

# Queensland Housing Summit

## OUTCOMES REPORT



November 2022



**Queensland**  
Government

**In the spirit of reconciliation, the Queensland Government acknowledges the Traditional Custodians of country throughout Queensland and their connection to land, sea and sky.**

**We pay our respects to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander people today.**

**The Queensland Government acknowledges the continuous living culture of First Nations Queenslanders – their diverse languages, customs and traditions, knowledge and systems.**

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## Introduction

*“It is absolutely imperative that we address, perhaps, the biggest issue facing not only Queensland but the entire nation. We’re not here just to talk about housing; we’re here to find sustainable, tangible, workable solutions, and we do that by working together.”*

– The Honourable Anastacia Palaszczuk MP, Premier and Minister for the Olympics

Having a roof over your head, and a safe place to call home remains fundamental to economic and social wellbeing. Communities around the world and in our own backyard are grappling with the challenge of housing.

The Queensland Government has set a clear objective: that every Queenslanders should have access to a safe, secure and affordable home that meets their needs and enables participation in the social and economic life of our prosperous state. Turning words into action, the government has delivered record investment to support the delivery of social and affordable housing. These include:

- ▶ Doubling the Housing Investment Fund by an additional \$1 billion, with returns of \$130 million a year now available to support an increased target of 5,600 new social and affordable home commencements by 30 June 2027. Taking the government’s investment in social and affordable housing to almost \$4 billion.
- ▶ The declaration of 34 Priority Development Areas, accelerating developments in key growth corridors such as Caloundra South, Greater Flagstone, Ripley Valley and Yarrabilba.
- ▶ Investment of \$200 million to support critical infrastructure, unlocking new land for housing.
- ▶ Supporting vulnerable Queenslanders through 240 specialist homelessness services, backed in by \$166.3 million in funding.
- ▶ An additional \$56 million in funding for critical housing supply and housing support initiatives arising from the Summit.

There is recognition that more work needs to be done. It is for this reason that on 20 October 2022 the Premier convened the Queensland Housing Summit (the Summit). The Summit followed the Queensland Housing Roundtable on 16 September 2022, hosted by the Queensland Government as a first step toward the Summit and attended by 40 non-government and government stakeholders.



*The Honourable Anastacia Palaszczuk MP, Premier and Minister for the Olympics at Queensland Housing Summit*

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 to chart a path forward towards a healthy housing system for Queensland.

This document provides an overview of the Summit proceedings and documents the actions that the Queensland Government has committed to leading as Summit outcomes to help address immediate pressures and secure a positive housing future for all Queenslanders.

Housing as an issue is bigger than any one sector, industry or level of Government and requires all parties to work together towards a shared goal. Local, state and federal government, industry, real estate, finance and the housing and homelessness sectors all have a role to play in addressing the housing needs of Queenslanders. The Queensland Government will look to work in a cooperative and committed way with other partners to deliver on actions and aspirations contained in this Outcomes Report.



*Aunty Angelina Akee, Aboriginal and Torres Strait Islander Housing Queensland speaks at Queensland Housing Summit*

# Housing Summit Outcomes Report at a glance

## New Housing Summit actions

### Housing supply – over \$1 billion



- \$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 – \$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.

The **\$56 million** in new housing supply and housing support initiatives together with the **\$1 billion** boost to the housing investment fund takes the Queensland Governments investment in social and affordable housing to **almost \$4 billion**.

## Current housing and homelessness commitments

### Unlocking land and housing supply



- 34 Priority Development Areas (PDA) declared including four greenfield PDAs delivering 140,000 residential lots
- \$200 million in 2022–23 State Budget to build essential infrastructure to unlock housing supply and will be implemented as:
  - ▶ \$150 million **Catalyst Infrastructure Fund** to accelerate housing delivery in PDAs
  - ▶ \$50 million for the **Growth Acceleration Fund** as low interest loans to support delivery of infrastructure in growth areas.



