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Brisbane 2032 Legacy Plan not enough to prevent housing market impacts

While the Brisbane 2032 Legacy Plan makes mention of housing, it falls short of preventing serious housing impacts because of a mega-event.

“Q Shelter has called for the conversion of Athletes’ Village housing into longer-term social and affordable housing, however, even if this is achieved, it will not fully offset the housing market impacts we expect to see from such a mega-event,” says Executive Director, Fiona Caniglia.

“Brisbane 2032 needs to fully pay for itself in terms of housing impacts. Without other interventions, there will be an overall decline in affordability pushing some households from the city altogether.”

“We also know that homeless populations are often managed during mega-events in favour of early, preventative interventions such as scaling up supportive housing so that people have a home with support.”

“The last thing we want to see are temporary measures at the time of the Games, rather than sustainable and meaningful solutions that are enduring.”

“It is the difference between managing the impact of homelessness on the Games instead of preventing impacts from the Games on people experiencing homelessness.”

“The gentrifying impacts of the Games are not addressed at all in the draft Legacy Strategy. Place-making and infrastructure improvements without serious housing interventions all have a gentrifying impact.”

Q Shelter is calling for housing markets impacted by the Games to be the subject of baseline studies to allow for intensive monitoring of affordability impacts. Affordability impacts must be offset through rental market interventions preventing excessive price increases.

“The Housing Supply Expert Panel needs to play a core role in monitoring these impacts and recommending solutions.”

Games-related infrastructure projects will also draw a workforce that needs to be housed. This needs urgent attention or existing populations will be displaced.

“All procurement strategies for major projects need a workforce housing response that will ensure one population isn’t replaced with another.”

It is also clear that, without limiting the value of rent increases in the private market, the cost of rents will drive many people from their homes in favour of short-term letting and higher value rental properties favouring some population groups over others.

“The Legacy Strategy is at pains to say the Strategy can’t be responsible for business as usual. There is a fundamental issue with this underpinning analysis that the Games exist separate from local housing markets and that Games-related strategies can exist in a silo. Housing markets are incredibly interconnected. Housing is a system, and the Legacy Strategy as it stands is a blueprint for gentrification and population displacement.”

“The Queensland Government is working very hard on an integrated set of housing solutions, but these will be undermined by the Games without recognising these impacts and working to prevent them.”

ENDS

Media comment

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