



## Housing affordability measures through the SEQ City Deal

### About Q Shelter

Queensland Shelter Incorporated (Q Shelter) is a state-wide industry and peak body for the Queensland housing and homelessness sector with a broad-based membership base that includes passionate individual members, as well as not for profit (NFP) and for profit organisations. We provide an independent and impartial voice on behalf of the housing and homelessness sector, as well as on behalf of those Queenslanders who do not have access to secure and affordable housing. We also work to strengthen the capacity of community housing providers (CHPs) and specialist homelessness services to deliver better outcomes for those in need. Started in the 1980s by committed community members, Q Shelter was Incorporated in 1993.

***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.***

For over thirty years, Q Shelter has worked with members and stakeholders to improve housing outcomes for vulnerable Queenslanders. Q Shelter provides products and services that build the strength and capacity of the housing and homelessness sector. Q Shelter also works with regional networks and members to improve policies and programs responsive to the needs of people vulnerable to homelessness. Our members come from across Queensland and include CHPs, local governments, specialist homelessness services, Indigenous Community Housing Organisations (ICHOs). Q Shelter also works with housing and homelessness networks in fifteen areas across Queensland. Q Shelter is a member of the National Shelter Council.

### Housing Need in South East Queensland

Access to appropriate, affordable and accessible housing is fundamental to our region's economic growth and prosperity. Housing influences a wide range of non-housing outcomes for individuals and families, including workforce participation, access to jobs and services, social participation, family stability, and education. However, there is significant housing need and a supply shortfall in the region:

- There will be an estimated short fall of 79,200 social housing dwellings in the Great Brisbane Region (2016-2036)<sup>1</sup>
- There are approximately 11,956 people registered for social housing in SEQ, and 76.8% are classified as having very high and high needs<sup>2</sup>
- There were 10,534 people experiencing homelessness in SEQ (2016)<sup>3</sup>
- Over 24,000 clients were supported by a specialist homelessness services in SEQ (12 months ending 30 June 2018)<sup>4</sup>

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<sup>1</sup> See [https://www.ahuri.edu.au/\\_data/assets/pdf\\_file/0025/29059/AHURI-Final-Report-306-Social-housing-as-infrastructure-an-investment-pathway.pdf](https://www.ahuri.edu.au/_data/assets/pdf_file/0025/29059/AHURI-Final-Report-306-Social-housing-as-infrastructure-an-investment-pathway.pdf)

<sup>2</sup> QGSO (2019) South East Queensland Region via <https://statistics.qgso.qld.gov.au/hpw/profiles>

<sup>3</sup> QGSO *op. cit.*

<sup>4</sup> QGSO *op. cit.*



- There are over 36,300 social housing tenancies in SEQ with 87.9% public housing and 15.1% as community housing<sup>5</sup>
- There are 6,255 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<sup>6</sup>
- The average wait time in Queensland for public housing was 15 months<sup>7</sup>
- While private rental affordability has improved in the last twelve months in Brisbane, private rental remains considerably unaffordable for low income households<sup>8</sup>.

## City Deals

A focus on strategic outcomes for cities under population and growth pressure represents a significant opportunity to address housing affordability as a central issue. Q Shelter advocates that housing affordability is a central element in all City Deals. South East Queensland is vitally important as a Queensland's most populous region with a high concentration of employment, services and infrastructure. Many push factors are at play in locations with improved infrastructure, services and employment. These advantages automatically cause housing price improvements which negatively impact households on low and moderate incomes particularly if they rely on rental housing.

Q Shelter suggests a framework of elements that should be included in the SEQ City Deal that will positively impact housing affordability:

### Targets

- Establish short-term and long-term targets for housing growth overall so that supply meets market demand and long term patterns of housing shortages are addressed.
- Establish targets for the growth of social and affordable housing to ensure that the needs of vulnerable Queenslanders are met.

### Investment in social and affordable housing

- Include direct funding to accelerate the development of new social and affordable housing.
- Deliver a package of investment for new/upgrades for homes and neighbourhoods to build their climate resilience.

### Institutional Investment

- Support institutional investment in build to rent models that locate housing for low and moderate households close to employment resulting in improved social integration and diversity as well as productivity for retail, emergency, health and education services.

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<sup>5</sup> QGSO *op. cit.*

<sup>6</sup> QGSO *op. cit.*

<sup>7</sup> See <https://www.brisbanetimes.com.au/politics/queensland/thousands-of-queensland-children-languish-on-housing-wait-list-20181218-p50mwi.html>

<sup>8</sup> See [https://www.sgsep.com.au/assets/main/Projects/SGS-Economics-and-Planning\\_RAI-Nov-19.pdf](https://www.sgsep.com.au/assets/main/Projects/SGS-Economics-and-Planning_RAI-Nov-19.pdf)



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because housing matters

## Land Supply

- Engage three levels of Government, community and private sectors in strategic land banking to ensure adequate land availability in suitable locations.
- Unlock government land for mixed housing projects.

## Planning Reform

- Support the introduction of inclusionary zoning as a mechanism for achieving the distribution of affordable and social housing across well-located sites and throughout varied locations
- Introduce uniform provisions for secondary dwellings that relax requirements related to household composition and are flexible in design and use of materials that reduce construction and maintenance costs
- Support small-lot development responding to reducing household size and an aging population

## Provision of Infrastructure

- Ensure affordable and social housing are framed as essential infrastructure and that opportunities for strategic employment outcomes and economic stimulus are integrated with the production of social and affordable housing
- Introduce requirements that social planning benchmarks for transport and social infrastructure are met for all master-planned communities and peri-urban suburban development to reduce fuel poverty and improve access to employment, training and other essential services

## Community Engagement

- Engage all levels of Government in active support for the development of social and affordable housing including strategies that build community capacity to embrace new developments
- Work with the community sector to deliver a 'future housing' narrative which ensure opportunities for low income households to remain/locate in their suburbs of choice through good planning, sustainable design and authentic community engagement
- Support the intensification of housing in significant transport nodes and actively build community capacity to embrace well-designed and located medium and higher density housing solutions.

## Financial Support

- Require Councils to introduce uniform rates' concessions for community housing providers as a direct measure to improve their financial sustainability and growth opportunities.