### Private rental market support

- 117,788 households assisted in 2021–22 with private market products such as:
  - ▶ **RentConnect**, assisting renters apply for a place to rent
  - ▶ **Bond Loans and Rental Grants**, interest and fee free loans
  - ▶ **Helping Hand Headlease**, leasing a private rental property through a real estate agent, and sub-leasing
  - ▶ **Rental Security Subsidy**, financial support to landlords to help sustain a rental tenancy
  - ▶ **No Interest Loan Scheme**, loan assistance to continue a private rental tenancy.



### Social and affordable housing supply

- **Housing Investment Fund**, \$1 billion initial investment to drive social and affordable housing supply (doubled at Housing Summit)
- **QuickStarts Qld**, commencement of 2765 new social homes by June 2025
- \$70 million **Build-to-Rent** project – almost 750 apartments to rent, including up to 240 at discounted rent
- **Help to Home**, headleasing private rental market homes for people eligible for social housing.



### Emergency accommodation

- In 2022–23, \$166.3 million for more than 240 **Specialist Homelessness Services**. This includes:
  - ▶ \$132 million for 182 Specialist Homelessness Services across Queensland
  - ▶ \$34.3 million for 59 Specialist Homelessness Services specifically for women and children experiencing DFV
- \$16 million Immediate Housing Response for Families funding package in June 2022 and \$5 million boost in September 2022.

## Summit overview

The Queensland Housing Summit was held on Thursday 20 October 2022. Over the course of the day, attendees heard from a range of experts and people with lived experience of housing need via addresses and panel discussions and participated in workshops to discuss potential solutions to key housing challenges.

An overview of Summit proceedings is provided below:

- ▶ opening address by the Honourable Anastacia Palaszczuk MP, Premier and Minister for the Olympics
- ▶ address by the Honourable Julie Collins MP, Federal Minister for Housing, Minister for Homelessness and Minister for Small Business
- ▶ address by the Honourable Dr Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure – outlining housing opportunities for Queensland
- ▶ address by the Honourable Cameron Dick MP, Treasurer and Minister for Trade and Investment – outlining the fiscal and economic levers influencing housing
- ▶ panel discussions featuring people with lived experience of housing distress, frontline service providers, housing industry and local government associations, and professional peak bodies responding to the following key questions:
  - *Incentives and disincentives to promote housing supply*
  - *What are the interventions that will deliver the social and affordable housing Queensland needs?*
- ▶ four concurrent workshops that sought active engagement and direct feedback from Summit attendees in respect to four key themes that had emerged from the Housing Roundtable and through stakeholder submissions made in the lead up to the Summit. The breakout session themes included:
  - social housing, emergency accommodation and homelessness solutions
  - housing and rental affordability and opportunities to remove barriers to supply (including regional and rural areas)
  - construction challenges and innovation
  - community sentiment – density, planning and housing diversity
- ▶ report back on workshop outcomes by Queensland Government ministers
- ▶ closing addresses by the Honourable Anastacia Palaszczuk MP, Premier and Minister for the Olympics and the Honourable Leeanne Enoch MP, Minister for Communities and Housing, Minister for Digital Economy and Minister for the Arts.



*Housing Summit attendees participating to support housing outcomes for Queenslanders*

## The nature of the challenge

### Housing is a fundamental need.

Through its strong health response and careful management, Queensland has emerged from the COVID-19 pandemic with strong economic outcomes. However, the state has not been immune to the significant shocks of the period.

Like many places in Australia and overseas, Queensland's housing system is experiencing significant pressures. Following the global pandemic, the way we live has changed. Globally, working from home has increased demand for more space in different locations. Queensland, like other jurisdictions in Australia, is not immune to these changes.



*Karyn Walsh of Micah Projects during Queensland Housing Summit panel discussion*

Because of its attractiveness as a place to live, Queensland is experiencing sustained net increased interstate migration. Other factors testing Queensland's property market include materials and skills shortages in the construction industry, changes in the property market arising from pandemic-era economic policies, longer running demographic trends like the move towards smaller household sizes, and the impact of weather events including the 2022 Queensland floods.

