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Housing Outcomes Framework

Tracking Progress on Tasmania's Housing Strategy

Developed by the Department of State Growth and Homes Tasmania in consultation with stakeholders from across the housing system

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We acknowledge with respect Tasmanian Aboriginal people as the traditional owners and custodians of Tasmania. We pay respect to Elders, past and present and recognise their continuing connection to Land, Sea, Waterways and Sky.

Introduction

This Housing Outcomes Framework supports the [Tasmanian Housing Strategy](#) (the Strategy), a 20-year plan with the vision: *To end homelessness by improving the housing system and ensuring all Tasmanians have access to safe, appropriate, and affordable housing.* The Strategy's [Action Plan 2023-2027](#) includes outcomes reporting.

Both the Strategy and Action Plan are based on a theory of change which includes prioritised activities to contribute toward medium term and long-term outcomes. See Appendix 1 for an overview.

Purpose of the Housing Outcomes Framework

The purpose of the Housing Outcomes Framework is:

1. To report on progress against the Tasmanian Housing Strategy's long-term outcomes and priorities based on key quantitative indicators and metrics to highlight trends over time.
2. To evidence change through bringing together quantitative data and qualitative experiences and policy analysis.
3. To provide increased visibility of the Tasmanian system and factors impacting the Strategy's desired outcomes and priority areas.
4. To generate insights to inform continuous improvement.

Tasmania's Housing System

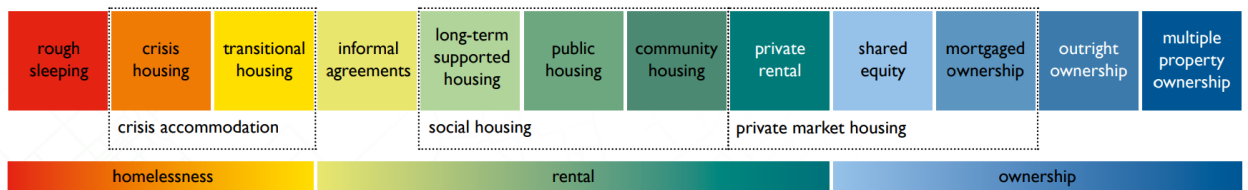
Tasmania's housing system can be described across three main parts:

1. **Social housing** (public, community and supported housing): Social housing is delivered and managed through Homes Tasmania and community housing providers and includes supported accommodation options. Homes Tasmania's Dashboard reports that 2,176 units of social housing and supported accommodation have been completed toward the Tasmanian Government's 10,000 homes commitment (as at end-December 2025). [\[homestasmania.com.au\]](http://homestasmania.com.au)
2. **Private housing market** (owner-occupied and private rental): The private housing market makes up the vast majority of Tasmania's housing stock. According to the ABS 2021 Census, Tasmania had 258,611 private dwellings in total. [\[abs.gov.au\]](http://abs.gov.au) Based on the latest available ABS household tenure proportions (2019–20), around 68.3 percent of Tasmanian households are owner-occupiers (33.4 percent owned outright; 34.9 percent with a mortgage) and 29.3 percent are renters, including 21.7 percent private renters and 4.7 percent renting from the state/territory housing authority (social housing), with the remainder renting from other landlord types. [\[abs.gov.au\]](http://abs.gov.au) [\[shelertas.org.au\]](http://shelertas.org.au)
3. **Crisis and homelessness entry/support system** (Housing Connect): Housing Connect is Tasmania's entry point for people experiencing homelessness or in housing need, and can assist with access to crisis accommodation, social housing applications, and private rental assistance products (e.g., bond and rent arrears

support). Homes Tasmania’s Dashboard reports 119 crisis units have been completed toward the Government’s housing commitment as at end-December 2025.

(Note: Homes Tasmania’s Dashboard reports crisis units delivered rather than a point-in-time count of “households in crisis accommodation”, so a directly comparable “households” figure is not published.) [\[homestasmania.com.au\]](http://homestasmania.com.au)

Figure 1 | The Tasmanian housing system spectrum



Progress reporting timing and roles

Homes Tasmania will report numeric data on delivery against the 10,000 homes target and social housing metrics to present a current state of play view.

