

Partnering for Growth: a single, person-centred and place-based community housing program

Strategic Context

July 2019



Drivers for change

1. We heard from the sector during the Housing Strategy consultations that current program settings and the operating framework were:

- Resulting in individuals and families having to move homes due to program settings
- Community Housing Providers administrative overhead that was diverting scarce resources away from addressing housing need
- Creating missed opportunities for growth as assets were underutilised

Drivers for change

2. A strong, effective social and affordable housing system is key to achieving targets in the *Advancing Queensland's Priorities* whole of government framework



“ Safe, secure and affordable housing enables people to fully participate in, and contribute to, the wellbeing of our state and to achieve other positive life outcomes, such as good health, quality education and secure employment”

Queensland Housing Strategy 2017-2027



Drivers for change

3. Changes in the strategic context for social and affordable housing

- The *Queensland Housing Strategy 2017-2027* and *Queensland Housing Strategy Action Plan 2017-2020* set a clear vision for a different kind of housing and homelessness system for Queenslanders



- National Regulatory System for Community Housing
- National Housing Finance and Investment Corporation settings for financing new supply of affordable housing
- National Housing and Homelessness Agreement

Partnering for Growth is seeking to respond to these drivers by creating a system that:

- Understands and responds to drivers of housing vulnerability on a person-by-person basis
- Prioritises housing stability given how important it is to broader life outcomes:
 - Health
 - Education
 - Social connectedness
 - Cultural security
 - Employment
- Links to the broader human support services system
- Uses data, evidence, local knowledge and local networks to understand regional housing and homelessness drivers and what would work to respond
- Tailors responses to local circumstances, and is flexible enough to respond to changing market dynamics
- Provides local options for people to transition through social, affordable and home ownership settings
- Supports government and the community housing sector to work together to create a strategic approach to growth and system sustainability
- Uses simplified contractual arrangements, performance and reporting frameworks while ensuring accountability for public funds
- Has an outcomes approach to measuring success



Person Centred



Place Based



Partnering

What does this mean for policy and program design?

1. Single social housing program

- Level of support and tenancy management settings linked to a person and not a property
- Existing social housing programs delivered by the sector (Crisis Housing Program; Supportive Housing Program; Community Managed Studio Units; Same House Different Landlord; Community Rent Scheme; Long Term Community Housing; Affordable Housing; Employment and Education Housing) will no longer be distinct, separate products
- There will be simplified funding and reporting arrangements under one program



Principles

- Access to safe, secure and affordable housing is the bedrock of social, economic and community participation.
- Housing is essential infrastructure that generates economic growth and local jobs.
- Housing supply needs to be increased by taking a holistic approach to development, and planning and building precincts based on viable economic zones and comprehensive, supportive, community infrastructure.

2. A new affordable housing framework

Actions

Diversity

Revitalise housing precincts across Queensland to deliver more social and affordable housing. This includes:

- partnering with private industry and community housing providers
- focusing on developing vacant and under-utilised government land
- delivering more social housing properties that better meet people's needs
- improving community liveability and prosperity
- enabling affordable by design options.

Where surplus state land is developed for residential purposes, introduce inclusionary requirements so a proportion (5–25%) of new dwellings will be designated for social and affordable housing. This will include Priority Development Areas and Economic and Community Development zones.

Deliver a diversity of social housing that is fit-for-purpose and tailored to meet the needs of individual households and communities.

Improve housing choice and affordability within greenfield release areas and established suburbs by promoting new options for affordable housing including smaller allotments, smaller homes, "missing middle" forms of housing and "affordability by design" features.

Supply

Partner with the community housing sector to deliver new affordable housing that reduces the gap between social housing and private housing, funded and delivered through better use of existing program funds and facilitating project financing.

Facilitate private and public delivery of residential dwellings in Queensland where possible, using the planning system and redeveloping underutilised government land. This action will include working with local governments to ensure best practice subdivision and design standards, as well as monitoring and facilitating the supply of land where appropriate, supported by the delivery of the *Advancing our Cities and Regions Strategy*.

Commence the Housing Construction Jobs Program to deliver additional social and affordable housing dwellings across the state (including more than 1,700 new dwellings in the first three years and in excess of 5,000 dwellings over the course of the 10-year Strategy).

Establish a Housing Partnerships Office to deliver contemporary housing projects. This includes:

- engaging with state and local government and private sector stakeholders
- identifying, leveraging and managing development opportunities
- initiating place-making initiatives and tenant and community engagement programs in redevelopment sites.

