



▼ SOCIAL
HOUSING



SOCIAL HOUSING

OVERVIEW

Social and affordable housing is an important part of our communities, as it provides a safe and secure home for many Queenslanders.

Demand for this valuable asset is increasing due to a range of market influences, including higher interstate migration, record low interest rates, rising property and private rental prices, and growing demand in the private market. These market conditions expand beyond the usual boundaries of South East Queensland. There is increasing demand in regional areas, both along the coast and inland, due to intrastate migration and the slow construction of new homes as a result of materials and labour shortages.

Queensland's state owned, and the community housing provider owned and managed social housing portfolio exceeds 74,000 properties.¹²¹ With more than 64,500 of these under state ownership this makes the government the largest residential lessor in the state. Social housing dwellings are managed directly by the government (public housing) or by community housing providers and specialist homelessness services. Government-owned properties are also leased to specialist homelessness service providers and used to deliver a suite of other services.

Public housing, community housing and specialist homelessness service providers respond to the specific needs of a range of vulnerable people, including:

- ▶ people requiring crisis support
- ▶ older people or young people experiencing or at risk of homelessness
- ▶ people with a disability
- ▶ women and families experiencing or at risk of domestic and family violence
- ▶ Aboriginal and Torres Strait Islander Communities.

The *Queensland Housing Strategy 2017–2027* seeks to ensure that every Queenslander has access to a safe, secure and affordable home that meets their needs and enables participation in social and economic life. The *Housing and Homelessness Action Plan 2021–2025* (the second action plan under the strategy) supports the next delivery phase of the housing strategy. The action plan is backed by \$1.908 billion in funding over four years, which includes annual returns from the new \$1 billion Housing Investment Fund established to support ongoing housing supply.

The housing strategy is also implemented through the *Aboriginal and Torres Strait Islander Housing Action Plan 2019–2023*, which includes funding of \$67.1 million over four years and is focussed on improving housing outcomes for Aboriginal and Torres Strait Islander people. This investment will support community-led decision-making, enhance sector capability, and deliver responsive housing across the state.

The government is increasing the supply of social and affordable housing by almost 10,000 over the life of the housing strategy. This includes 6,365 new social housing commencements over the next four years (by 30 June 2025) as part of the Queensland Housing Investment Growth Initiative (QHIGI), under the new *Queensland Housing and Homelessness Action Plan 2021–2025*.¹²² The strategy also commits to constructing a minimum of 50 per cent of new public housing properties to gold and platinum Liveable Housing Design Guidelines standards, to increase the supply of accessible and adaptable housing, respond to individual needs and enable tenants to more readily age in place.

Delivery of new, innovative and sustainable social housing solutions requires strong partnerships with the community housing sector, industry bodies, local government and the private sector. The Queensland Government continues to work closely with, and build the capability of, these partners to meet the needs of our communities today and into the future.



Improving housing outcomes (Source: Department of Communities, Housing and Digital Economy)

Current key initiatives

▾ Queensland Housing Strategy 2017–2027

A 10-year plan to deliver more social and affordable homes and to transform the way housing services are delivered.

Delivered through:

- ▾ *Aboriginal and Torres Strait Islander Housing Action Plan 2019–2023* – Improving housing outcomes for Aboriginal and Torres Strait Islander Queenslanders by working together with local communities and the housing sector
- ▾ *Housing and Homelessness Action Plan 2021–2025* – to improve housing outcomes and future-proof the service system
- ▾ *Queensland Housing Investment Growth Initiative* – delivering new homes through a coordinated and integrated capital program.



New social housing, Cairns (Source: Department of Communities, Housing and Digital Economy)

HIGHLIGHTS



\$1.908 billion investment in **social and affordable housing** over four years through the *Housing and Homelessness Action Plan 2021–2025*



Almost 10,000 social and affordable homes over the life of the *Queensland Housing Strategy 2017–2027*



Tenant profiles:¹²³

Single household – **17 per cent**
 Single parents – **29 per cent**
 Seniors (over 55) – **41 per cent**
 Couple family – **7 per cent**



Almost half of applications for social housing are for households with at least one **person with disability**¹²⁴



Our **ageing population** is creating more 1-2 person households and **greater need for smaller homes**



Yarrabilba, master planned community

TRENDS



The **RENTAL MARKET** is **TIGHTENING** and prices are rising as proportionately **FEWER PEOPLE** enter or retain home ownership¹²⁵



Increasingly there is **LIMITED HOUSING** available in many **REGIONAL COMMUNITIES**¹²⁶



People on low and **MODERATE INCOMES** are finding it harder to afford to **LIVE IN** their **COMMUNITY** or near their work¹²⁷



HOUSE PRICES continue to **INCREASE**, creating **CHALLENGES** for first home buyers and people seeking to re-enter the market¹²⁸

▼ CASE STUDY

Queensland Housing Investment Growth Initiative

Through the *Housing and Homelessness Action Plan 2021–2025*, the Queensland Housing Investment Growth Initiative (QHIGI) was introduced to tackle current and future challenges in social housing delivery with strong capital investment and a state-wide focus. The initiative includes:

- ▼ Establishing the Housing Investment Fund through a \$1 billion investment to deliver 3,600 social housing commencements over four years. The total value of the fund will be maintained over time with returns used to fund new housing supply.
- ▼ Accelerated social housing construction through QuickStarts Qld, a \$1.813 billion investment to deliver 2,765 new social housing commencements across the state, including in the regions and in Aboriginal and Torres Strait Islander communities where homes will be delivered through local housing plans.
- ▼ Help to Home, which will priority source 1,000 private leases through a \$40 million investment over two years to respond to emerging and specific local need.

