



# Progress on Policy and Investment Recommendations

ASSESSING OUR POLICY PROGRESS AND ALIGNMENT AGAINST RECENT GOVERNMENT REPORTS  
APRIL 2024

## Overview

Q Shelter develops a range of policy submissions including an annual submission called *Better Together*. To assess our progress, and the alignment of our policy documents with various announcements, we have reviewed the following submissions from Q Shelter against the most recent Queensland Government reports and plans. You can review our policy documents here:

- [Better Together 2022-2023](#)
- [Better Together 2023-2024](#)
- [Better Together 2024-2025](#)
- [Q Shelter Submission to the Queensland Housing Summit](#)
- [Go for Gold](#): a submission on how to address housing needs and homelessness as a legacy from Brisbane 2032.

Recently announced [Homes for Queenslanders](#) addresses five themes, and these, combined with the [Queensland Housing Summit Outcomes Report](#) and earlier [Queensland Housing and Homelessness Action Plan 2021-2025](#) have enabled an integrated set of measures aimed at both an immediate response to homelessness and the achievement of a healthy housing system. Of course, there is still more to do. We are working right now on a policy and investment statement leading into the Queensland State Election in October.

This document sets out where there is progress against our recommendations across a range of policy submissions made by Q Shelter. We are pleased to see progress on our recommendations relating to each of the five elements in Homes for Queenslanders:

- Build more homes faster
- Support Queensland renters
- Help for first homeowners
- Boost social housing
- Towards ending homelessness

## Amplifying progress is important

Addressing unmet housing needs and homelessness are rightly termed a 'wicked problem'<sup>1</sup> because of the complexity involved in the causes and solutions.

Economists generally agree the current housing crisis has been evolving for decades. The chronic under-investment in social housing is in a broader context where home ownership has been steadily declining, and where overall housing supply does not meet demand driving prices up for aspiring homeowners and increasingly desperate renters. The forces underpinning this are deeply structural and difficult for any one level of government to unilaterally fix which is just one reason why responsibility for solutions must be distributed across sectors and all levels of government.

With that acknowledgement, a lot has changed since the inaugural Queensland Housing Summit in October 2022. An entire policy community is lending itself to solving the challenges. The housing eco-system is incredibly multi-faceted. The solutions require varied sectors, all levels of government, and the community itself. The solutions also require an incredible diversity of skills, knowledge, and capability far beyond the traditional delivery of community services. While our sector is critically important to achieving a home for every Queenslander, there is widespread recognition that a healthy housing system requires a wide range of skills and industries to achieve excellence in implementation.

The combination of the Queensland Housing Summit Outcomes Report and Homes for Queenslanders is helping to change our trajectory. Just as Riley Flanigan from Urbis writes<sup>1</sup>:

'Homes for Queenslanders is expansive in its scope, tackling just about every dimension of the crisis that is within the State's grasp. It seeks to boost supply through planning reform and funding... It will improve conditions for renters and funding for homelessness services. It provides incentives that improve the feasibility of infill renewal. Perhaps most importantly, it directs significant resources towards funding for social housing.'

People are drawn to our sector because they are committed to helping people impacted by homelessness and housing stress. As demand has surged, our sector has been at the front-line of meeting complex needs in a complex environment.

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<sup>1</sup> Riley Flanigan, 2024, Unveiling the Homes for Queenslanders Plan: a multi-faceted approach to a wicked problem, Agenda.

As people and their leaders are working so hard, it is important that there is a clear line of sight to where there is progress.

At Q Shelter, we strive to amplify progress so that everyone involved in front-line responses can access a fair account of our collective impact. If we only amplify the problem without talking about our progress, then we may negatively impact people's perception of the difference they are making. There are many challenges, and the need seems overwhelming yet the collective impact of many efforts across the State has resulted in positive, measurable outcomes even as there is more work to do.

## Q Shelter's policy process

Q Shelter develops policy and investment submissions through consideration of evidence, as well as information, ideas and opinions gathered through stakeholder engagement. Our members, staff team and management committee are inclusive of people with expertise and experience relevant to diverse aspects of delivering housing supply solutions and homelessness responses. Q Shelter has a range of standing engagement mechanisms such as:

- Our relationship with regional housing and homelessness networks
- Regional Representatives network from 18 regions
- The CEO and Leaders' Forum
- Feeling the Pulse on housing investment and growth
- The Q Shelter Learning Exchange
- The network of regional facilitators who are part of the Integrated Service Delivery Initiative.

