

Queensland Housing Summit

QDN Summary

November 2022

Context

This summary is both a reflection of QDN's attendance and participation at the Queensland Housing Summit and a summary of the Housing Summit Outcomes Report which outlines the actions and commitments by the Queensland government after the Summit.

QDN Reflections

On 20th October 2022, the Premier convened the Queensland Housing Summit (the Summit). The Summit followed the Queensland Housing Roundtable on 16th September 2022, as a first step toward the Summit and attended by 40 non-government and government stakeholders. The Summit brought together almost 200 attendees, including people with lived experience of housing need, frontline service providers, housing industry and local government associations, and professional peak bodies to identify solutions to immediate challenges being experienced in Queensland in relation to housing in 2022 and plan solutions for the future.

QDN welcomed the invitation to participate in both the Housing Roundtable and the Summit. A key reflection on the discussion between stakeholders and government participating in the Summit, was the focus on getting supply to market, not to just affordable housing, but housing in general. QDN supports this, however, is concerned that this is not going to address those in crisis in the short term and may not lead to creating policy that is going to assist the most vulnerable first. People with disability must be partners in the co-design process to create accessible housing policy, programs, and services.

Whilst acknowledging that Rent Assistance is a federal responsibility, working with the Federal Government to increase this was not discussed. Increasing rent assistance for families would be an immediate way to ease pressure on families. 3% of households rent in the social housing system, yet 27% of Australians receive a DSS payment, so there are plenty of households receiving DSS money that are in the private sector, which is now unaffordable on the rates. Rent assistance of \$201.32 per fortnight at its maximum rate for families barely covers a quarter of market rent in most cases.

A focus on homelessness services, crisis responsive services, and frontline support services is needed as these services are currently overwhelmed and need to have an injection of funds to ensure vulnerable people are well supported. There also needs to be a greater focus on tenancy sustainment for those who have a home already. Capacity and flexibility of products in the early intervention space could reduce the impact of homelessness at a personal level, but also to other areas of government such as mental health services, hospitals, and police.

The rent connect program assists people with connecting to private sector rent assistance, but the number of people in need outweighs the capacity of the service. More officers are required for that specialized work.

On the 1st December 2022, the Queensland government released the [Housing Summit Outcomes report](#) which provides an overview of actions from the discussions and commitment from the Queensland government and other key partners on delivering better housing outcomes for Queenslanders.

To monitor the implementation of actions from the Housing Summit a new **Housing Delivery Board** of relevant Directors-General will be established, which includes regular engagement with non-government stakeholders.

The **Housing Roundtable will reconvene in March 2023** to report against implementation commitments and gain insight into the system.

Housing Summit actions

Actions coming out of the summit acknowledged not just the need for increased supply of housing, but also increased support for people to sustain their housing in terms of affordability, but also for those who have more complex needs.

An additional **\$56 million in new housing supply and housing support initiatives** and **\$1 billion boost to the housing investment fund** have been allocated as a result of the Housing Summit Outcomes report.

Housing Supply

Currently, the demand for Housing is much greater than the supply available. A key part of addressing this is prioritising interventions that enable the faster delivery of more houses. This will require a collaborative response, with opportunities identified across state, local government, and broader social and private sectors. Identified land and properties will be assessed to determine if they can be used to deliver social and affordable dwellings or crisis accommodation. An online portal will be established to ensure opportunities can continue to be identified.

Key opportunities identified include:

- undertaking an audit of state-owned land and buildings to identify underutilised properties that can be re-purposed for residential use.
- Local government has identified over 500 sites submitted for consideration.
- Faith-based groups and community organisations have indicated they own underutilised properties potentially suitable for housing.
- Strengthen the remit of Economic Development Queensland through establishing diverse social and affordable housing as a clear purpose in legislation in the context of urban renewal and precincts with a focus on low to moderate incomes households.
- develop and progress a suite of planning measures to further encourage increased housing supply, diversity, and affordability, for example previously announced ability for secondary dwellings such as granny flats to be rented on the open market.

The Queensland Government will further support the social and affordable housing system through initiatives such as:

- developing a model to predict future demand for social housing at the state and regional levels to inform planning, investment, and service delivery
- delivering a capacity building project to continue support for the development of Queensland Community Housing Providers (CHPs).

