

Pre-election Statement to State Members of Parliament

About Q Shelter

Q Shelter is Queensland's housing and homelessness peak organisation working to ensure every Queenslander has a home. Q Shelter develops and promotes a range of policy solutions and delivers capacity-building activities and training. You can read more about Q Shelter in our most recent [Annual Report](#) or at our website: www.qshelter.asn.au

Q Shelter's policy process includes research on evidence-based solutions and widespread sector engagement. We have standing engagement mechanisms including a Regional Representatives Forum, a CEOs and Leaders Forum, specialist policy committees and regional housing and homelessness networks.

Invitation to engage with Q Shelter about our pre-election platform

Attached is a copy of Q Shelter's pre-election statement with proposals responding to housing and homelessness challenges in Queensland. In addition to our annual [Better Together Submission](#), we also provide all prospective State Members of Parliament our input before an upcoming election.

This year we are calling for momentum on current initiatives, policies, and investment. We also suggest additional measures that can make a difference.

Offer of a briefing

As part of our pre-election engagement, we would like to offer you a briefing on our [2024 State Election Platform](#). We are happy to answer any questions you may have. You can contact Jackson Hills, the Manager of Policy, and Strategic Engagement as follows to arrange to meet: Jackson.Hills@qshelter.asn.au or 0411 395 842.

Thank you for taking the time to engage with Q Shelter's proposals for the future of housing and homelessness responses in Queensland. Please let us know if you would like to meet or if you need further information.

Yours sincerely,



Fiona Caniglia,
Chief Executive Officer



2024 Queensland State Election Platform

Housing and Homelessness
Key Priorities

It is time for momentum

Maintaining momentum in our progress to end homelessness and ensure every Queenslanders has a home has never been more important.

Diverse stakeholders are working hard on solutions, and the policy framework is stronger than ever.

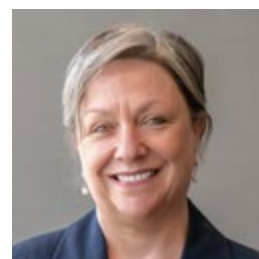
We call on all aspiring Queensland Government decision-makers to maintain the current momentum and consider additional measures to strengthen housing delivery.

We are calling for a system shift towards preventing homelessness so that our reliance on crisis response reduces over time.

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This pre-election call for momentum and innovation reflects input from our key stakeholders and evidence of what works. It is an invitation to dialogue.

We call on everyone to feel the urgency to solve homelessness and unmet housing needs for the sake of every person struggling right now to find, get and keep a home.



Fiona Caniglia
Chief Executive Officer

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Our six key priorities for the 2024 Queensland election include:

1 Prevent and end homelessness

4 Strengthen the private housing system

2 Rapidly increase housing supply

5 Achieve housing system reform

3 Supercharge the community housing sector for growth

6 Amplify and embed the voices of people with lived experience and expertise

Queensland homelessness facts



22,428

Queenslanders were estimated to be experiencing homelessness on Census night 2021

 **Increase of 757**
people since 2016

The rate of homelessness for Aboriginal and Torres Strait Islander peoples in Queensland is **201 per 10,000** compared with **33** for non-Indigenous peoples

Source: ABS Census, 2021.



44% of the overall number of people in Queensland experiencing homelessness were women



Almost 25% of those experiencing homelessness were 18 years of age or younger



1,324 people experiencing homelessness identified that they needed assistance with core activities



493 people experiencing homelessness identified that they had served in the Australian Defence Force

Source: ABS Census, 2021.

