

Queensland Housing Investment Growth Initiative

Investing in a better housing future



**Queensland
Government**

Queensland Housing Investment Growth Initiative

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Published by the Queensland Government, Department of Communities, Housing and Digital Economy, 1 William Street, Brisbane Qld 4000, Australia.

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Interpreter



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Acknowledgement

We respectfully acknowledge the Aboriginal and Torres Strait Islander Traditional Owners and Elders of the lands and seas on which we meet, live, learn and work.

We acknowledge those of the past, the ancestors whose strength has nurtured this land and its people, and who have passed on their wisdom. We acknowledge those of the present for their leadership and ongoing effort to protect and promote Aboriginal and Torres Strait Islander peoples and cultures. We acknowledge those of the future, the Elders not yet born, who will inherit the legacy of our efforts.

We recognise it is our collective efforts, and responsibility as individuals, communities and governments, to ensure equality, recognition and advancement of Aboriginal and Torres Strait Islander Queenslanders across all aspects of society and everyday life.



Social housing units in Cairns. Architect: CA Architects, Richard Field Builders



Minister's Message

Queensland is a great place to live. With more and more people coming to our great state to enjoy our beautiful weather, our lifestyle, our vibrant communities and the education and employment opportunities available, it's important that we actively invest in housing today, to ensure we continue to thrive as a community, tomorrow.

That's why the Queensland Government has made a \$1.9 billion investment to support the Housing and Homelessness Action Plan 2021-25, including \$1.8 billion to deliver more than 6,365 new homes for Queenslanders. This means more homes for more Queenslanders in housing need.

Investments in social housing support local economies. New builds and the revitalisation of ageing precincts creates opportunities for trades. It ensures quality jobs and opportunities for apprentices and trainees to learn and develop their skills for future generations.

We know that supporting access to underutilised government-owned land and lower-cost finance arrangements can pave the way for new housing supply. Government partnerships with the private and not-for-profit sector can also catalyse that investment into more new social homes as well as mixed tenure developments that bring jobs as well as homes into our communities.

That's why we've established the Queensland Housing Investment Growth Initiative to encourage partnerships and co-investment from the individuals and organisations who see the benefits that housing brings to the community, industry and the economy. We are looking to work with community housing providers, not-for-profit organisations, builders, developers, investors and other interested parties to deliver more homes for Queenslanders.

We are particularly looking to expand opportunities to partner with the community housing sector with multi-year growth plans that encourage strategic investment in supply and a single, modernised master legal agreement to make doing business with government simpler and more certain.

We want all Queenslanders to have a place they can call home and our multi-faceted approach will tackle emergent need, accelerate planned developments and establish a funding plan that will see larger-scale social housing projects delivered.

This government is building a better housing future for Queensland.

The Hon. Leeanne Enoch MP

Minister for Communities and Housing
Minister for Digital Economy and
Minister for the Arts

Investing in a better housing future

The **Queensland Housing Investment Growth Initiative** is a \$1.813 billion investment to deliver more homes for vulnerable Queenslanders, through a 4-year integrated capital investment program and targeted housing solutions across the state.

Through *The Queensland Housing Strategy 2017-2027*, the Queensland Government made a commitment to deliver more social and affordable homes for vulnerable Queenslanders and to transform the way housing services are delivered as an essential frontline service. Housing strategy actions, delivered through multiple action plans, recognise that access to safe, secure and affordable housing and coordinated supports is a priority across Queensland.

Through *The Housing and Homelessness Action Plan 2021-2025*, we have introduced the Queensland Housing Investment Growth Initiative to commence 6,365 new homes over the next 4-years and to support a quick response to emergent housing need.



Queensland
Housing Investment
Growth Initiative

Housing Investment Fund

Established to support dedicated investment, and co-investment through partnerships, into building more new homes.

TARGET
3600

QuickStarts Qld

Statewide accelerated capital program to commence delivery of new social homes

TARGET
2765

Help to Home

Priority sourcing of private market headleases to meet emergent need.

TARGET
1000



More homes for Queenslanders

The Queensland Housing Investment Growth Initiative enables the Queensland Government to tackle the challenge of increased housing with a strong capital investment and a state-wide focus. It provides the opportunity to harness the use of surplus government land and partnerships with the housing sector and other groups, to expand investments and enables strategic, place-based responses to housing need.

We need more social housing for Queenslanders. Through the Queensland Housing Investment Growth Initiative, we have the framework to boost housing supply to respond to specific local needs. This includes a strategic cross-government response that will look to planning and economic development opportunities and access to underutilised government-owned land, to increase supply across the housing continuum.

