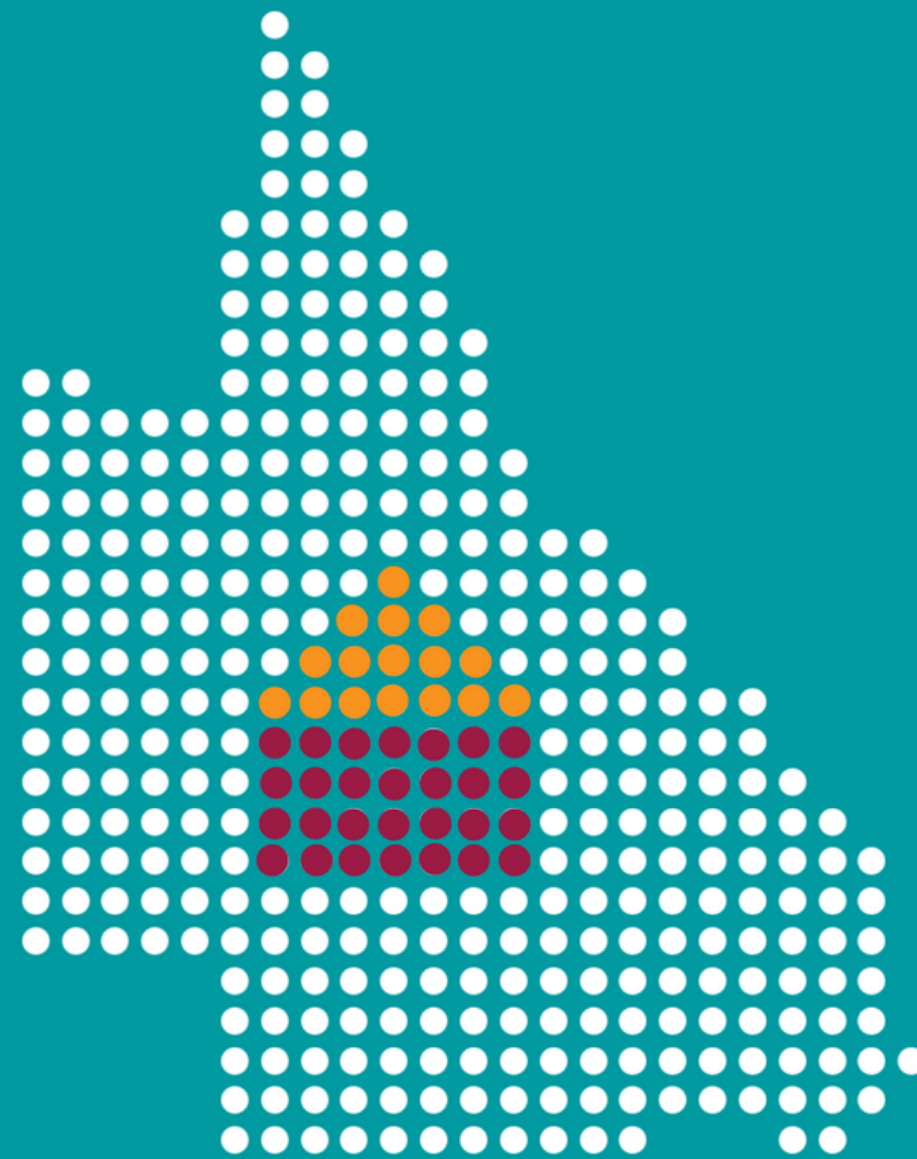


Housing Solutions for Local Communities

*An invitation to candidates for the Queensland
2020 Local Government Elections*



SHELTER
because housing matters

March 2020

Our invitation

How Queensland local government can deliver more affordable housing and responses to homelessness

Local governments in Queensland shape our cities and towns in significant ways. This includes land use planning, the provision of infrastructure, and the management of public spaces. While Federal and State Governments have a very important role in addressing housing needs, local government is a critical partner in providing solutions for more affordable housing and in responding to homelessness.

Q Shelter is asking candidates in the 2020 Queensland Local Government elections to consider and include informed responses to housing and homelessness issues in their community. We are seeking dialogue about how local government can deliver solutions and provide leadership to ensure that all Queenslanders are housed well and have a community where they belong.

This document is based on Q Shelter's extensive state-wide sector engagement during 2019. This includes 15 housing and homelessness networks from across Queensland and regional workshops and engagement events involving over 600 stakeholders.



Solutions: how local government can help address housing need



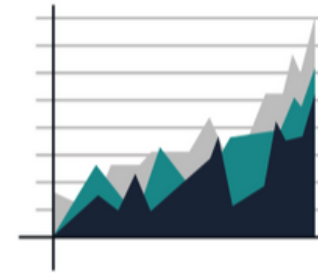
Develop a housing and homelessness **strategy and action plan**.