Queensland housing facts 2024

\$920,046

median value
(homes) in Brisbane
(+15.9% on 2023)

\$600,215

median value
(units) in Brisbane
(+17.3% on 2023)

43,782

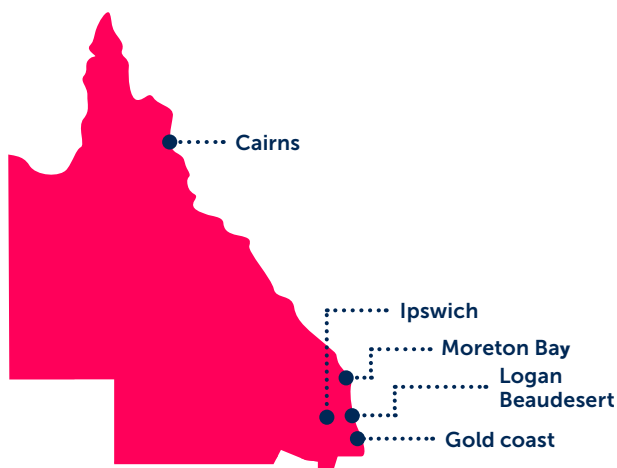
people and 24,991
households are on the
social housing register

1 million

new homes needed by
2046, including 53,500
social homes

Source: CoreLogic Home Property Value Index, April 2024

Queensland has five regions in the national top 10 regions with unmet housing need:



The end of the National Rental Affordability Scheme will **reduce** the number of **affordable** homes in Queensland

The average rental vacancy rate across Queensland is **0.9%**

State population is predicted to grow from **5.4m** to between **6.4m** and **8.27m** by 2046

In SEQ alone, **900,000** new dwellings are required with **20%** targeted as social and affordable homes in the SEQ Regional Plan

Source: CHIA and UNSW City Futures, Unmet housing needs report, November 2021; Queensland Government Open Data Portal, Social Housing Register - December 2023; The REIQ Rental Vacancy Report, March 2024; Queensland Government, Homes for Queenslanders, 2024, and ShapingSEQ 2023.

The current context

A range of contextual factors are impacting the extent of unmet housing needs and homelessness, including:

- Lack of long-term planning and targets for housing supply.
- An undersupplied housing market compared to the demand for housing.
- A growing population.
- Decreasing household size.
- Building and construction industry challenges including workforce availability, skills, supply chain issues, and overall rising costs.
- An infrastructure program attracting a workforce to Queensland.
- Historically low levels of social and affordable housing that have not kept pace with population needs.
- An over-reliance on the private rental market, which provides little security of tenure and is undersupplied.
- A system that invests more in immediate responses to presenting homelessness rather than genuine prevention.



Townsville

Better Together: A framework of solutions

Our complete Policy and Investment Framework: Better Together 2024-2025, spans a wide range of solutions that incorporate the following:

- Upstream investment in genuine prevention.
- Investment in Specialist Homelessness Services to address increased demand.
- Upstream investment in tenancy sustainment support including specialised support.
- Enhanced funding for supportive housing.
- Specific housing supply and support measures to house Aboriginal and Torres Strait Islander peoples, young people, older people, people impacted by hoarding and squalor, and people living with disability.
- An increase to the Housing Investment Fund.
- Expanded investment in modern methods of construction to rapidly scale supply.
- Accelerated policy reforms focused on the planning system and community housing provision.
- Support for peer leadership and for tenant participation.
- Localised community capacity-building activities to build support for diverse housing solutions.

Read an overview of how current policy and investment by Government responds to Q Shelter's recommendations qshelter.asn.au/what-we-do/influence/policy-statements/





Toowoomba



Wynnnum

A strong foundation

A lot has changed in the housing and homelessness environment since the inaugural Queensland Housing Summit held in October 2022.

There is a strong foundation of policies and strategies that need continued support.

The combined Queensland Housing Summit Report, Homes for Queenslanders, Our Place and specialised strategies to address the needs of children, young people and people living with disability are all critically important for the future.

An entire policy community is lending itself to solving the current challenges. The housing and homelessness ecosystem is incredibly multi-faceted. The solutions require varied sectors, all levels of government and the community itself.

Momentum to achieve implementation success is vital. These plans represent industry knowledge, proven evidence and extensive engagement, and need to be secured into the future.

Building on these policies and plans will help achieve momentum.



Click the cover images to access these reports, or search for them on the qld.gov.au site.



www.housing.qld.gov.au/homesforqueenslanders



State election priorities

1 Prevent and end homelessness

Respond to homelessness now

- Embed and retain the 20% uplift to funding for Specialist Homelessness Services (SHS).
- Maintain long-term and flexible funding contracts for SHS to allow for responsive service delivery models.
- Ensure funding models that enable best practice client ratios and other workplace safety measures.
- Recurrently fund the Service Integration Initiative and expand into three new regions.



