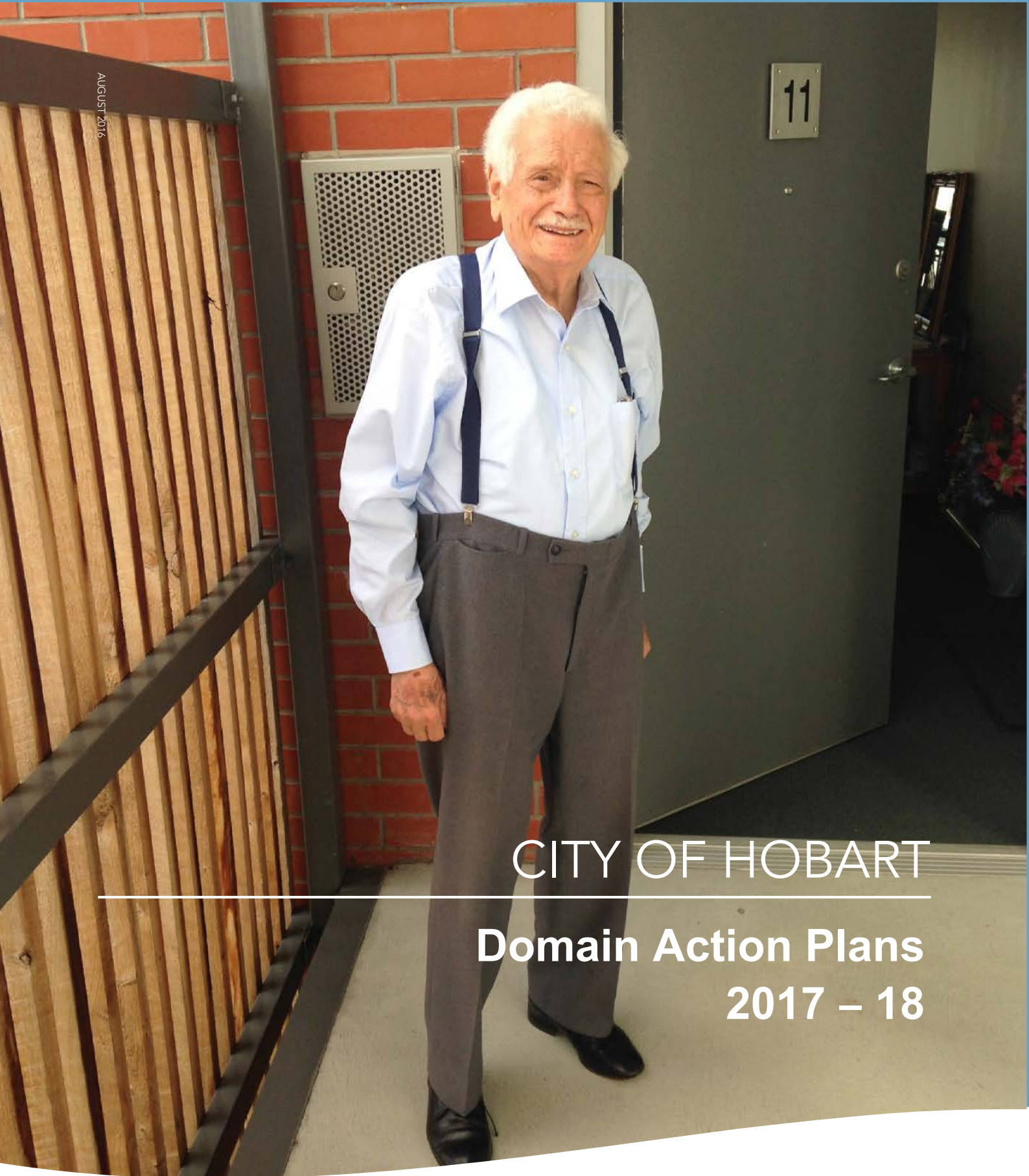
CITY OF HOBART

**Domain Action Plans
2017 – 18**

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Domain Action Plan: Community Engagement and Participation

Domain Descriptor

This domain is about engaging with the community and building community capacity by encouraging people to work with the Council and each other on responses to local aspirations and issues through activities, projects and consultative mechanisms. It is about civic participation, valuing the diversity of individuals, communities and cultures in Hobart.