The combined effect of these and other factors is that overall housing supply has not kept up with increased demand.

In particular, the number of properties available in the private rental market has reduced, impacting the availability and affordability of rental properties.

Queensland Treasury analysis prepared for the Queensland Housing Summit identified that, at June 2022, there were 55,000 fewer rental dwellings available in Queensland than would have been expected based on pre-COVID-19 trends.

These pressures have been felt across the board, most acutely by Queenslanders renting or aspiring to rent at the lower-priced end of the private market.

The Queensland Government has been investing to support housing outcomes for the Queensland community and ensure there is sufficient social and affordable housing to meet current and future needs.

The government has declared 34 Priority Development Areas, which will deliver 140,000 residential lots to provide housing to meet the needs of Queensland's long-term population growth.

In the week of the Housing Summit, the Queensland Government announced completion of the 4000th new social home since the election of the Palaszczuk government.



We have a vital Community Housing sector that is partnering with the Queensland Government to grow social and affordable housing stock and services across the state.

The Queensland Government's current investment in social and affordable housing totals almost \$4 billion, setting a new record for the largest concentrated investment in the state's history.

This includes:

- ▶ the flagship Housing Investment Fund, recently doubled to \$2 billion in value – returns of up to \$130 million a year will now be available to support an increased target of 5600 new social and affordable home commencements across Queensland by June 2027
- ▶ \$1.9 billion over four years under the *Queensland Housing and Homelessness Action Plan 2021–2025*, which includes the delivery of 2765 social home commencements by June 2025 under the QuickStarts Queensland program
- ▶ the \$70 million Build-to-Rent pilot project, the first two projects of which will offer a total of almost 750 apartments with up to 240 dwellings to be provided at a discounted rent.



*The Honourable Cameron Dick MP, Treasurer and Minister for Trade and Investment at Queensland Housing Summit*

And the government is delivering.

In June 2022, the government announced a partnership to deliver up to 1200 new social and affordable homes with the Brisbane Housing Company and the Queensland Investment Corporation under the Housing Investment Fund.

The government is tracking ahead of its QuickStarts Queensland program target, having commenced 832 new dwellings in the first year of the program to June 2022 against a target of 727 dwellings.

In March 2022, the ground was broken on the second Build-to-Rent development.

The *Aboriginal and Torres Strait Islander Housing Action Plan 2019–2023* continues to drive improved housing outcomes for Aboriginal and Torres Strait Islander peoples.

In October 2022, the Queensland Government launched the *Towards ending homelessness for young Queenslanders 2022–2027* policy and framework backed by almost \$30 million investment to support young Queenslanders with better access to safe and secure housing, advice and services.

In addition to these programs, the Queensland Government responded to immediate pressures, providing \$16 million in June 2022 to support people struggling to secure housing, and a further \$5 million in September 2022.

But to successfully navigate through the current challenges, more solutions are needed. The Queensland Housing Summit was convened in recognition of this fact.

The Summit brought together almost 200 attendees to discuss challenges and potential solutions to housing issues in Queensland.

Drawing on discussion and proposals from the Summit process, this Outcomes Report sets out a program of work that aims to address the acute pressures being experienced in Queensland. These measures are an addition to, rather than a replacement of, the significant initiatives already being implemented under the *Queensland Housing and Homelessness Action Plan 2021–2025* and other Queensland Government programs.

The outlined initiatives aim to reorient Queensland’s housing, so medium to long-term programs provide a firm foundation for the development of a healthier and more responsive housing system.



Queensland Housing Summit panel discussion

As the Honourable Dr Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning said at the Summit:

*“The best way we can relieve pressure on public and social housing is making sure there is affordable housing in the private market, to avoid pushing people out of that private market into social or public housing or homelessness.”*

This Outcomes Report maps a way forward to meeting the challenge highlighted by the Deputy Premier based on a suite of initiatives that are directly derived from what was said by stakeholders at the Summit.