The Queensland Housing Investment Growth Initiative includes:

- establishing the **Housing Investment Fund**, a dedicated investment to support the partnered delivery of catalytic projects to increase social and affordable housing supply.
- accelerating projects through the **QuickStarts Qld** capital investment program, which will reach across Queensland to bring forward planned construction of social housing.
- Priority sourcing of private market headleasing through **Help to Home** to meet emergent need.

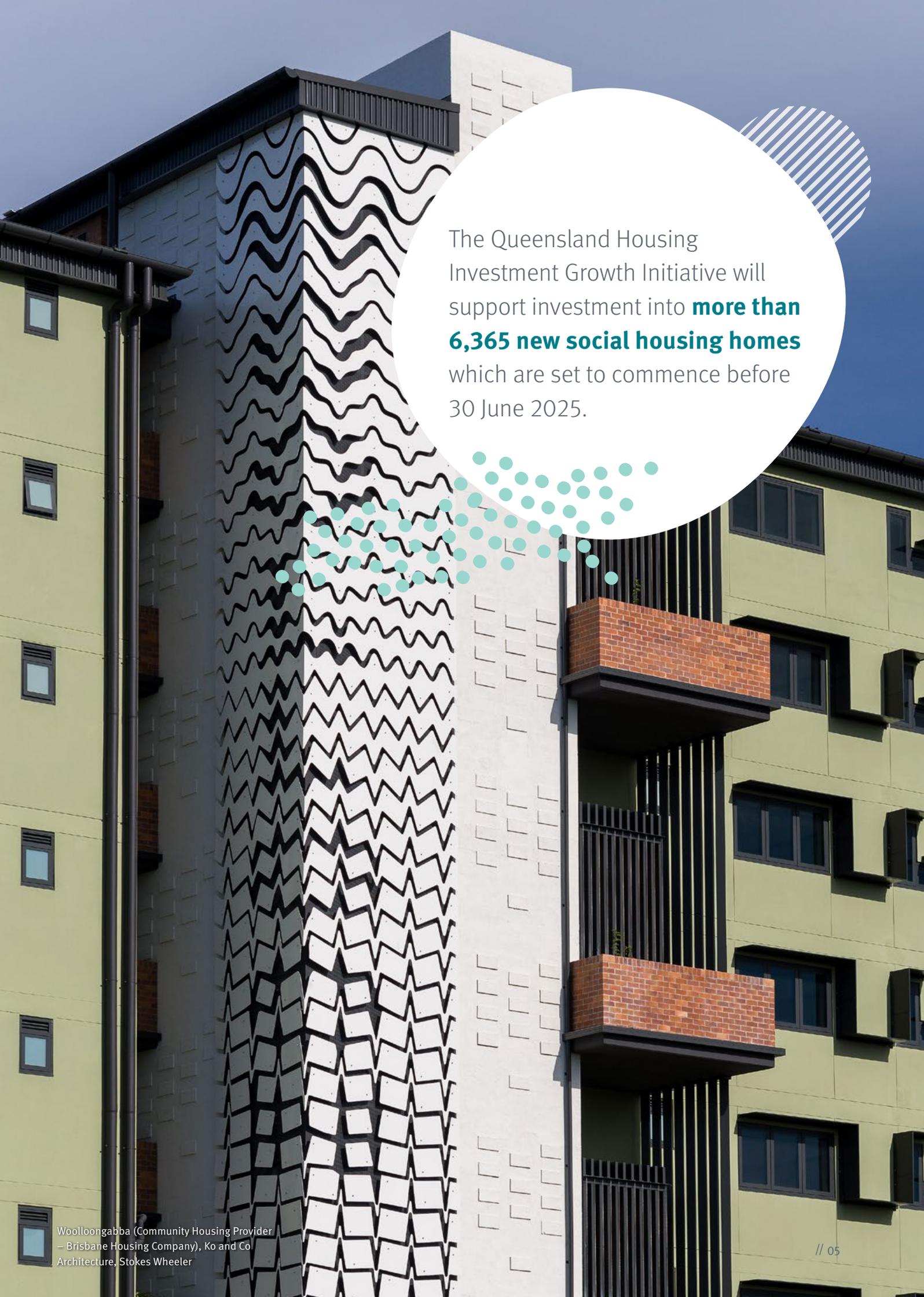
As the Queensland Housing Investment Growth Initiative is rolled out across the state, we'll explore opportunities to get the best outcomes for Queenslanders. We'll be looking to maximise the value of our investment at every step and to explore new development opportunities and ways to increase housing supply.

