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# Housing and women in Queensland





# Acknowledgement of Traditional Owners

**'Heartlands of Brisbane'**

Uncle Gerard Bargo

This artwork is located in  
the office of Q Shelter



# Assumptions

- Housing First
- Prevention
- Reduce the time people spend homeless – Rapid re-housing
- First home, second home, third home (Ken Kraybill, 2012)



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# Homelessness is really bad for people...

“.....studies in major cities across the United States, Canada, Europe, Asia, and Australia have confirmed a persistent relationship between a lack of housing and excess mortality.



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## [Australian study \(2020\) \(Seastres et al\)](#)

Over 15 years

- Homeless individuals had a higher mortality rate (11.89 vs. 8.10 per 1,000 person-years)
- Younger median age at death (66.60 vs. 78.19 years) compared to non-homeless individuals.
- Deaths among younger people related more to substance use and risk taking behaviours while in older people it related more to disease (heart disease, cancer)
- Earlier health interventions could have mitigated these impacts
- Housing as a precursor to better health is important.

*We acknowledge the Traditional Owners of the land in which we work and meet.  
We pay our respects to their Elders past, present and emerging*





# Homelessness and women

- Close to 10,000 women were enumerated as homelessness in Qld in 2016
- Including over 2000 in Brisbane
- The rate of homelessness in Australia increased by 8% between 2006 and 2011 and 9% between 2011 and 2016 (with the majority being attributed to younger and older people).
- One quarter of homelessness is attributed young people – 2,500 young women in Qld

It is estimated that 100,000 women in Queensland over the age of 45 are vulnerable to housing related distress<sup>1</sup>. This situation has been the subject of considerable research. Single older women aged 55 and over, are over-represented among people in Australia who are asset-poor (McFerran 2010). They are also one of the fastest growing groups of homeless people nationally (Homelessness NSW 2016).<sup>2</sup>



# Causes of homelessness for women

- Domestic Violence
- Family Violence
- Poverty – many women with no source of income and crisis at key life stages such as getting older, relationship breakdown
- Poor mental and physical health
- Lack of suitable housing – about a third of women are couch surfing (staying with friends/family) and many are living in cars or staying in motels with their children (with no cooking facilities).
- Exiting hospital, state care or prison.

# Post-pandemic housing and homelessness in Queensland



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- Private rental vacancies and competition in the private rental market
- Interstate migration and intrastate migration
- Benefits to home purchasers during COVID – ability to boost savings, availability of credit and low interest rates
- Ending of COVID-19 Rental regulations
- Ending of JobSeeker supplement
- Local government interest in affordable housing and homelessness



# Vacancy rates – selected regions

Region	Vacancy Rate December 2019	Vacancy Rate June 2020	Vacancy Rate Dec 2020
Gold Coast	1.8%	3.0%	0.3% - 1.3%
Logan	1.6%	2.2%	1%
Brisbane CBD	2.7%	3.9%	3.3%
Sunshine Coast	1.5%	1.9%	0.3%
Cairns	1.7%	2.4%	1.2%
Townsville	2.1%	1.7%	0.7%
Mackay	2.5%	1.3%	0.7%
Toowoomba	2.4%	1.2%	0.7%
Bundaberg	1.5%	1.0%	0.4%





# Q Shelter's policy work

- Pre-election
- Pre-budget
- City Deals
- Local Government
- Housing Older Women
- Housing Action Plan
- Contributions to Make Renting Fair Campaign

## National policy work:

- SHARP Proposal for National Stimulus
- National Shelter and CHIA National

[www.qshelter.asn.au/services](http://www.qshelter.asn.au/services)

# SHARP Proposal

- Construct 30,000 additional units of social housing
- Renovate existing social housing
- Stimulate the building maintenance and construction industry
- Create up to 24,500 FTE
- Increase GDP up to \$6.7billion



The infographic features a background image of construction workers on a site. At the top, the Community Housing Industry Association logo is displayed. The main title 'SOCIAL HOUSING ACCELERATION AND RENOVATION PROGRAM (SHARP)' is prominently shown. To the right, a column lists seven objectives. On the left, two text blocks provide context and details about the program's goals and funding.