In summary, our policy process takes account of the following as elements that have an important relationship with each other:



## Looking ahead

It is vitally important to maintain momentum and retain the policies and investment under implementation. There are also additional ways to embed prevention in the system to ensure upstream solutions rather than downstream crisis management. Q Shelter is currently working on our statement of recommendations to all aspiring Queensland parliamentarians and their respective parties

Building on Homes for Queenslanders, Q Shelter would like to see more progress in some important areas. These suggestions aim to address the urgent need for more homes now while pursuing genuine prevention. We also propose that across all aspects of the housing and homelessness system the expertise of people with lived experience is embedded in the development of policy, the design of programs, and the delivery of services.

Some of the themes we will be addressing include:

1. To address immediate challenges to **achieve more homes quickly** through:
  - A rapid scaling up of infrastructure and industry capacity to support modern methods of construction
  - A renewed focus on strategies to unlock latent capacity in the housing market through identification and utilisation of empty homes, underutilised buildings, and homes in the short-term rental market
  - Additional strategies to solve construction industry constraints.
2. To achieve **genuine prevention of complex homelessness** through:
  - Upstream investments in programs and system improvements that prevent children's exposure to adverse experiences because of the association with poverty, complex homelessness, and other adverse outcomes later in life<sup>2</sup>
  - Funding a recurrent tenancy sustainment program in Queensland providing support for the duration of people's needs to sustain their tenancy across any tenure and to address any wellbeing domain.

3. To **build community housing industry capacity**:
  - Strengthen the role of community housing in Queensland through a clear policy framework and operating model.
  - Expand Community Housing Futures program providing more capacity support to providers.
  - Develop a Community Housing Industry Road Map.
4. **Amplify and embed the voices of people with lived experience** of unmet housing needs and homelessness.
  - Amplify and embed the voices of people with lived experience of housing need, homelessness and of being a tenant through investment in programs that embed lived expertise in all aspects of policy development, investment settings, program, and the design and delivery of services.

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The table on the following pages provides a quick reference to announcements made in-line with Q Shelter's policy positions and investment recommendations. The two main sources used can be accessed through these links:

[The Queensland Housing Summit Outcomes Report](#)

[Homes for Queenslanders](#)

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<sup>2</sup> Prevention of adverse childhood experiences. [https://www.cdc.gov/violenceprevention/pdf/ACEs-Prevention-Resource\\_508.pdf](https://www.cdc.gov/violenceprevention/pdf/ACEs-Prevention-Resource_508.pdf)  
Link between homelessness and ACES. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3969113/>.

Link between homelessness and ACES. <https://www.sciencedirect.com/science/article/pii/S2468266721001894>.

## Overview of progress on Q Shelter policy and investment recommendations

Q Shelter position	Housing Summit Report	Homes for Queenslanders	Other
Fund a recurrent tenancy sustainment program throughout Queensland designed to work with people across all rental tenures to successfully sustain their housing and be supported in any housing transitions to achieve an improved housing outcome.	\$11.7 million to expand tenancy sustainment responses	Provide more financial assistance and support workers to help people stay in their tenancies and avoid homelessness.	
Undertake effective system design to ensure all critical elements of an evidence-based system are in place and working optimally in an integrated way.		Independent review of homelessness responses.	
Increase SHS funding by 25%.	<p>\$10 million for additional emergency accommodation with onsite support.</p> <p>\$5 million boost to Immediate Housing Response Package.</p> <p>\$8.5 million for expanded after-hours outreach services.</p>	<p>20% increase in SHS funding for 18 months.</p> <p>More supported accommodation across the state for people experiencing homelessness.</p> <p>Critical Response Teams to all areas Expanding the Immediate Housing Response Package.</p> <p>Run after hours outreach services and employ more workers at night.</p> <p>Invest in new mobile services to help young people in their homes and in public spaces to find and keep housing.</p>	
Commit \$600 million for new supportive housing initiatives in key population centres.		A new supportive housing policy and framework will guide investment into the future.	
Expand the service integration initiative to more regions.			Service integration initiative expanded to Wide Bay and Ipswich.
Fund specific rental subsidies for young people improving access to community housing and the private rental market.		Make it financially possible for community housing providers to house more young people through a youth subsidy.	

