



SHELTER
because housing matters

Queensland State Election Statement 2020

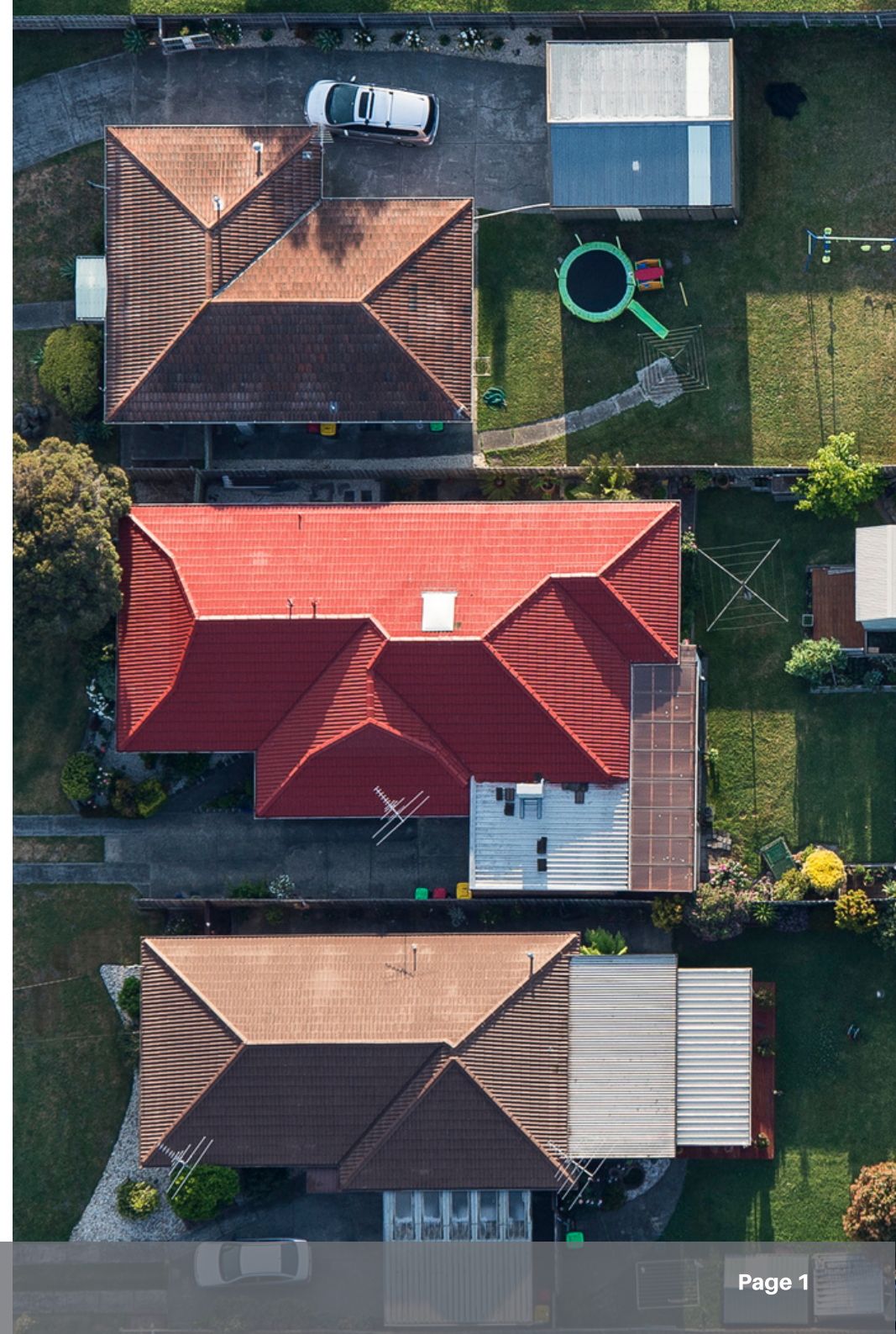
October 2020

Our Invitation

The COVID-19 pandemic has focused the whole community on the importance of home to health, safety and well-being. Access to housing that is well-designed, well-maintained, and affordable has been essential to reducing the impact of COVID-19 and saving lives.

Q Shelter is asking all candidates in the 2020 Queensland State Government election to consider and include informed responses to housing and homelessness issues in their community. We are seeking a dialogue with candidates about the importance of solutions to housing need and homelessness. Housing and homelessness solutions support members of your community to participate more fully in the social and economic life of communities.

We want to emphasise that investment in social and affordable housing can play a critical role in economic recovery as the full impacts of COVID-19 continue to emerge. The housing and construction sector is vital to a strong economy. Investment in social and affordable housing creates jobs, reduces homelessness and helps the construction industry and community housing sector become stronger.