- implementing streamlined planning approvals for social and affordable housing projects, and consulting on an inclusionary planning approach.
- legislation to enable the Queensland operation of the Homes for Homes donation scheme, which allows sellers of properties to donate a proportion of the proceeds of a property sale to social and affordable housing.
- Exploring innovative building approaches to address supply, skills and material shortages including the use of prefabricated homes, especially in rural and remote areas.
 - progress modern methods of construction project to deliver social and government employee housing with a view to creating case studies that would be drawn on by others and enabling and encouraging the wider adoption of such practices.
- Work with stakeholder to support community campaigns that facilitate conversations in relation to housing diversity* and well managed growth to support community well-being, connection and amenity, and enable people to find homes in their community of choice.

**Housing diversity means having a range of housing types that cater to different households, needs and different budgets*

Housing supply

- **\$1 billion boost to Housing Investment Fund** to \$2 billion – with returns of \$130 million a year now available to support an increased target of 5600 new social and affordable home commencements by 30 June 2027
- **Strengthening the remit of Economic Development Queensland** to drive new housing supply
- **Audit of state government-owned land and buildings** for opportunities for residential use, and partnering with local governments and Non-Government Organisations to identify similar opportunities
- **Establish the QBuild Rapid Accommodation and Apprenticeship Centre** at Eagle Farm and explore expanding prefabricated home manufacturing in regional locations
- **Progressing planning reforms** to facilitate and expedite housing supply and support housing diversity
- **\$5 million Community Engagement and Awareness Campaign** on growth and housing diversity
- **\$2.5 million for reviewing the South-East Queensland Regional Plan.**

Housing support

In addition to increasing the supply of affordable housing, it was acknowledged that there is increased demand at the crisis end of the housing spectrum. We also need to increase support for people to sustain tenancies, to prevent crisis. This includes a range of temporary and targeted measures including additional temporary emergency accommodation, increased assistance to sustain tenancies and cost of living relief. Increased supports provided include:

- expanding rental supports to assist more households in private rentals at risk of losing their tenancy through private rental assistance products and services including through expanded provision of bond loans, rental grants, rental security subsidies and boosting the regional discretionary fund
- delivering critical services such as temporary emergency accommodation to people sheltering in insecure and unsafe situations through faster approvals for emergency housing in disaster

affected communities and delivering more temporary emergency accommodation with on-site support faster by using underutilised accommodation

- expanding support services (including after-hours outreach services) to link vulnerable people who are sleeping rough with temporary emergency accommodation and supports (Brisbane, Gold Coast, Sunshine Coast, Townsville and Cairns)
- providing enhanced emergency relief to people experiencing cost of living pressures, including through the provision of critical food relief and emergency relief (financial and material)

Housing support – \$48.5 million

- **\$11.7 million to expand tenancy sustainment** responses
- **\$10 million for expanding private rental assistance products** and services for people experiencing severe rental stress to prevent them losing their tenancies
- **\$10 million to deliver more temporary emergency accommodation** with onsite support
- **\$8.5 million to provide additional support for after-hours** outreach services
- **\$5 million boost to Immediate Housing Response** package taking investment to \$26 million in 2022–23
- **\$3.3 million for cost of living relief**, including emergency relief and food relief.

While QDN commends the work of the Housing Summit, a targeted approach is still required to support people with disability. Housing for people with disability must be affordable, accessible and sustainable.

Some strategies QDN has undertaken and advocated in our housing work involve:

- Developing a Co-design Housing Framework
- Changing planning laws to provide inclusionary zoning practices
- Prioritising cross-agency data collection (no wrong door)
- Providing pathways out of institutional or congregate care settings
- Increasing new supply of social housing
- Designing all new affordable housing to Gold standard
- Reviewing the use of existing housing stock
- Ensuring people with disability have a range of housing options to choose from
- Ensure allocated parking for support workers so people with disability can get the support they need
- Better governance around social housing
- Community housing providers should include accessible housing for people with disability
- Increasing home ownership options – including shared ownership and shared equity models, working with banking and finance sector to create accessible home loan products

QDN supports the call from other peak bodies such as QShelter and QCOSS that the most vulnerable people in Queensland must be front and centre in solving the housing crisis, and we welcome the commitment to additional investment in social housing. However, the social housing investment is only one piece of a complex puzzle, and we look forward to working with the Queensland government and other key industry partners in developing innovative solutions to housing and support that meet the needs of people with disability across Queensland.