This is a four year investment to establish and deliver a pipeline of housing construction and property renewals that will create jobs and benefit trades. It ensures continued opportunities in Queensland's construction sector while providing a place to call home for thousands of Queensland households.



This investment will support jobs and increase housing supply across the state.





The Queensland Housing Investment Growth Initiative will support investment into **more than 6,365 new social housing homes** which are set to commence before 30 June 2025.



The Queensland Housing Investment Fund

The Queensland Government has established a \$1 billion **Housing Investment Fund (the Fund)**.

The Housing Investment Fund will deliver new homes across Queensland, with 3,600 social housing commencements over the four years.

The Investment Fund will have its total value maintained over time and returns from its investments will fund new housing supply, helping to support current and future need.

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

It provides flexibility to deliver the projects that meet local needs and enables a mix of public housing, community housing, subsidised housing, homelessness accommodation, and mixed-use developments to be developed to support local need and site-specific opportunities.

The fund also ensures opportunities to leverage the state's financial investment to deliver more social and affordable homes by enabling community housing providers to also access funding opportunities through the National Housing Finance and Investment Corporation.

How will it work?

The Housing Investment Fund has been established through the Queensland Government's initial capital investment of \$1 billion. This investment will generate returns to deliver up to \$40 million per annum for the first four years towards the supply of new social and affordable homes.

A development plan will guide investment and opportunities based on a range of demographic and housing demand factors. That includes local demand for social housing, estimated population growth and homelessness. Investment will be delivered across the state to build more homes for vulnerable Queenslanders.

The Housing Investment Fund 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.

The Fund is jointly administered by the Treasurer and Minister for Communities and Housing, and managed by their respective agencies to ensure the operation of the Fund supports the objectives of the Queensland Housing Strategy and the evolving needs of Queensland's housing portfolio.

What will be delivered?

Through the Queensland Housing Investment Growth Initiative, the Fund will see over 3600 social housing commencements through joint investments by 30 June 2025 with a range of industry and non-government partners.

The arrangement allows for the Queensland Government to support economic development and build better, more inclusive communities across the state to catalyse new investment and construction activity, delivering a range of housing options that support the diverse needs of local communities and priority groups. Queensland Government investment may take a variety of forms depending on the nature of the opportunities and the outcomes being sought, for example capital or land contributions, rental subsidies or other arrangements that leverage investments, accelerate and maximise the additional supply of housing.

The Queensland Government remains committed to partnering with the community housing sector in the delivery of social housing under this initiative. Partnering with the community housing sector to provide housing support, increased housing supply and delivering individualised housing options, is a key factor to the success of the Queensland Housing Investment Growth Initiative.

Get involved

Expressions of Interest are planned to be sought from the market in October 2021 detailing initial development opportunities and priorities for investment. This will be followed by a Request for Proposals procurement process.

Subsequent approaches to market will occur periodically. If you are interested in finding out more go to www.qld.gov.au/housingstrategy to register for more information.



Investing in social housing is **an investment in our communities**, creating jobs, boosting the economy and delivering more homes for people in need.

QuickStarts Qld

The Queensland Housing Investment Growth Initiative includes a state-wide capital investment program to accelerate construction of social housing homes across the state.

Through a capital investment of \$1.813 billion, we will deliver 2,765 new social housing commencements across the state. This includes homes in Aboriginal and Torres Strait Islander communities delivered through Local Housing Plans.

QuickStarts Qld brings forward planned investments through a flexible program to deliver a range of housing types based on local need, delivering more homes for vulnerable Queenslanders.

Many of these projects are planned and ready to build. By bringing forward capital investment we can accelerate projects that support the changing needs of our regional cities and towns, as well as managing the demand for homes in our major population areas. From the Far North to the Outback and down the length of the Queensland coast, the program of work targets housing based on local need.