Efficiency

Explore options for future reform of the Department of Housing and Public Works' housing portfolio and business model to ensure effective future service delivery.

Ensure optimal use of our public housing assets including assessing the current depreciation and maintenance model used by the department.

A specialist focus group has been convened by the department and QShelter to focus on new affordable Housing settings

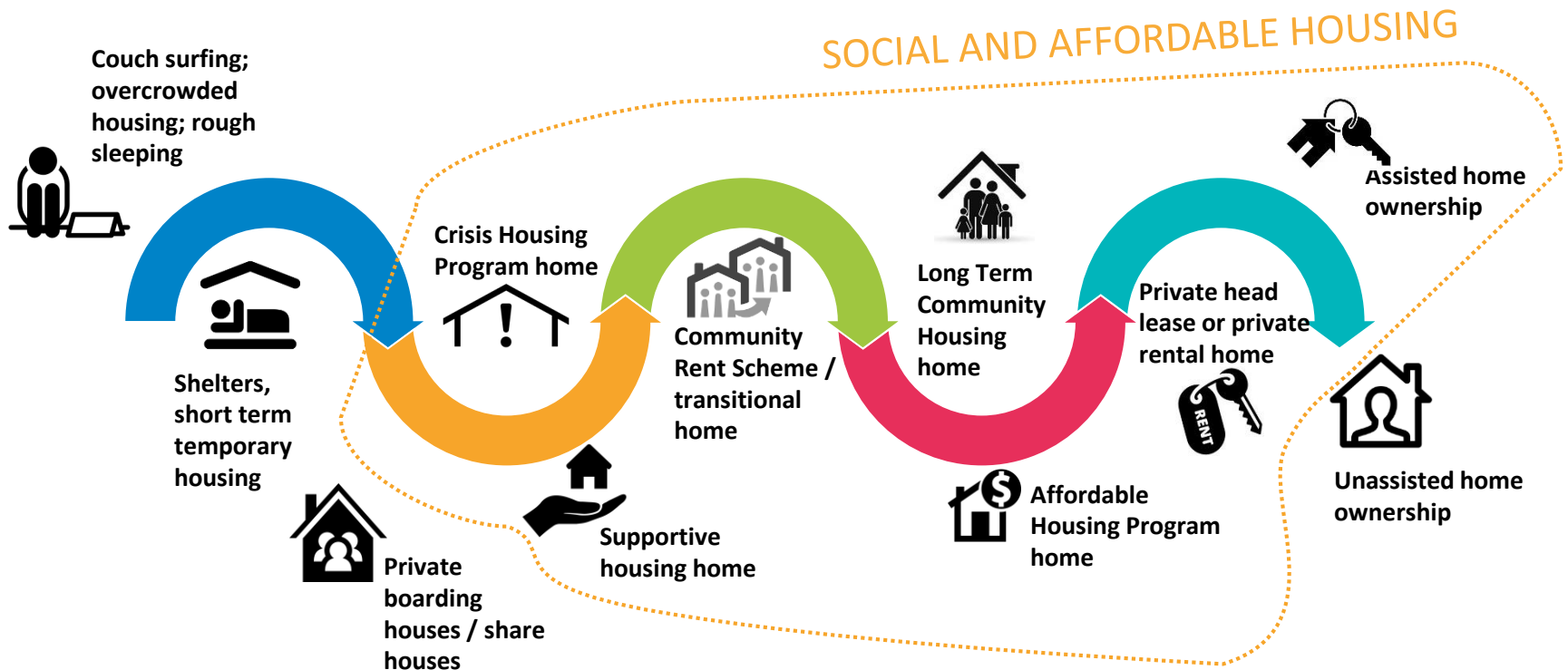
- NRAS has been the key response to the need for affordable housing in Queensland to date, delivering 10,000 dwellings across the State
- Additional models of affordable housing being discussed include:
 - Dual key model(s)
 - Mixed use developments
 - Build to rent models
 - Shared equity and affordable for sale models

Future policy and operating settings

- Important elements of a new affordable housing policy and operational framework will include:
 - Definitions to underpin a consistent understanding of the level of need for affordable housing across Queensland
 - A good practice understanding of ‘what works’ in increasing the supply of affordable housing, including affordable private rentals
 - Eligibility settings for the suite of products and services delivered under the framework
 - Allocation settings and processes for matching households requiring affordable housing with available services and products
 - Rent policy and equity settings for affordable housing dwellings delivered under the framework
 - Support and other assistance settings to underpin the products and services delivered under the framework, in particular assistance that will support households to transition through a housing continuum (e.g. from social to affordable housing settings).