*The Honourable Dr Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning*



*Carseldine Village in the Fitzgibbon Priority Development Area*

## Panel discussions – what we heard

*“For a healthy housing system we really do need to make sure there is enough housing overall to meet population demand. And it’s absolutely incumbent on all of us to try and stop the pipeline of people surging towards the need for social and affordable housing.”*

– Fiona Caniglia, QShelter

*“To improve housing – and this isn’t just Aboriginal and Torres Strait Islander housing – it has to be done through coordination of three levels of government as well as the stakeholders who sit outside in the value chain. We can’t do it alone.”*

– Neil Willmet, Aboriginal and Torres Strait Islander Housing Queensland

*“There is only 1.9 per cent of accommodation that’s affordable to young people on the minimum wage. That means that our population of young people need this assistance.”*

– Jordanah Chan, Queensland Youth Housing Coalition

*“[There is] the idea that families don’t want to live in apartments – families just want a home. Apartment living or townhouses may be solutions that families are actually open to if we do it right, if we plan with them.”*

– Karyn Walsh, Micah Projects

*“Housing diversity: townhouses, micro lots, triplexes, that gentle density, that medium density up to about three storeys is a really important part of our system. We need so much more of it”*

– Matt Collins, Planning Institute of Australia

*“What we have experienced over the course of the last two years in particular is a range of shocks well outside any of our control. We have seen that supply has been unable to keep up with demand. It is incumbent on us to talk about solutions that help us build a more resilient system.”*

– Kirsty Chesser-Brown, Urban Development Institute of Australia

*“We’re going to need more of everything everywhere, and we’re going to need short, medium and long-term solutions.”*

– Jen Williams, Property Council of Australia

*“We’ve got to find a way of not just being “more growth and more profits” but a balance that enables people to understand the community needs and also the economic opportunities.”*

– Cr Mark Jamieson, Mayor of Sunshine Coast Regional Council and President of the Local Government Association of Queensland



Jordanah Chan, Queensland Youth Housing Coalition, Fiona Caniglia, QShelter and Neil Willmet, Aboriginal and Torres Strait Islander Housing Queensland in panel discussion

## Workshops – opportunities discussed

As part of the Summit proceedings, attendees participated in four concurrent workshops to discuss opportunities for action on the topics of:

- ▶ social housing, emergency accommodation and homelessness solutions
- ▶ housing and rental affordability and opportunities to remove barriers to supply (including rural and regional areas)
- ▶ construction challenges and innovation
- ▶ community sentiment – density, planning and housing diversity.

The sessions identified a wealth of potential actions and opportunities to support housing outcomes for Queenslanders.

The suggestions and themes from the workshop discussions have played a key role in shaping the actions contained in this Outcomes Report.

Key ideas discussed included:

### **social housing, emergency accommodation, and homelessness solutions:**

- ▶ exploration of inclusionary planning measures, such as requiring a certain proportion of any new development to be social and affordable housing
- ▶ increasing the level of support provided by specialist homelessness services and case-management support functions
- ▶ pilot programs to explore the use of prefabricated and modular homes
- ▶ exploring opportunities to attract capital for social and affordable housing from social impact investments and philanthropic sources.

### **housing and rental affordability and opportunities to remove barriers to supply (including rural and regional)**

- ▶ an audit of government land and buildings to identify underutilised property that can be used for residential development (suggested in multiple sessions)
- ▶ variations to tax and regulatory settings to drive housing supply
- ▶ for local governments to review planning regulations to facilitate housing diversity
- ▶ creation of streamlined planning pathways for social and affordable housing developments
- ▶ measures to understand and positively influence community sentiment in relation to housing density and diversity and the benefits of growth and change for healthy communities
- ▶ increased availability of housing data, including future housing supply.