- Prioritise system and service integration across systems such as Domestic and Family Violence, youth justice, child safety, health and education.
- Decrease reliance on the Immediate Homelessness Response Program through sustainable housing solutions.

Prevent homelessness

- Set targets for ending homelessness.
- Invest in more upstream programs and system improvements that prevent children's exposure to adverse experiences associated with poverty, complex homelessness, and other adverse outcomes later in life.
- Create a Supportive Housing Framework that is consistent across government and industry, and invest in more supportive housing in key population centres.
- Fund a recurrent tenancy sustainment program throughout Queensland, providing support for the duration of people's needs to sustain their tenancy across any tenure and to address any wellbeing domain.
- Work more effectively and transparently across systems to prevent exits from institutions and care, into homelessness.
- Improve the wellbeing, attraction and retention of staff through a workforce strategy inclusive of cadetships, traineeships, graduate programs and training.
- Increase data collection and measurement across the system to evaluate outcomes and impact.

2 Rapidly increase housing supply

- Rapidly expand the Modern Methods of Construction (MMC) modular housing program in genuine partnership with industry.
- Aid the building and construction industry in its transition to a future industrialised manufacturing capability.
 - Consider incentives, pilot projects, and demonstration sites as proof of concept.
 - Intentional design of procurement and supply chain pathways to incorporate prefabricated building components.
 - Invest in more regional manufacturing hubs.
- Require workforce housing plans by industry as part of large infrastructure and regional development projects.



3 Supercharge the community housing sector for growth

- Invest in a Community Housing Road Map to 2046—together with industry—that identifies the required size and scale of community housing in Queensland, and how to get there.
- Strengthen the role of community housing providers (CHPs) in Queensland through a more enabling policy framework and operating model, including:
 - Grant more long-term leases, title and/or long-term management transfers of state-owned community housing (current and future stock), to improve financial viability and capacity to attract debt finance.
 - Remove the contingent liability for community housing providers.
 - Expand the Community Housing Futures program, providing more capacity support for CHP growth and sustainability.
 - Finalise a new Master Agreement for community housing that reduces red tape, standardises how providers are funded and provides greater certainty and security for the sector's growth and partnerships.
 - Reduce insurance costs for housing owned and managed by CHPs.
 - Ensure accurate data on social and affordable housing as a baseline to evaluate growth.
- Negotiate a consistent approach to rates reductions, development application and infrastructure charges with local governments and other landowners that can reduce project and operational costs.
- Adopt a multi-path procurement model that includes rolling funding and finance programs to support a pipeline of growth projects.
- Double the Housing Investment Fund and increase funding for Quickstarts.
- Ensure affordable housing targets include rental housing that is affordable for the lowest 40% of income earners, based on population needs.
- Ensure the delivery of affordable housing prioritises the role of CHPs.
- Explore expanding the Build-to-Rent sector with a focus on 'affordable BTR' in collaboration with CHPs.
- Establish a Housing Trust to capture philanthropic contributions for social and affordable housing delivered by CHPs.
- Invest in a community development program to educate, engage, and encourage neighbourhood support for community housing.
- Develop a workforce strategy and fund traineeships, cadetships, and graduate programs to attract and retain a strong workforce.



4 Strengthen the private housing system

- Ensure the successful implementation of Stage Two rental law reforms, inclusive of minor modifications, strengthening renters' rights, and the rental sector code of conduct.
- Introduce further and necessary rental reforms;
 - Remove 'end of a fixed term' as a reason to end a tenancy.
 - Introduce minimum energy efficiency standards for private rental homes.
 - Regulate rent increases to be no more than inflation in any year (similar to the model in ACT that is linked to inflation).
- Introduce additional measures to limit the impact of short-term letting on the broader housing market and incentivise the return of short-term rentals to the long-term market.
- Ensure the implementation of mandatory continuing professional development for property agents.
- Increase funding for shared-equity products that are well-targeted to specific population groups such as young people, women, First Nations-led households, and people on low-to-middle incomes.
- Increase the stamp duty exemption threshold to \$800,000 to support more first home owners.
- Incentivise property owners and investors to return more homes to the private rental market.