The Department of State Growth will report annually on progress against the Strategy’s long-term outcomes and priority areas plus provide context and policy analysis.

Data and evidence will be drawn from cited quantitative sources (See Table 1) along with qualitative data and insights from reliable housing research sources and local partners.

Integrating expertise and evidence sources

Qualitative insights from those with lived experience and sector expertise, will be gathered through research collaborations.

Expertise will be drawn on from existing housing data and evidence involving peak bodies for social policy and community housing, building and construction and private property sectors.

This will avoid duplication of effort and help to facilitate shared dialogues, increased understanding across Tasmania’s housing system and identifying opportunities for more joined up approaches to accelerate progress on the Strategy’s desired outcomes.

Quantitative data sources to report on outcomes, priorities, indicators and metrics

Data and evidence will be drawn from the following quantitative sources.

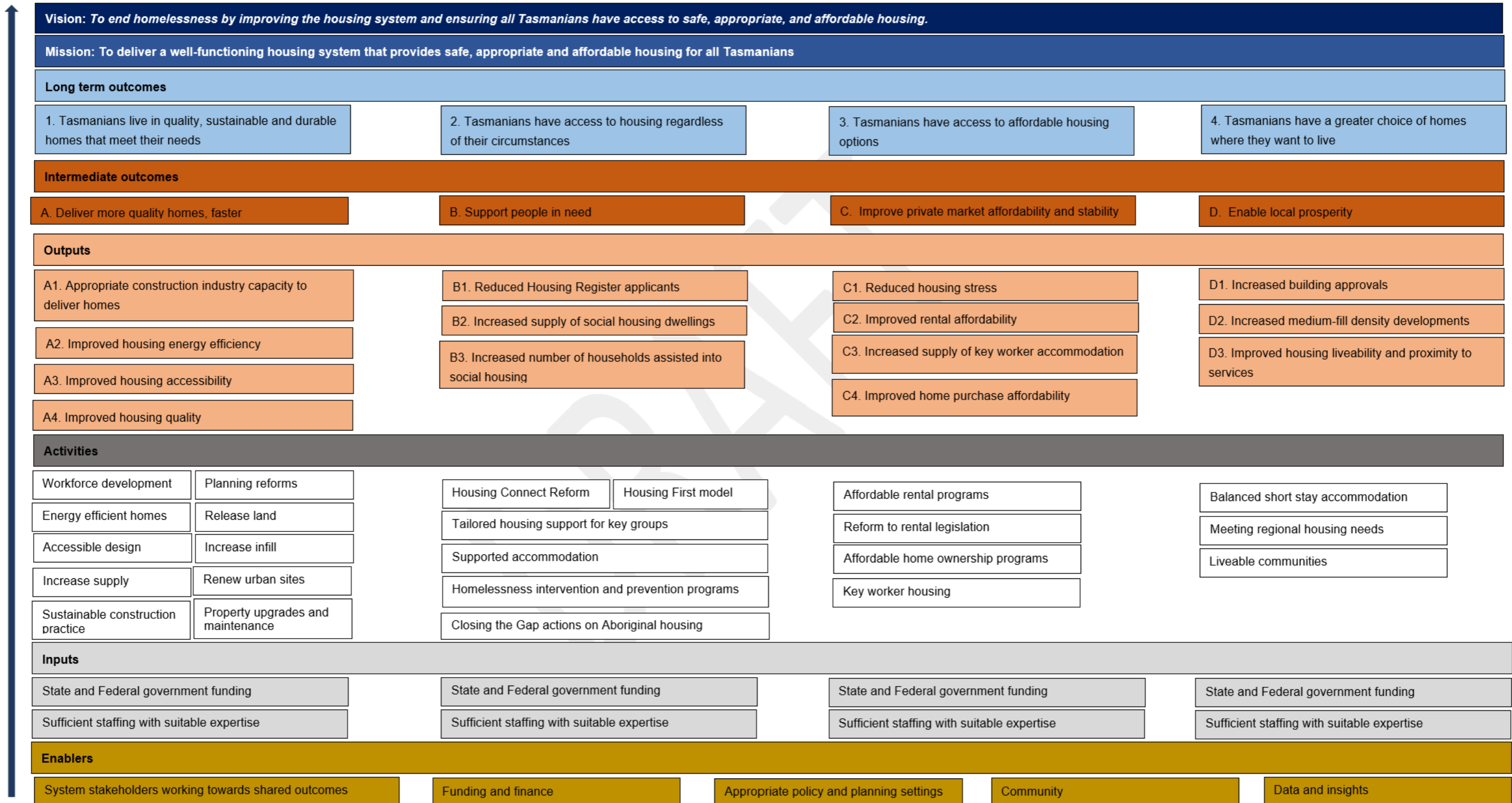
Table 1 – Desired long-term outcomes, priority areas, quantitative indicators and metrics and baseline data