Why is this important?

In communities where people's views are ignored or people are excluded because they are different, fear and isolation are often common experiences. When diversity and creativity are ignored, communities tend to narrow views and tried-and-true responses, often lacking in robust planning and innovative thinking. A society that includes everyone has the broadest possible base for recognising opportunities and developing creative and innovative responses.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Support programs and activities that encourage a liveable, people friendly city with opportunity for civic participation by all.	Community Development	Ongoing and new programs supported	
Provide and encourage the use of Council assets, parks and open spaces that enhance inner city living and ensure access to services and parking by all.	Parks and City Amenity	Parks and facilities provided and promoted	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Work with UTAS to support and provide opportunities for international students who will be residing in the new university accommodation in Melville Street to participate in community life.	Community Development	Relationship developed/ opportunities offered	
Ensure that the Council continues to be accessible to, and builds formal links and collaboration with the community housing and homelessness sector. (Including the nomination of a specific person as a first point of contact and coordinator for affordable housing.)	Community Development	Provide a staff point of contact for the community housing sector	
Work with the community housing and homelessness sector to raise general community awareness about homelessness, including through continuing to participate in such initiatives as Homelessness Week.	Community Development	Participate in community awareness raising activity	
Ensure the development and review of all management and master plans consider social inclusion implications.	Parks and City Amenity	Master Plans include social inclusion implications	
Provide equal access to City of Hobart's public facilities using best practice design principles.	Infrastructure Services	All new works include equal access best practice principles	
Continue the activation and place-making role to benefit all, promoting inclusion, connectivity and livability.	Community Development	Develop and Implement City Activation Framework	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
As part of the upgrading and development of the City, provide appropriate infrastructure for homeless people, in particular showers, water bubblers / refill station, recharge stations for mobile phones and Wi-Fi hot spots.	City Planning / City Infrastructure	Projects include appropriate infrastructure	
Continue to provide Council training and awareness raising sessions for relevant City of Hobart staff.	Community Development	Training delivered	

Domain Action Plan: Vibrant Places

Domain Descriptor

This domain is about provision of accessible public spaces and a variety of infrastructure that facilitates the celebration of arts and culture and supports community interaction. It is about linking the community parks, bushland, halls, shops and local facilities, as well as enhancing access to kunanyi/Mount Wellington and the Derwent foreshore.

Why is this important?

For the community to come together it needs places to do so: neighborhoods need places that they see as shared space; communities need meeting points. The easier these places are to access and the more people are able to identify them as their 'own' places, the more likely they are to support community identity and cohesion.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Continue the activation and place-making role to benefit all promotion connectivity and liveability.	Community Development	Develop and Implement City Activation Framework	
As part of the upgrading and development of the city, provide appropriate infrastructure for homeless people, in particular showers, water bubblers/refill stations, recharge stations for mobile phones and Wi-Fi spots.	City Planning / City Infrastructure	Projects include appropriate infrastructure	

Domain Action Plan: Affordable Living

Domain Descriptor

This domain is about encouragement of a diverse mix of sustainable housing options for the whole community, the support of responses to the issue of homelessness and promotion of food security.

Why is this important?