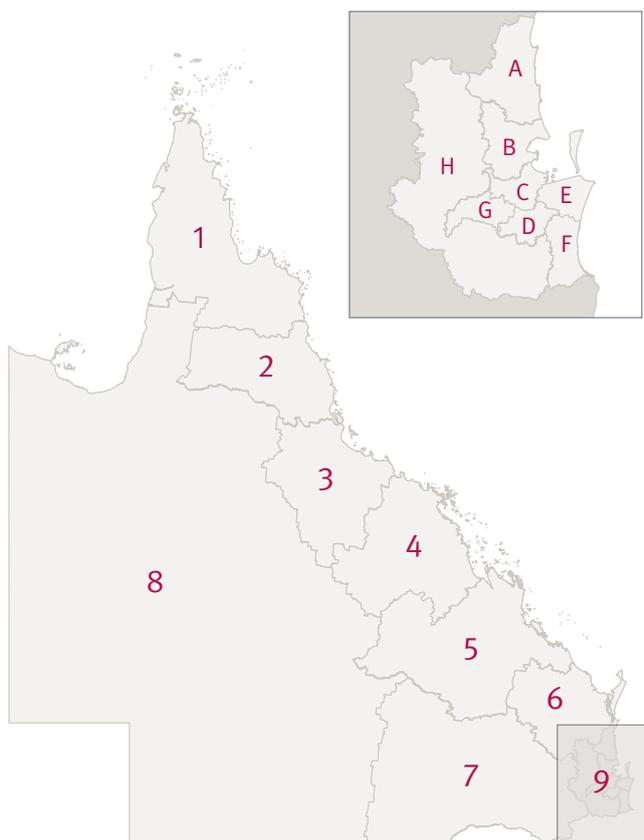
This is a strong investment in regional Queensland, allowing growth in areas of most need while stimulating local economies. It's a flexible approach that delivers developments that respond to the changing needs of communities while supporting the individual Queensland households who look to social housing as a safety net.

How will it work?

We've defined nine development regions across all of Queensland, made up of local government areas from the far north to our southern border, and west through the Queensland Outback. We'll establish a 4-year pipeline of construction commencements in these areas, including bringing forward planned commencements.

This includes accelerating work already programmed under the *Queensland Housing Strategy*, while increasing planned delivery more broadly through other cities and towns across the state. The approach may include strategic land or property purchases in these locations based on specific local need.

This construction program will be delivered through partnerships with community housing providers as well as capital build projects delivered by government.



Region	4 year target
1. Cape York*	107
2. Far North Queensland*	234
3. North Queensland*	229
4. Mackay-Whitsunday	98
5. Central Queensland*	113
6. Wide Bay Burnett	170
7. Darling Downs	100
8. Outback*	98
9. South East Queensland	
A. Sunshine Coast	137
B. Moreton Bay	176
C. Brisbane	466
D. Logan	178
E. Redlands	71
F. Gold Coast	260
G. Ipswich	166
H. SEQ Regional councils	26
<i>*These dwellings will be delivered in the identified QHIGI QuickStart Qld Regions</i>	136
TOTAL	2765

What will be delivered?

Over the next four years, the accelerated program of works will deliver 2,765 new social housing commencements across Queensland as well as a range of refurbishment and maintenance projects to enhance the state's housing portfolio. These projects will be delivered in communities across the state with locally responsive housing design solutions determined by local need.

In addition to these 2,765 homes, many of these regions will also benefit from 3,600 new homes delivered through the Housing Investment Fund.

Get involved

A program of engagement is planned to connect registered community housing providers with opportunities through QuickStarts Qld.

Builders are encouraged to register with QTenders to see contract opportunities as they are released.

Go to www.qld.gov.au/housingstrategy to register for more information.



Goodna, Arkhefield Architects, Bryant Building Contractors



Under the Queensland Housing Strategy since 2017, we have exceeded our targets, with commencement of **2,480 new homes**. Quickstarts Qld will deliver an additional 2,765 commencements by 30 June 2025.

Help to Home

There are many people in our community who need help with housing.

This includes people who are experiencing or at risk of homelessness and people experiencing domestic and family violence. These factors mean more people are looking to social housing as a safety net to meet their housing needs.

Since 2017, the Queensland Government commenced adding 2,480 new homes to the state's housing portfolio. This is a great start, but we know that some locations have experienced significant growth in demand, acutely impacting vulnerable Queenslanders that need support. While we ramp up delivery through the Queensland Housing Investment Growth Initiative, Help to Home will increase the supply of housing through the private market to better support people in need.

Help to Home will deliver essential housing with support to people in need by increasing access to private rental market housing.

How will it work?

The Queensland Government is calling private investors to provide headleasing opportunities to help people in need. We are looking for single or multi-unit dwellings which may be new to market or that have not previously been available through the private residential market.

We'll coordinate longer-term leases on suitable properties which will be managed through supportive tenancy management, by the state or by community housing providers, to ensure tenants are supported to sustain their tenancies while we work with them to plan their longer-term housing future.

What will be delivered?

We're investing \$40 million over two years to secure 1,000 leases to respond to emerging housing need.

Get involved

We are calling out to the community to Help to Home Queenslanders. We're looking for property owners, investors, developers and registered community housing providers to provide properties for headlease that may have previously not been available for rent on the private residential market.