Ensure planning schemes provide diverse housing **options** and that design and location are suitable for people at different life stages and abilities.



Develop strategic **partnerships with community housing providers** to leverage opportunities for new social and affordable housing.



Offer **rates rebates** and other financial incentives to community housing providers.



Advocate to Federal and State Governments for actions that deliver and promote **affordable housing supply**, and improve the sustainability of housing outcomes.

01 **Develop a housing and homelessness strategy and action plan**

This strategy and action plan should include measures to address:

- Land supply including reviewing land holdings and identifying land suitable for social and affordable housing
- Housing supply targets
- Identifying and protecting existing low cost housing
- Affordable design solutions
- Universal access to housing and through urban design
- Public space management
- Social inclusion measures including through core infrastructure such as parks and libraries

02 **Ensuring planning schemes provide for diverse housing options and that design and location are suitable for people at different life stages and abilities.**

In particular, planning schemes could address the following:

- Include an enabling approach to secondary dwellings and favourable settings for smaller lots sizes, and innovative housing types to cater to smaller households and those facing affordability issues. This includes the flexible provision for secondary dwellings, well design medium density housing, tiny homes and shared housing.
- Ensuring that development assessment processes enable the delivery of housing diversity by adopting the lowest category of development and assessment for residential uses
- Streamline development assessment processes for affordable housing, and other forms of accommodation that provide support for people who require short-term or long-term support and specialist housing
- The inclusion of mechanisms to protect existing low-cost housing stock
- Requiring new housing to achieve Livable Housing Australia's Gold Level performance rating

03 **Develop strategic partnerships with community housing providers to leverage opportunities for new social and affordable housing.**

Specific measures include:

- Contributing land as an equity partner, or on long term leases, in development with community housing providers.
- Applying to the National Housing Infrastructure Facility (NHIF) through the National Housing Finance and Investment Corporation (NHFIC) for concessional loans, grants and equity investments to help support eligible enabling infrastructure projects to support new housing, particularly new affordable housing.

04 Offer rates rebates and other financial incentives to community housing providers as a direct measure to improve financial sustainability and growth opportunities.

Examples of rebates and incentives include:

- General rates rebates for community housing
- Infrastructure charges and development application fee rebates
- Planning scheme relaxations and reduced levels of assessment.

05 Advocate to Federal and State Governments for actions that deliver and promote affordable housing supply, and improve the sustainability of housing outcomes.

Further measures include:

- The development of a national housing and homelessness strategy to provide clear strategic framework to deliver affordable housing outcomes across the entire housing system, integrating the financial and policy settings of the three tiers of government.
- The introduction of planning legislation to enable planning schemes to require social and affordable housing as a condition of development (inclusionary zoning) in well located sites and varied locations
- The disposal of surplus federal and state government land suitable for residential development having a mandated requirement for social and affordable housing
- Reinstating a national governance model to address affordable housing and homelessness that includes local government
- Increased capital funding for an additional social and affordable housing dwellings over the next 20 years using a capital investment strategy and operating subsidies
- Additional investment to support vulnerable households in the community who remain at risk of homelessness
- For local governments in South East Queensland, the SEQ City Deal have clear housing affordability outcomes and provisions as their central element including social and affordable housing targets, optimising land use outcomes, and leverage social and affordable housing outcomes at scale.

Housing need in Queensland

Access to appropriate, affordable and accessible housing is fundamental to the economic growth and prosperity of Queensland's cities, towns and regions. Housing influences a wide range of non-housing outcomes for individuals and families, including workforce participation, access to jobs and services, social participation, mental health, family stability, and education.

The impact of homelessness and housing stress on our local communities affects the mental and physical health of individuals and families, as well as their opportunities to fully participate in the community. However, there is significant housing need and a supply shortfall within our cities, towns and regions.

- There is an projected short fall of 174,900 social housing dwellings in Queensland (2016-2036) with 79,200 of these dwellings in the Greater Brisbane area
- There are approximately 24,274 people registered for social housing in Queensland and 76.6% are classified as having very high and high needs
- There were 21,671 people experiencing homelessness in Queensland (2016)
- Homelessness in Queensland includes people living in severely overcrowded dwellings (7,601 persons) and staying temporarily with other households (4,796 persons)
- Over 20% of people experiencing homelessness in Queensland identify as Aboriginal and Torres Strait Islander
- There are 10,229 households currently assisted through the National Rental Affordability Scheme (NRAS) that are likely to require continued affordable housing at the conclusion of NRAS in 2026
- Over 40% of low income private rental tenants in Queensland are paying 30% or more of gross income on private rental (30 June 2019)

Sources

AHURI

<https://www.ahuri.edu.au/research/final-reports/297>

<https://www.ahuri.edu.au/research/final-reports/306>

<https://www.ahuri.edu.au/research/final-reports/310>

<https://www.ahuri.edu.au/research/final-reports/315>

AIHW Specialist Homelessness Services Annual Report 2018-19

CHIA NSW and Q Shelter Creating Sustainable Tenancies for Tenants with Complex Needs

National Regulatory System for Community Housing Evidence guidelines January 2014.