**construction challenges and innovation**

- ▶ better support high quality prefabricated and modular housing, particularly in rural and regional areas
- ▶ work with the National Housing Finance and Investment Corporation, the banking sector and investors to ensure better access to finance for developers and builders
- ▶ peaks and industry to consider opportunities to encourage improved purchasing power for construction materials through partnerships and collaborations.

**community sentiment – density, planning and housing diversity**

- ▶ undertake market research to better understand diverse community attitudes to growth and change
- ▶ ensure planning controls allow density to support affordability (suggested in multiple sessions)
- ▶ implement a community campaign to articulate the benefits of growth and housing diversity, linked to affordability and community wellbeing.

While it was not possible for all ideas suggested in the workshops to be adopted for implementation, a number of proposals that were suggested by stakeholders have been taken up as commitments by the Queensland Government, both as immediate actions and areas for further investigation.

## The way forward

*“As Queenslanders, we have that optimism, we have that resilience to be able to step up and collectively lead ourselves out of this really challenging time.”*

– The Honourable Leeanne Enoch MP,  
Minister for Communities and Housing,  
Minister for Digital Economy and  
Minister for the Arts

No one solution can solve this complex problem. Accordingly, this report sets out a range of actions directed towards activating the right solution at the right time. To address this, this Outcomes Report adopts an approach that combines measures to enable and accelerate a recovery in the private market *housing supply*, with complementary measures to ensure *housing support* for people in greatest need in the interim.

No one entity or institution can hold all the answers to a challenge of this scale. It will take a collective effort with diverse parties, working together in new and innovative ways. The report sets out opportunities for all Summit participants to help drive the changes needed if we are to successfully tackle the challenge.

### Housing supply

Housing supply must keep up with demand. To address this, Queensland will prioritise interventions that enable the delivery of more homes faster.

As suggested by many stakeholders and announced by the Premier in closing the Summit, the Queensland Government will undertake an audit of state-owned land and buildings to identify underutilised properties that can be re-purposed for residential use. This work has already commenced, with a number of Queensland Government agencies reviewing their portfolios, including state land leases, to identify holdings.

The Queensland Government has also written to councils inviting their participation, with over 500 sites submitted for consideration. Similarly, a number of faith-based groups and other community organisations have indicated they own underutilised properties potentially suitable for housing. The Queensland Government will establish an online portal to receive further offers.

These audits are identifying properties that the government will do further work on to determine if they can be used to deliver social and affordable dwellings or crisis accommodation. The Queensland Government is ensuring its housing supply programs, including the \$2 billion Housing Investment Fund, are positioned to respond to offers and opportunities identified through the audit process.



*The Honourable Leeanne Enoch MP, Minister for Communities and Housing, Minister for Digital Economy and Minister for the Arts speaks with the Honourable Julie Collins MP, Federal Minister for Housing, Minister for Homelessness and Minister for Small Business at the Queensland Housing Summit*

For example, the Queensland Government could lease, acquire or enter into partnership arrangements with faith-based and other community organisations for such properties, which could include underused accommodation, to deliver much-needed housing that benefits local communities.

We will also strengthen the remit of Economic Development Queensland to deliver more housing supply across the State, including new social and affordable housing in the context of urban renewal and precincts. This will include establishing social, affordable and diverse housing as a clear purpose in Economic Development Queensland's legislation, with a focus on demonstrating to the market affordable and diverse housing for low to moderate income households. Additionally, we will seek to identify further opportunities to improve government's housing capabilities.

The Queensland Government will also develop and progress a suite of planning measures to further encourage increased housing supply, diversity and affordability. This is in addition to reforms announced in the lead-up to the Summit to allow secondary dwellings such as granny flats to be rented on the open market.

Social and affordable housing is a vital part of our housing system. Queensland is lucky to enjoy a vibrant Community Housing sector which delivers essential housing services to thousands of Queenslanders each day. A continuing long-term commitment to, and investment in, social and affordable housing, including government and community housing providers, is key to ensuring a single healthy housing system overall.