PROGRESS ON Q SHELTER POLICY & INVESTMENT RECOMMENDATIONS, APRIL 2024

Q Shelter position	Housing Summit Report	Homes for Queenslanders	Other
Fund six additional Foyers in Queensland.		Eight new youth foyers including four in forward Estimates.	
Resource participation and input to the review of residential services.			QDN and QAI funded to support people residing in Level 3 Supported Accommodation to have input to the review. Committee report due: 7 June 2024.
Granting more long-term leases and/or title transfers of state-owned community housing.		Introducing 20-year management leases on social housing and existing leases offered by government, where appropriate, to help the sector invest and grow.	
Harmonise community housing rent settings to be consistent with public housing.		Introducing changes to allow rent parity across the social housing system.	
Increase capital funding for CHOs and Increase the HIF to \$4 billion.	Increase of HIF to \$2 billion.	\$1.25 billion, over the next 5 years, for social housing inclusive of opportunities for CHOs.	
Provide capital funding to subsidise the purchase of NRAS properties by community housing providers.		Support for select CHOs to purchase, own and operate homes coming out of NRAS.	
Strategic identification of land across all levels of Government, church sector, not for profit sector and private sector.	Audit of State Government owned land and buildings for residential use and partnering with local governments and non-government organisations to identify similar options.	Unlocking land across the State fuelled a comprehensive audit of state government land in partnership with EDQ.	Faith-based organisations and local governments have also acted to identify land options under their control.
Set targets for all housing including specific targets for social and affordable housing based on projected population needs.	AHURI Modelling for future social housing based on needs.	Mandatory housing targets under regional plans.  Target of 1 million new homes by 2046, including 53,500 new social homes.	SEQ Regional Plan update sets targets for all housing including social and affordable housing and housing typography.
Targeted housing response to First Nations led households.		1,200 social homes for First Nations families through partnerships with Aboriginal and Torres Strait Islander local governments and communities.	New action plan for First Nations housing released.
Targeted response to people living with disability.		Commitment to a new action plan Partnering for Inclusive Housing with Queenslanders with Disability 2024-2027.	

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Targeted response to young people.		<p>Support for young people in community housing.</p> <p>Specialist homelessness funding expansion for young people.</p> <p>A new Youth Support Centre.</p>	<p>Toward ending homelessness for young people 2022-2027 – Plan.</p> <p>\$29.8 million to deliver initiatives under this plan.</p>
Accelerated reforms to strengthen and grow the Community Housing Industry including a renewed Master Agreement and granting of long-term leases.		<p>Establishing a single, modernised, and streamlined Housing Master Agreement to reduce red tape and standardise how providers are funded.</p> <p>Introducing 20-year management leases on new social housing and existing lease offered by government, where appropriate, to support the sector to invest and grow.</p>	
Introduce inclusionary planning.		Run inclusionary planning pilots.	
Incentivise and regulate the return of short-term rental properties and empty properties to the long-term rental market.		Registration scheme for short-term rentals.	UQ Report on the impacts of STRA on housing affordability released in June 2023.
Expand priority development areas.	34 PDAs declared including four Greenfield PDAs.		Strengthening EDQ Bill currently before the Queensland Parliament.
Increased place-based infrastructure funding to support local governments.	\$150million Catalyst Infrastructure fund \$50million for the Growth Acceleration Fund as low interest loans.	\$350million to incentivise infill development in the right locations.	
Scale up the preferred supplier panel for modern methods of construction.	Establish the Q Build Rapid Accommodation and Apprenticeship Centre at Eagle Farm and explore expanding prefabricated home manufacturing in regional locations.	Cost conscious construction through modern methods of construction.	
Consolidate standardised plans to increase certainty and reduce costs.		New distinctly Queensland housing design standards that simplify approvals and shorter building times.	
Develop additional manufacturing hubs.			

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Q Shelter position	Housing Summit Report	Homes for Queenslanders	Other
Fast track approvals processes for social and affordable housing.		Reforms through Housing Availability and Affordability (planning and other legislation) Amendment Bill 2023.  Streamlined decisions through a new state facilitated development team.  Infill Development Strategy to incentivise medium scale mixed-tenure housing projects in growth areas across the State.	
Support restructuring of the rental market to include more Build to Rent projects.	\$70 million Build to Rent project.		From 1 July 2023, BtR developments with at least 10% homes as affordable housing, will be eligible for land tax incentives.
Build community capacity to embrace housing diversity and density.	Implement a community campaign to articulate the benefits of growth and housing diversity.		Targeted campaign, linked to regional plans and future population growth 'in market'.