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Queensland rental crisis teetering on the edge of a cliff

Over 8,000 renting households in Queensland face rising rents or eviction as the National Rental Affordability Scheme (NRAS) ends.

Q Shelter Executive Director Fiona Caniglia said at a time when vacancy rates are below one per cent, these households will struggle to find alternative housing that is affordable.

“Given the projected inwards migration to Queensland there is a strong case for extending the NRAS subsidies so that lower income households have some security going forward,” Ms Caniglia said.

“We know the end of NRAS is impacting some older people in particular who deserve to know their homes are secure and will remain affordable.”

The scheme was introduced in 2008 to increase the supply of new and affordable rental homes through tax incentives to investors to build and rent homes to low- and moderate-income households at below-market rates. There was originally 30,000 NRAS subsidies granted nationwide with some already expired.

Ms Caniglia said those living in the remaining NRAS properties will soon find themselves competing for rentals in the open market.

“Those people will spill back into the already stretched private rental market where rents are at an all-time high across most of the country, and vacancy rates are at an all-time low,” Ms Caniglia said.

“It’s hard to expect any other likely outcome than a significant increase in the number of people presenting to homelessness and crisis services seeking help. It will also mean that the number of people on the social housing register is likely to increase.”

Ahead of this week’s Queensland Housing Summit, to be attended by over 150 housing experts including all three levels of government, Ms Caniglia said alternative approaches are desperately needed to ensure the rental crisis doesn’t worsen.

“We need to continue the national conversation around housing affordability, and we are encouraged that the Federal Government is working to deliver the Housing Australia Future Fund and set up a National Housing Supply and Affordability Council,” she said.

“Q Shelter however urges the Federal Government to re-consider the extension of NRAS, or a program similar, to prevent a further surge in demand for affordable homes which are simply not available.”

Federal Housing Minister, Julie Collins MP will be attending the QLD Housing Summit later this week.

ENDS



Media opportunities for comment by Q Shelter Executive Director, Fiona Caniglia.

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