Summary: housing and homelessness solutions for Queensland

We invite all candidates to get behind these solutions:



Increased State Government investment in social and affordable housing supply to leverage 10,000 additional units of housing each year for 10 years



Enhanced support for sustained tenancies to assist 20,000 vulnerable Queensland households per year



The continuation and expansion of service integration to achieve integrated and enduring solutions to the needs of vulnerable Queenslanders



An improved planning system that prioritises and mandates the delivery of social and affordable housing

Solutions: how to address Queensland's housing and homelessness need

01 Housing supply and stimulus

- **Investment** in a social housing stimulus program through community housing including funding mechanisms to leverage 10,000 additional units of housing each year for 10 years across targeted local government areas.
- The social housing **stimulus** program include scope for:
 - Upgrades and realignment of existing housing stock
 - New buildings
 - Strategic acquisitions
- Funding for an expanded head-leasing program to enable community housing providers to head-lease additional stock from the private market in identified locations to support long term housing outcomes.

02 Increase support to sustain tenancies

- A new funded program of support focusing on tenancy sustainment to assist 20,000 vulnerable households per year across all housing tenures including the private rental market.

03 Service Integration

- Continuation and expansion of the service integration initiative supporting regional care coordination groups to increase sector capacity to address the impacts of COVID-19 and achieve integrated and enduring solutions to the need of vulnerable Queenslanders.

04 Improved planning system

- Introduce 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
- Mandate a requirement of social and affordable housing on the disposal of surplus state land suitable for residential development
- All City Deals in Queensland should have clear housing affordability outcomes and provisions as their central element including social and affordable housing targets, optimising land use outcomes, and leveraging 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. Lack of housing and direct experience of homelessness prevents individuals and households from fully participating in the community. There is significant housing need and a supply shortfall within our cities, towns and regions evidenced by the following:

- 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 Social Housing Acceleration and Renovation Program (SHARP)
<https://www.communityhousing.com.au/wp-content/uploads/2020/05/SHARP-Full-Report-1.pdf?x65959>

CHIA NSW and Q Shelter Creating Sustainable Tenancies for Tenants with Complex Needs
National Regulatory System for Community Housing Evidence guidelines January 2014.
QGSO (2020) 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
SGSEP Economic Impacts of Social Housing Investment
<https://www.communityhousing.com.au/wp-content/uploads/2020/06/20200197-SHARP-Final-ReportSGS.pdf?x65959>



ENVI Micro Urban Village designed by degenhartSHEDD
architecture + urban design and developed by Bubbl Up
Photo by Tom Anthony

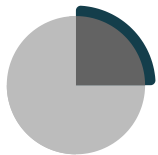
About Us

Q Shelter is a state-wide industry and peak body for the community housing and homelessness sector. Q Shelter is supported by a broad-based membership that includes community housing providers, specialist homelessness services, other not for profit and for profit organisations, as well as committed individuals.

For over thirty years, Q Shelter has worked with members, government, and the community to improve housing outcomes for vulnerable Queenslanders. Q Shelter partners with the Queensland State Government, including the Department of Housing and Public Works, to engage with the sector in developing place-based and person-centered housing and homelessness solutions. Q Shelter is part of a network of Shelter organisations in each State and Territory, and is a member of the National Shelter Council and participates in the national Community Housing Industry Association (CHIA National).

About the community housing and homelessness sector

Queensland's community housing sector is a growing and dynamic industry. Over the last ten years, the sector has experienced 76% growth in the size of their housing portfolio. Community housing providers are involved in varied business activities, playing a significant role in meeting housing need and delivering high quality housing and support to people experiencing housing stress. You can find out more about community housing providers in this prospectus. Queensland's specialist homelessness services work with the most vulnerable people in our communities, providing support and emergency accommodation to those at risk of or experiencing homelessness.



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



*In 2018-2019, Specialist Homelessness Services assisted **53,685** clients across the state, with **9 in 10** clients who were at risk of homelessness assisted to maintain housing.*

The housing and homelessness sector has delivered quality services to Queensland communities for over 30+ years.



Community Housing Providers are regulated under a national system ensuring viability, quality and sustainability.



Larger providers have the potential to leverage assets to boost the supply of social and affordable housing.





SHELTER

because housing matters

515 Wickham Tce, Spring Hill QLD 4004

PO Box 214, Spring Hill QLD 4004

(07) 3831 5900

info@qshelter.asn.au



qldshelter



queensland.shelter



qshelter

www.qshelter.asn.au

www.thedeck.org.au



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

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