Where people live and how they are living has a significant effect on the nature of a city. When affordability forces many in the community out of a city there is often a rise in traffic congestion and associated greenhouse gas emissions. The absence of people in a city also results in a significant drop in economic prosperity and community safety. The opposite is a city full of a diverse range of people who work where they live and have close access to a broad range of food and recreational, cultural and social opportunities.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Continue working with UTAS in investigating student housing needs, and where appropriate, assisting with the development of student housing	Executive and Economic Development	Student housing needs investigated	
Engage with the homelessness service provider sector to establish initiatives to be developed and implemented in 2017/2018.	Community Development	Engagement undertaken and initiatives implemented	
Maintain and monitor borrowing of HEAT kits and coordinate development of media format on "how to use the kit".	City Planning	Borrowing monitored and media developed	
Monitor and review the role of the Council as the coordinating body for HEAT kits for other local government authorities in Tasmania.	City Planning	Review and update of HEAT kits Tasmania wide	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Where appropriate, support Queens Walk Apartments utilising a community development approach.	Community Development	Support where appropriate	
Where appropriate, support the Trinity Hill complex utilising a community development approach.	Community Development	Support where appropriate	
Investigate financial assistance for the community housing sector.	Financial Services	Investigation undertaken	
Support community gardens on City of Hobart owned land where available and practicable and at other locations with community partners, in line with the Council's Community Garden Guidelines.	Parks and City Amenity / Community Development	Gardens supported	
Actively participate with the CCCLM on activities relating to homelessness.	Community Development	Participate in CCLC activities	
Investigate opportunities to work with the sector on a publicity campaign to change public perceptions and reduce the stigma often associated with affordable/social housing.	Community Development	Promotional campaign undertaken	
Develop a new Hobart Safety Strategy that includes key homelessness issues such as domestic violence and alcohol and other drug issues.	Community Development	Strategy Developed	
Actively participate in the National Local Government Drug and Alcohol Committee.	Corporate Services	Participate on groups / committees	
Where appropriate, support the State Government to implement actions from the Tasmania's Affordable Housing Strategy 2015 - 2019.	Community Development	Support where appropriate	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Continue to be an active member of Shelter Tasmania and engage with the Community Housing Sector where appropriate.	Community Development	Maintain Shelter Tasmania membership	
In response to specific proposals, assess and consider the potential to provide Council-owned land to affordable housing developments in strategic partnership arrangements.	Corporate Services	Proposals to Council assessed as required	
Council facilitates a roundtable discussion with affordable housing and homelessness sector to identify gaps in the data to better understand the housing market, and to move forward in relation to visitor accommodation and the supply of housing.	Community Development	Round Table held	
Lobby The Local Government Association of Tasmania and State Government for: 1. Affordable housing provisions through the Land Use Planning Approval Act 1993 and the proposed State Planning Provisions. 2. Adaptable Housing Legislation, through the Building Act 2000.	City Planning	Lobby LGAT and State Government	

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Partner with Shelter Tas to approach Local Government Association of Tasmania to discuss the potential for a regional approach to addressing affordable housing and homelessness issues in Greater Hobart.	Community Development	Meeting held	
Council continue to liaise with the Macquarie Point Development Corporation to encourage the provision of affordable housing as part of new residential use and development at Macquarie Point.	City Planning	Liaison undertaken	
Research the Role of Local Government in Addressing Homelessness and specifically the "public housing stock transfer – impacts and implications for local government", from the National Centre for Housing, Urban and Regional Development.	Community Development	Research undertaken	
Research specialist housing - accessible/aged friendly.	Community Development	Research undertaken	
Attend the Homelessness Services Southern Forum to share information and consult with the homelessness sector in the Hobart region.	Community Development	Forums attended	

Domain Action Plan: Community Safety

Domain Descriptor

This domain is about ensuring our community is more resilient and able to cope with potential emergencies. It is about developing effective initiatives that build community safety and the perceptions of safety, and responding to anti-social issues, including those relating to alcohol and other drugs.

Why is this important?

The sense of fear that comes from feeling vulnerable and unsafe creates isolation as people withdraw in order to feel safe and secure. For many people the sense of being vulnerable to community emergencies, criminal acts or anti-social behaviour can have just as much of an adverse affect as the actual threat. People who feel this way find it very difficult to participate in community life and quickly become excluded.

Initiatives/Actions	Lead Responsibility	Performance Measure	Comments on Progress
Working in collaboration with the homelessness sector, continue to fund the distribution of resources to homeless residents in Hobart.	Community Development	Resources distributed	
Collaborate with other agencies and the homelessness sector to enhance the safety of the City's homeless residents, including addressing issues relating to substance abuse and mental health.	Community Development	Support the Safe Streets Teams	