*New homes in Oxley Priority Development Area*



This commitment was reflected in the Queensland Government's doubling of Queensland's Housing Investment Fund to \$2 billion announced as part of the Summit.

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 government's support for the ongoing development of Queensland Community Housing Providers
- ▶ implementing streamlined planning approvals for social and affordable housing projects, and consulting on an inclusionary planning approach that would drive development of social and affordable housing.

Additionally, the government has introduced 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.

Supply chain issues as well as skills and materials shortages arising from the COVID-19 pandemic are constraining the capacity of the construction industry to meet demand. The Summit received strong feedback that innovative building approaches, including the use of prefabricated homes, represent an opportunity to mitigate these constraints, especially in rural and remote areas.

To demonstrate the potential of these approaches, the Queensland Government will progress its 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.

Local governments play a vital role in ensuring that their communities have sufficient housing supply, and local government representatives at the Summit expressed their commitment to working cooperatively to support sufficient and appropriate housing for their communities.

One of Queensland's greatest strengths is its diversity with no local community being identical to its neighbours. This diversity amplifies the importance of local governments working effectively to provide appropriate housing responses that serve their local communities. Development and delivery of housing strategies and action plans by local governments will be a critical tool in this process. The Queensland Government will continue to work with local governments in this shared mission.

A key theme from the Summit was the importance of ensuring local communities have a diverse range of housing types available to cater for different households, their budgets, and household needs. Housing diversity increases supply, affordability, and opportunities for people to find homes that meet their needs and budgets in the communities they know and love.

Summit attendees agreed that not enough has been done to communicate how housing diversity and well-managed growth support community well-being, connection and amenity. The Queensland Government will work with stakeholders to support community campaigns that facilitate these public conversations.

## Housing support

Current pressures are disproportionately impacting Queenslanders on lower incomes who are struggling to obtain or sustain housing in the current market. The Queensland Government will fund a package of measures to provide additional temporary targeted supports to help address housing instability. As part of this package, additional funding will be provided to funded service providers.

The Summit acknowledged our frontline housing sector workers, both government and non-government, are crucial to supporting Queenslanders coping with a challenging housing supply environment.

In addition to increasing assistance at the point of crisis, participants at the Summit considered ways that stakeholders can work to prevent people reaching points of crisis with the potential to render them homeless. This will require enhanced supports, so that more people can sustain their tenancies, in turn reducing demands on the social housing system.

The Queensland Government recognises that there is a need to enhance critical support services, including temporary emergency accommodation, tenancy sustainment and cost of living relief.

This will build on reforms already announced through the lead up to the Summit, including the implementation of a \$16 million Immediate Response funding package to help families struggling to secure housing, which was boosted by \$5 million in response to calls for further support at the Housing Roundtable.

Accordingly, the government will ensure that, for people struggling to maintain adequate housing and meet the cost of living, the following tangible supports will be provided, while government works with key stakeholders to better coordinate efforts across existing programs.

Supports will include:

- ▶ expanding rental supports to assist more households at risk of losing their tenancy to sustain private market housing
- ▶ delivering critical services such as temporary emergency accommodation to people sheltering in insecure and unsafe situations
- ▶ expanding support services (including after-hours outreach services) to link vulnerable people who are sleeping rough with temporary emergency accommodation and supports
- ▶ providing enhanced emergency relief to people experiencing cost of living pressures, including through the provision of critical food relief.

## Shared challenges and opportunities

The Queensland Government has a central role to play in this response, but, as was acknowledged at the Summit, housing as an issue is bigger than any one sector, industry, or level of government.

Addressing the challenges we face, and meeting the housing needs of all Queenslanders, will require all parties – industry, finance, housing and homelessness service providers and local, state and federal governments and the Queensland community – to work in a cooperative and committed way towards a shared goal.

The Queensland Government will continue to receive housing policy ideas and suggestions, via the Summit email address at [housingsummit@premiers.qld.gov.au](mailto:housingsummit@premiers.qld.gov.au) until the end of January 2023 so that members of the community who could not attend the Summit can share their thoughts.