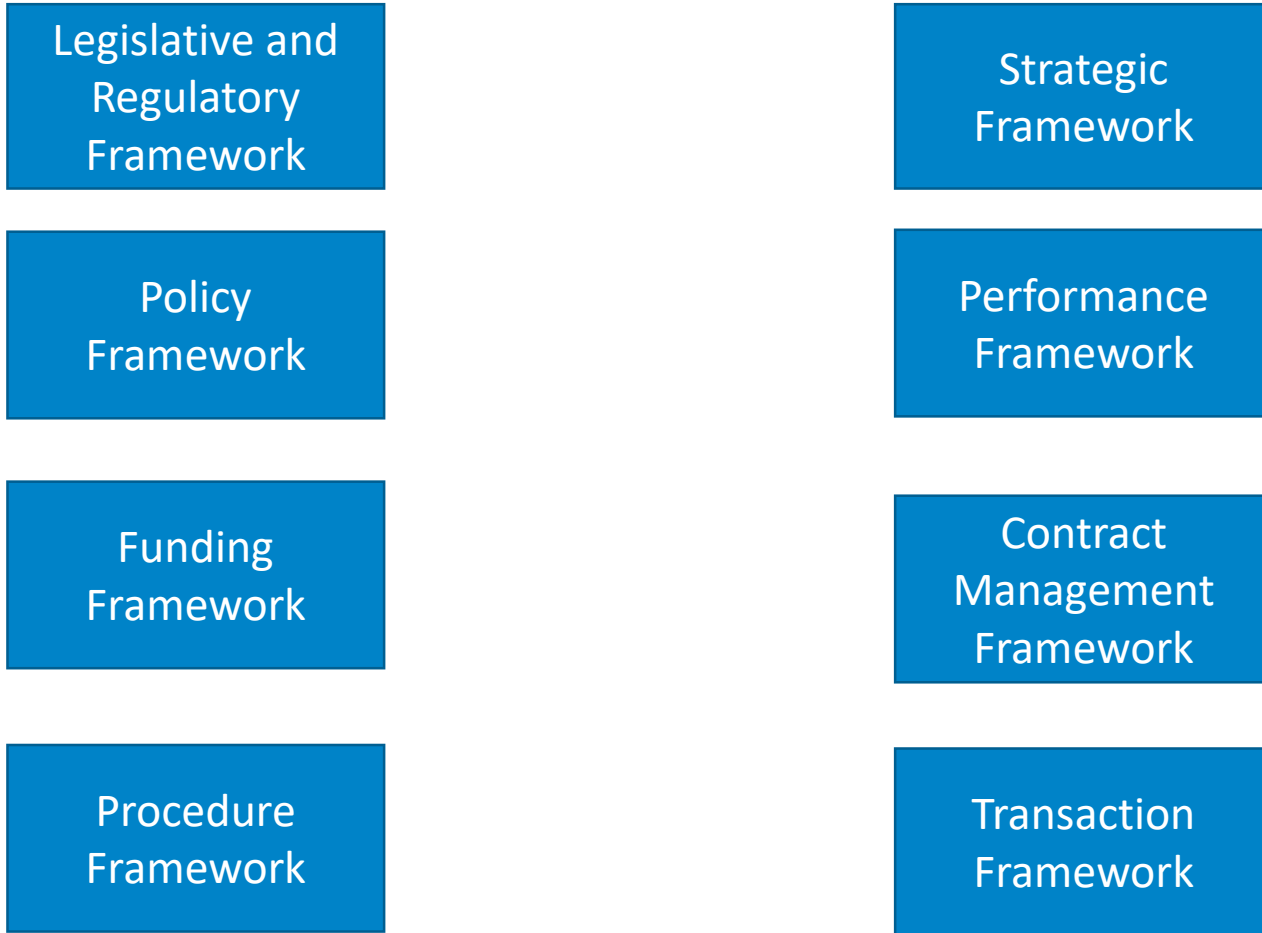
Our objective: a system that responds to each household's circumstances and goals

The policy settings for both affordable housing and the single community housing program will be framed in a context of enabling households to transition through tenures as circumstances change, within the overall social and affordable housing system.



How is this to be achieved?

Working together to understand adjustments required to each element of our social and affordable housing system



Policy Framework

We will work together to develop a new policy framework and settings