Desired Long-Term Outcomes	Priority Areas	Output Changes	Indicators & Metrics	Data Source	Update Frequency
Tasmanians live in quality, sustainable and durable homes that meet their needs	A. Deliver more quality homes, faster	A1. Appropriate construction industry capacity to deliver homes	Number of active licensed builders	State Building Regulator; Homes Tasmania	Quarterly
			Average build time per dwelling	ABS; Department of Treasury and Finance	Quarterly
			Number of apprenticeships	National Centre for Vocational Education Research; Skills Tasmania	Quarterly
		A2. Improved housing energy efficiency	% of new homes meeting 7-star NatHERS rating	Building Energy Compliance Reports	Annually
		A3. Improved social housing quality	% of homes passing quality inspections	Housing Quality Audit Reports	Quarterly
Tasmanians have access to housing regardless of their circumstances	B. Support people in need	B1. Reduced Housing Register applicants	Number of applicants on Housing Register	Homes Tasmania	Monthly
			Wait times on Housing Register	Homes Tasmania	Monthly
		B2. Increased supply of social housing and affordable dwellings	Number of new social housing and affordable dwellings completed	Homes Tasmania	Monthly
Progress towards the 10,000 homes target by 2027 and 2032 – dwelling numbers by stage of development	RoGS Homes Tasmania		Annually Monthly		
		B3. Increased number of households assisted into social housing	Number of households placed in social housing	Homes Tasmania	Monthly
			RoGS	Annually	

Desired Long-Term Outcomes	Priority Areas	Output Changes	Indicators & Metrics	Data Source	Update Frequency
Tasmanians have access to affordable housing options	C. Improve private market affordability and stability	C1. Reduced housing stress	% of households spending >30% income on housing	ABS Census Data	Annually
			Exits to stable housing from homelessness services	Australian Institute of Health and Welfare (AIHW); Specialist homelessness services data	Annually
		C2. Improved rental affordability	Median rent vs median income ratio	Rental Bond Authority; ABS	Quarterly
			Vacancy rates	ABS; SQM Research	Monthly
		C3. Improved home purchase affordability	Median house price vs median income ratio	ABS; Real Estate Institute	Quarterly
			Number of households supported into ownership through government programs	AIHW; RoGS; Homes Tasmania; State Revenue Office	Annually
Tasmanians have a greater choice of homes where they want to live	D. Enable local prosperity	D1. Increased dwellings	Number of building approvals granted	ABS Building Approvals Data	Monthly
			Number of buildings completed		
		D2. Increased medium-fill density developments	% of approvals for medium-density housing	Planning Authority Data	Quarterly
		D3. Improved housing liveability and proximity to services	% of new developments within 800m of key services, commenced, completed	Local Government Planning Data ABS Valuer General	Annually

Appendix 1 - Theory of Change

This Theory of Change is a high-level overview of Tasmania's Housing Strategy and Action Plan. Please note, it does not reflect the numbering in the Action Plan.





Department of State Growth