The following tables set out the actions that will be undertaken to deliver on the Summit.



*The Honourable Annastacia Palaszczuk MP, Premier and Minister for the Olympics addresses Queensland Housing Summit*

# Housing supply

## Existing activities

Planning changes to increase housing supply, increase rental stock and allow renting of secondary dwellings.

Review of economic impacts of short-term rental accommodation, including the impact on housing availability.

Investigate and consult extensively on introducing inclusionary requirements into the planning framework to increase the supply of social and affordable housing.

Progress Modern Methods of Construction project and establish the QBuild Rapid Accommodation and Apprenticeship Centre at Eagle Farm, with QBuild having the capacity to produce one home per week.

Implementing streamlined planning approvals for housing projects, particularly social and affordable housing projects.

Introduce Priority Growth Areas to unlock land and deliver housing supply.

\$150 million Catalyst Infrastructure Fund to unlock development and \$50 million Growth Acceleration Fund to deliver infrastructure in growth areas.

\$15 million in loan funding to Cairns Regional Council for water infrastructure to unlock residential supply in North Queensland.

\$70 million Build-to-Rent pilot project to provide affordable and secure housing and investment in the construction sector.

Ensure the Brisbane 2032 Olympic and Paralympic Games delivers a positive legacy and increases supply of social and affordable housing.

Work with local governments to deliver local housing strategies and housing action plans.

## Key actions

### Deliver more housing, including social and affordable housing, including through:

- strengthening the remit of Economic Development Queensland to drive new housing supply by establishing the delivery of social, affordable, and diverse housing, in the context of urban renewal and precincts as a clear purpose in legislation, together with exploring opportunities to further boost capacity
- boosting the 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
- enabling the *Homes for Homes* donation deed model to operate in Queensland to contribute to increasing the supply of social and affordable housing and providing \$500,000 seed funding from the Queensland Government
- working with local governments to support accommodation for rural workers and relieving pressure on the existing housing stock
- establishing an opportunities portal as a single front door to government for proposals that have the potential to deliver new housing stock
- reform body corporate legislation to allow for terminating uneconomical community titles schemes to facilitate renewal and redevelopment having regard to the New South Wales approach.

### Increase land supply and enable infrastructure growth, including through:

- expanding Catalyst Infrastructure Fund to further unlock development
- commencing the South East Queensland Infrastructure Plan
- conducting an audit of state government-owned land and buildings for opportunities for residential use; and partner with local governments and Non-Government Organisations (NGOs) to identify similar opportunities for land and buildings owned by local governments and NGOs
- working to declare new Priority Development Areas or Provisional Priority Development Areas to bring more land to the market
- reviewing the South East Queensland regional plan *ShapingSEQ*, including to ensure land and housing supply settings are fit for purpose and responsive to current growth, and to provide for an enhanced framework to engage with councils to accelerate delivery of more housing.

### Support housing diversity, including through:

- partnering with local governments and industry to create a community engagement and awareness campaign covering growth and housing diversity
- progressing planning reforms to facilitate and expedite housing supply and support housing diversity.

## Areas for further work

Explore potential changes to regulatory settings to facilitate and incentivise housing supply and consider the merit of land tax concession in the context of build to rent developments that deliver affordable housing.

Consider innovative investment models for the delivery of social and affordable housing.

Investigate a mechanism to preserve ongoing affordability of housing stock.

Explore options, including through the Housing Investment Fund, to further promote Build to Rent developments that also provide substantial affordable housing.

Explore expanding prefabricated home manufacturing in regional locations.

Examine opportunities to better support housing diversity and affordability through a Queensland Housing Code.

Facilitate industry adoption of housing diversity and best practice through demonstration projects and capacity building.

Work in partnership with the Australian Government in relation to:

- National Housing Accord
- Housing and Homelessness Ministers Council
- Housing Australia Future Fund
- Aboriginal and Torres Strait Islander housing.