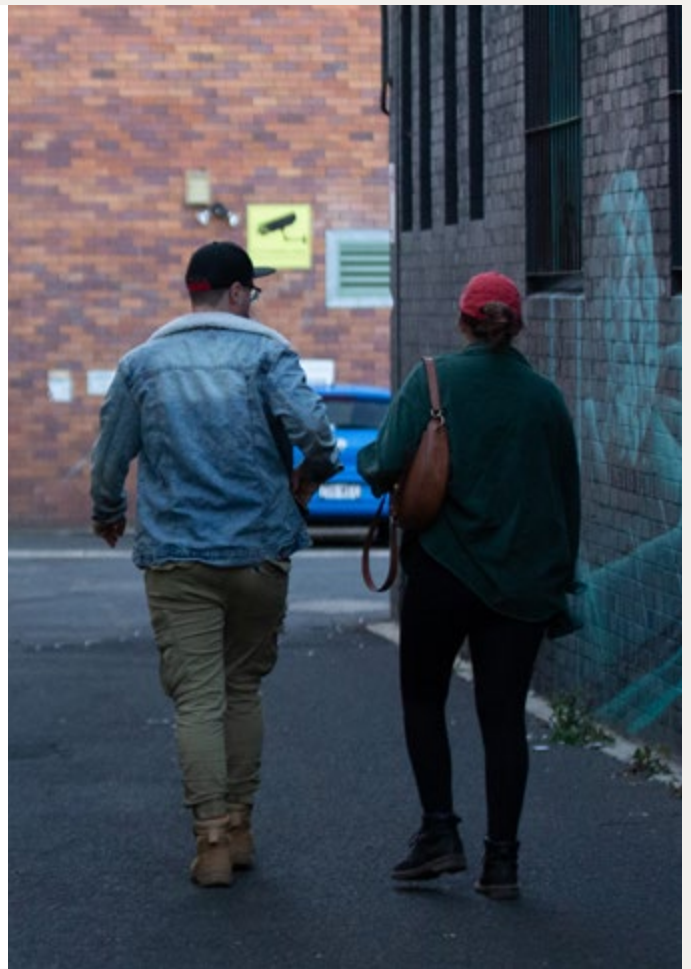


5 Achieve housing system reform

- Expand Inclusionary Planning pilots with conditioned targets for social and affordable housing delivered by community housing providers. Ensure targets are monitored and delivered.
- Use available demand-based data to better plan new, diverse and good-quality housing supply.
- Expand Priority Development Areas and Place Renewal Areas with specific targets for social and affordable housing, to be delivered by community housing providers.
- Strengthen and expand the role of Economic Development Queensland.
- Adopt the 'Yes In God's Backyard' (YIGBY) proposal to unlock vacant and underutilised urban land owned by faith-based organisations for 100% social and affordable housing projects.
- Monitor housing markets to measure and address population displacement in the lead-up to 2032 Brisbane Olympic Games, including consideration within games delivery frameworks and legacy plans.
- Invest in the capacity of local governments to implement, monitor and measure their housing action plans.
- Continue to invest in campaigns, messaging and support for greater housing diversity and 'density done well'.

6 Amplify and embed the voices of people with lived experience and expertise

- Fund a recurrent tenant participation program in Queensland, and work towards a funded, independent tenant organisation involving tenants in social and affordable housing.
- Fund five place-based projects to engage and involve tenants, people with lived experience of homelessness and unmet housing needs to undertake introductory training and form regional groups engaged in system improvements.
- Develop training and employment pathways into housing and homelessness services for people with lived expertise, including micro-credentials, cadetships, traineeships, mentoring and other support.
- Develop a grants program to support individual tenant and peer leader projects and activities.
- Fund a community development program to be delivered through community centres, focused on the inclusion and participation of people living in boarding houses and social and affordable housing, to improve neighbourhood participation and engagement.



Logan Youth Foyer



Hervy Bay Community Centre



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