The three programs of the QHIGI each support specific elements of market need or respond to current or anticipated market challenges.

Housing Investment Fund

The Housing Investment Fund will facilitate a range of new opportunities for strategic partnerships between the state and community housing providers, private developers and institutional investors on an individual or consortia basis. The fund provides greater flexibility to deliver a mix of projects, including public, community and subsidised housing, homeless accommodation, and mixed-use developments that capture site specific opportunities.

It also provides a vehicle for co-investment in projects with consortia to leverage development opportunities and maximise funding and financing opportunities. This may be through shared financing, land contributions or other appropriate arrangements based on project need.

QuickStarts Qld

Investment through QuickStarts Qld accelerates planned capital investment to commence construction of social housing sooner in order to support evolving need across the state. A four-year pipeline of work will result in a mix of developments, from single family homes to multi-dwelling complexes. The investment may include strategic land or property purchases, and will help manage demand for homes in major population areas as well as support changing housing needs in regional cities and towns. The construction program will be delivered through partnerships with community housing providers and capital build projects delivered by the state government.

Help to Home

Help to Home provides housing stock to support immediate or emergent needs while other social housing options are developed. Through headleasing arrangements, the Queensland Government seeks to lease privately-owned properties that may be new to market or not previously available, which can then be sublet to people in need. Supportive tenancy management by the state or community housing providers assists tenants to sustain their tenancies while a longer-term housing plan is developed.



Social housing, Brisbane (Source: Department of Communities, Housing and Digital Economy)



SOCIAL HOUSING

CHALLENGES

Demand for social housing continues to grow

Demand for social housing continues to increase as Queensland's population grows and the private housing market becomes more competitive and less affordable. Home values are increasing across much of the state, putting home purchases out of reach of low- and moderate - income earners, while private rental prices are rising and vacancy rates are at all-time lows.¹²⁹ These conditions put pressure on social housing as people who struggle to find a home seek state support.



Competition with the private market

Delivering new social housing of the right type, in the right location, and at the right price is a challenge. Demand for land and builders is high, accelerated by COVID-19 recovery stimulus for the construction industry, and in some regional markets the construction and labour markets are small or more remotely located.



Many people seeking housing assistance have other needs

Many Queenslanders seeking housing assistance have complex circumstances and engage with multiple human and health services and providers. For example, almost half of applicants for social housing have at least one person in the household with a disability, and one in 10 have experienced domestic and family violence.



Meeting contemporary housing needs

A historical legacy since the late 1940s of building social housing to assist families means current housing stock does not always respond well to the diverse needs of other cohorts. For example, this could include single households seeking smaller homes or people with a disability seeking to live independently who require an accessible home.

▼ OPPORTUNITIES



Maximising benefit from national, state and local initiatives

Queensland uses initiatives at all levels of government to advance its social housing policy objectives. This includes through local government planning schemes, state planning mechanisms (such as regional plans), key strategic agreements such as City Deals, and major infrastructure developments, such as urban renewal sites and new community growth areas.



Expand the range of alternative assistance options

Innovative delivery of affordable housing includes the Build to Rent pilot project, where government partners with the private sector to deliver affordable homes for rent at a discounted rate as a component of large-scale developments. Almost one-third of 750 new apartments across two Brisbane developments will be offered at a discounted rent, helping key workers to live close to their work.



Strengthen the community housing sector

The Queensland Government is committed to supporting the capability and capacity of community housing providers, through innovative funding opportunities and partnerships across government and private industry. This will assist community housing providers to deliver new and innovative housing support that is person-centred and place-based.



Significant investment in new social housing supply

The Queensland Housing Strategy 2017–2027 commits to increasing social housing supply across the state to meet demand in areas of high need. The strategy's *Housing and Homelessness Action Plan 2021–25* will deliver new housing supply and upgrades to existing properties. This investment also provides opportunities to better align the portfolio to respond to the specific needs of vulnerable Queenslanders and will create jobs for tradespeople.



SOCIAL HOUSING



PRIORITY ACTIONS



Encourage jobs, growth and productivity



Develop regions, places and precincts



Enhance sustainability and resilience



Adopt smarter approaches

1 Increasing social housing supply (DCHDE, DEPW, QT)



Deliver a coordinated program of capital works and capital grants that:

- optimises the use of public housing assets
- revitalises social housing precincts
- redevelops high-value sites to maximise yield
- promotes a range of housing support options to meet the varying needs of communities and cohorts.

2 Lease and purchase properties from the private housing market to meet emergent need (DCHDE)



Access properties from the private market through leasing and spot purchases.

3 Supporting growth, sustainability and innovation in the community housing sector (DCHDE)



Work in partnership with community housing peak and industry bodies to promote growth, sustainability and innovation of person-centred and place-based responses.

4 Make use of state planning and economic development tools (DSDILGP, DCHDE)



Use state planning and economic development mechanisms to explore new opportunities to deliver social and affordable housing.

5 Facilitating innovative funding, financing and service delivery options (QT, DCHDE)



Drive strategic partnerships between the state and a wide range of potential participants such as the Australian Government, local governments, community housing providers, private developers, institutional investors, and not-for-profit partners, either individually or as consortia.

6 Working with regional councils to increase and diversify regional housing supply (DCHDE, DEPW)



Explore opportunities for government and non-government investment and incentives for housing that responds to community needs.

7 Strengthening housing outcomes for Aboriginal and Torres Strait Islander peoples (DCHDE, DSDSATSIP)



In partnership with Aboriginal and Torres Strait Islander communities, develop place-based, community led responses to local housing challenges and priorities through local housing plans, delivering new housing as agreed with communities.

Explore opportunities to increase land supply for social housing.