# Housing support

## Existing activities

In line with recommendations of the Queensland Audit Office, the Queensland Government will develop a model to predict future demand for social housing.

The Queensland Government will continue to deliver the Community Housing Providers (CHP) Development Program, in partnership with relevant CHP peak bodies, to build capability and capacity in the CHP sector to participate in market processes, such as the Housing Investment Fund, and deliver additional social and affordable housing supply.

\$16 million Immediate Housing Response package released in June 2022 with \$5 million boost in September.

Implementing the *Towards ending homelessness for young Queenslanders 2022–2027* housing and homelessness response for young people backed by almost \$30 million investment.

Ongoing delivery of rental reforms, to balance the rights and interests of renters and property owners and sustain private investment.

Housing with support for families – prevention and early intervention project to provide housing and on-site support to at-risk families in Brisbane including construction of 38 units.

## Key actions

### Provide for housing stability, including through:

supporting people experiencing severe housing stress to sustain tenancies by:

- expanding private rental assistance products and services for people experiencing severe rental stress to prevent them losing their tenancies, including through expanded provision of bond loans, rental grants, rental security subsidies and boosting the regional discretionary fund
- expanding tenancy sustainment responses to support vulnerable people to sustain current tenancies.

### Help people transition from homelessness to housed, including through:

providing emergency accommodation faster through:

- expediting approvals for emergency housing in disaster affected communities
- delivering more temporary emergency accommodation with on-site support faster by using underutilised accommodation
- providing a further boost of \$5 million to the Immediate Housing Response package, to enable people at risk of homelessness to remain housed
- providing additional support for after-hours outreach in five locations (Brisbane, Gold Coast, Sunshine Coast, Townsville and Cairns) to link people who are experiencing homelessness, including sleeping rough, with temporary emergency accommodation and supports.

### Provide cost of living relief, including through:

providing additional emergency financial and material responses, through:

- doubling the amount of emergency relief (both financial and material) available for people most in need
- doubling the support the Queensland Government provides for food relief services to Queenslanders experiencing severe financial hardship.

## Areas for further work

Work with stakeholders, including the Australian Government through the National Housing Accord, to attract capital for social and affordable housing (institutional, social impact and philanthropic investors).

Work with the Australian Government to identify measures to support Community Housing Providers access finance and attract institutional and philanthropic investment to deliver social and affordable housing.

Co-designing and piloting a new crisis accommodation model that will integrate support for the complex and diverse needs of women experiencing homelessness as a result of domestic, family and sexual violence – as an initiative under the *Family, Domestic and Sexual Violence Responses 2021–23 National Partnership Agreement*.

Work with Indigenous Community Housing Organisations and peak body Aboriginal and Torres Strait Islander Housing Queensland to better support housing outcomes for Aboriginal and Torres Strait Islander peoples.

Investigate further housing with support projects in Queensland, including models with onsite support and specialised tenancy management services.

## **Delivering on our commitments**

To support and monitor the delivery of initiatives and commitments arising from the Queensland Housing Summit, an appropriately resourced and supported whole-of-government oversight process will be put in place.

In order to drive housing supply, government will strengthen Economic Development Queensland's remit to drive housing supply across the state, including new social and affordable housing.

This will include clearly articulating social, affordable, and diverse housing as a clear purpose in Economic Development Queensland's legislation, with a focus on demonstrating to the market affordable and diverse housing for low to moderate income households.

We will also investigate further opportunities to enhance government's housing capabilities, to ensure resources are aligned to efficient outcomes.

A new Housing Delivery Board of relevant Directors-General will be established, which will be responsible for overseeing delivery of this Outcomes Report, including regular engagement with non-government stakeholders.

The Queensland Government will also reconvene the Housing Roundtable in March 2023. The purpose of these meetings will be to gain insights into the health of the housing system and report against implementation commitments.



*Artist render of Northshore Hamilton Priority Development Area*



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