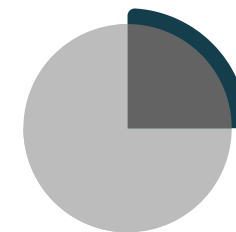
QGSO (2019) Queensland Region via <https://statistics.qgso.qld.gov.au/hpw/profiles>

Queensland Shelter Queensland Community Housing Prospectus: A time for growth, November 2018

SGSEP https://www.sgsep.com.au/assets/main/Projects/SGS-Economics-and-Planning_RAI-Nov-19.pdf

About the housing and homelessness sector

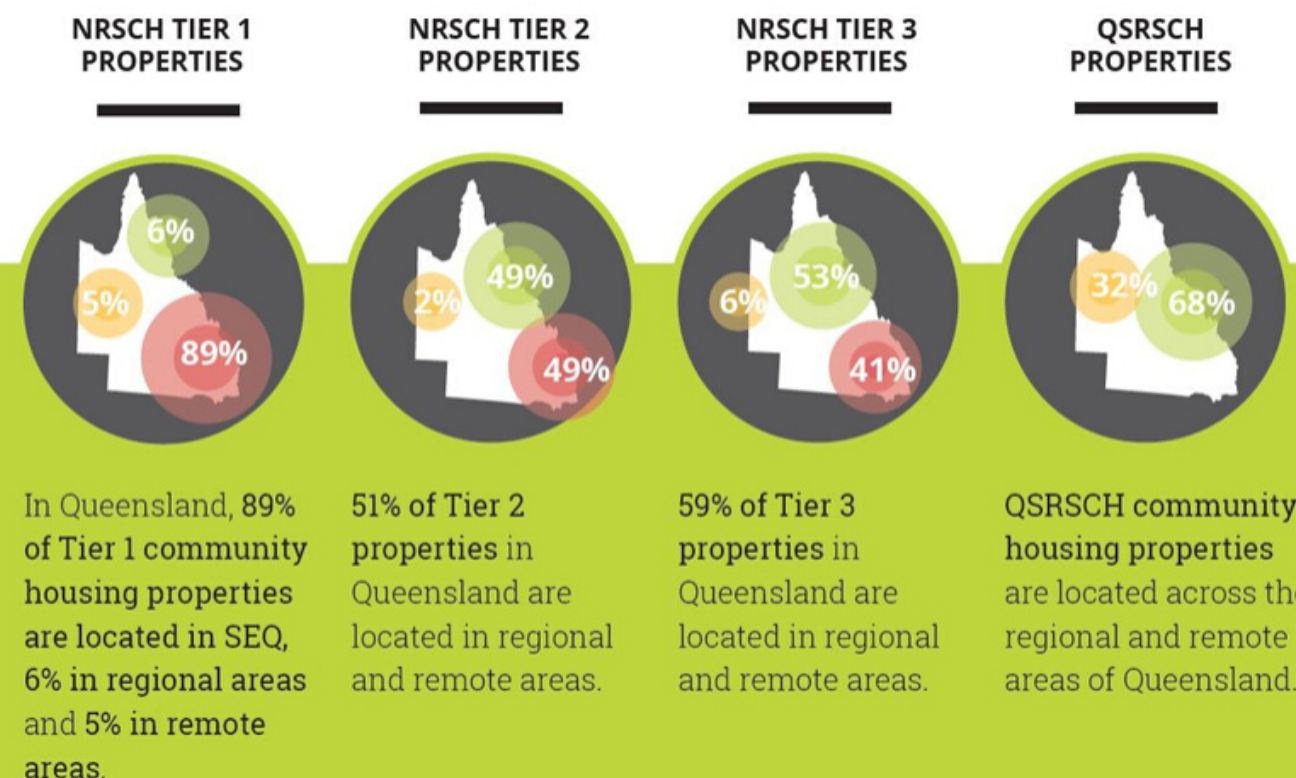
Community housing providers are embedded in local communities. In Queensland there are 85 providers managing 10,480 dwellings, 11 Indigenous Community Housing Organisations (ICHOs) managing 365 dwellings, and 12 local government providers managing 1,624 dwellings. This includes two Aboriginal and Torres Strait Islander Councils. Over 5,500 community housing dwellings are located in regional and remote areas of Queensland.



*Community Housing Providers manage approximately **13,600 social housing dwellings** across the state.*



*In 2018-2019, Specialist Homelessness Services assisted **43,100 clients** across the state, with **9 in 10 clients** who were at risk of homelessness assisted to maintain housing.*





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Q Shelter's vision is that every Queenslander has a home.

Our purpose is to lead the sector in solutions that address the housing and homelessness needs of vulnerable Queenslanders.