Go to www.qld.gov.au/housingstrategy to register for more information.





The total number of new dwellings commenced under the Queensland Housing Strategy since June 2017 will exceed **more than 8,845** by 30 June 2025.



Community Housing partners in success

The Queensland Housing Investment Growth Initiative provides the opportunity to significantly expand the delivery of new social and affordable housing, of mixed housing types, in response to local need across our vast state. To achieve this, we must have active partnerships with the housing industry, financiers, and registered community housing providers.

Registered Community Housing Providers can access Queensland Housing Investment Growth Initiative funds to deliver more new homes for people in need and establish a strong future program of projects in partnership with the state. Proposed projects will need to demonstrate growth and/or renewal in the providers' portfolio and value for money, including attracting other finance.

Through a range of complementary program policy changes, a new master legal agreement, and multi-party legal agreements, registered community housing providers will have more certainty and flexibility in their funding relationship with the state and be better able to access more affordable and longer-term finance. This should include opportunities to secure finance or funding for housing or housing related infrastructure through the National Housing Finance and Investment Corporation (NHFIC) or other commercial financiers.

The Queensland Housing Investment Growth Initiative will enable registered community housing providers to grow their capacity to assist their local communities, through funding and complementary measures to enable more eligible households to rent social and affordable housing, and encourage sustainable and accessible building design that minimises the cost of living for tenants.

Strategic opportunities for housing growth

Through the Queensland Housing Investment Growth Initiative, we will be exploring ways to leverage existing and emerging initiatives for the delivery of more social and affordable housing.

This will include:

- Exploring opportunities to deliver social and affordable housing in new growth areas, including affordable by design principles
- Delivery of social and affordable housing as part of Priority Development Areas, infrastructure initiatives, and the development or sale of state-owned land suitable for large scale residential development
- Investigating inclusionary planning requirements in Planning Framework
- Reviewing the planning framework's approach to regulating residential development.



We will continue to promote good housing design through high-quality, contemporary social housing developments that **enhance the wellbeing** of households and communities.



Building partnerships

Investment is maximised when driven by collaboration. The Queensland Housing Investment Growth Initiative provides the framework that enables collaborative investment to develop or build on programs and partnerships that deliver more new homes for Queenslanders.

The Queensland Housing Investment Growth Initiative is designed to respond to local housing need.

The Queensland Government recognises that our partners are independent and regulated businesses. Viable projects often need to include a broad mix of product: for sale or rent, for commercial use, in addition to social and affordable homes.

We'll be looking to access underutilised government land to enable larger-scale government projects and residential construction to occur, as well as reaching out to potential project partners to identify other locations for development.

The Queensland Housing Investment Growth Initiative is designed with flexibility in mind. It means we can deliver better social and economic outcomes when we all share resources and innovative ideas. It also enables mixed use and mixed tenure developments that deliver better outcomes for tenants and respond to a variety of needs, including those of older people, people living with a disability, young people, people experiencing homelessness or domestic and family violence, and Aboriginal and Torres Strait Islander peoples.

The Queensland government is looking to:

- leverage the allocation of funds for the delivery of social housing through contractual arrangements directly by the State or through not for profit registered community housing providers.
- encourage investment through local and federal government partnering arrangements, including the National Housing Finance and Investment Corporation.
- provide opportunities for private investment with new investment partners, such as superannuation funds to enter a market that is predominantly and traditionally delivered purely through government funds.
- deliver a strong social and economic return for investors, a forward pipeline of community building construction opportunities to build on Queensland's economic recovery, while contributing to a stronger housing future for Queensland.



Connecting with agencies across Queensland Government

Partnerships that will:

Make social housing more sustainable

- Improving amenity and lowering long term holding costs
- Improved energy efficiency and affordable living enhancements
- Enable people to age in place
- Deliver social housing styles that reflect community need.

Improve precincts and communities

- Transforming suburbs and restoring pride in places
- Underpinned by engagement: investing in what matters to local residents
- Provide opportunities and apprenticeships for locals
- Connecting to sports and active recreation facilities to improve health and well-being
- Supporting local economies.

Grow the social infrastructure safety net in our cities

- Growing the supply of social and affordable housing in a wider range of communities
- Improving the self-sufficiency of communities with more locally based options for people when times are tough
- Investment that shows social housing is essential infrastructure for our cities
- Reshape the response for people in housing crisis.





Cover image (Above): Mount Warren Park, Clements Clarke Architects, BLD Building Legal and Development



For more information:

 qhigi@chde.qld.gov.au

 www.qld.gov.au/housingstrategy



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