**Community Housing Industry Association**

## SOCIAL HOUSING ACCELERATION AND RENOVATION PROGRAM (SHARP)

### SHARP OBJECTIVES

- Increase** the supply of social housing, predominantly within mixed-tenure developments.
- Meet needs** – new housing targeted at households who are homeless, at risk of homelessness or otherwise enduring unsuitable housing.
- Stimulate** the building maintenance and construction industry.
- Support** employment in regional and metro areas across Australia. (6% of jobs in Australia are housing construction related)
- Enhance** social housing environmental performance and cut tenants' energy bills.
- Build capacity** in not-for-profit CHOs and encourage innovation in construction quality and design
- Maximize** public value through CHOs combining their rental income with other government subsidies, tax benefits, partnership arrangements and private finance to provide additional low cost housing.
- Over the longer term** maximise tenant, community and economic outcomes.

### BUILDING THE RECOVERY - SECURING JOBS AND SOCIAL OUTCOMES

At this difficult time the Government's emergency measures to support businesses and workers will bring much-needed relief to many Australians. Equally, it's imperative that we plan now for a government-driven stimulus program to kickstart our country's post-crisis recovery. This will be vital in getting people back into jobs fast, and also in enhancing building company confidence to retain workers.

Government can capitalise on historically low bond rates through an infrastructure investment boost that will deliver long-term economic benefits and, by focusing on housing, begin to redress the intensifying shortfall in social rental provision across Australia.

Under the SHARP, backed by state/territory contributions, Australian Government investment would enable the delivery of at least 30,000 additional social housing units and renovation to high environmental standards of many thousands more existing properties. The program should aim for 75% of new homes to be completed within three years.

Our calculations show a new build/acquisition program of this order will require total government investment of circa \$7.2 Billion. A renovation budget of an additional \$500M would improve quality of life for tens of thousands of existing social renters, as well as bringing back into use many homes out of service awaiting works.

Launched by the national peak bodies, the Community Housing Industry Association (CHIA), Homelessness Australia and National Shelter, and national housing campaign, Everybody's Home. View at [www.communityhousing.com.au](http://www.communityhousing.com.au)

**Community Housing Industry Association**  
**national shelter**  
**EVERYBODY'S HOME**

# Summary of Recommendations



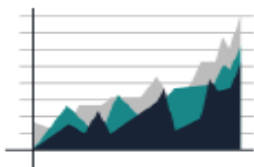
## Housing Supply

Capital investment in 3000 dwellings per year for 20 years including housing for people with disability and Aboriginal and Torres Strait Islander households.



## Enhanced support for sustained tenancies

Support for up to 20,000 vulnerable households in Queensland applying place-based and evidence-led solutions.



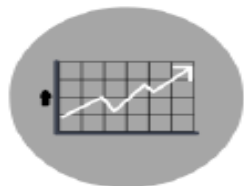
## Reduced operating costs

Insurance solutions through QGIF and consistent and effective rates concessions.



## Workforce capacity and capability

Genuine investment in skill development to deliver high quality services with proven results.



## Stronger sector

Optimal use of community housing assets and equity to leverage growth.



## Peer leadership and capacity

Training, support and ongoing structures that include and involve peers in driving policy, program and service delivery improvements.



## Improved planning system

Planning reforms supporting growth and diversity of housing including housing measures through City Deals.



## Service Integration

Ongoing service integration groups at the front-line across 15 locations.



# Tenancy Sustainment Framework



Source: Q Shelter 2020



# Solutions: older women



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1. Increasing supply that is affordable and appropriate to older women through three pilot projects
2. Resources to implement a specialist support service to assist women achieve person-centred solutions based on their specific needs
3. Capacity support at the systems level for stakeholders working together across community, private and public sectors to pioneer innovative models that address housing need for this group
4. Specific measures to address the needs of older women in the forthcoming Queensland Housing Action Plan.

The need for innovation:

- DFV training for the real estate industry: towards prevention
- <https://www.qshelter.asn.au/dfv/>



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## CONTACT US



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