

Queensland

# Election Statement

2024



**Recommendations for  
meaningful change**





**Community Housing Industry Association (CHIA) Queensland is the independent industry body representing community housing providers in Queensland.**

Our purpose is to lead and enable a diverse and dynamic social and affordable housing industry in Queensland.

CHIA Queensland members are social and affordable housing experts, delivering homes that transform lives beyond just providing shelter. Community housing providers deliver a diverse range of housing options, from purpose-built developments for families, key workers, and older people to housing for people with disability and those requiring transitional accommodation.

Our members provide both social housing to support individuals and families who cannot afford to rent in the private rental market and affordable housing for low to moderate income households such as key workers and older Australians.

Community housing providers are committed to ensuring our homes and communities are more than just places we live—they are vibrant, connected, and supportive environments where everyone can flourish.

CHIA Queensland assists all levels of government to ensure our industry meets the needs of Queenslanders who rely on our services. We strive to:

- Influence legislative and policy settings to ensure they represent, support, grow and strengthen the community housing industry.
- Promote practices and strategies which enhance tenant outcomes.
- Enhance business sustainability and innovation through partnerships and knowledge sharing.

# Foreword

The 26 October Queensland government election presents a unique opportunity for CHIA Queensland members and the community housing sector to bring forward important policy and investment solutions, to assist Queenslanders to find homes in the months, years and decades ahead.



Housing has become a significant issue for many Queenslanders. Voters in the 2024 Queensland election are well aware of the cost of housing and challenges to delivering more supply, the scarcity of rental properties and the difficulty in accessing social and affordable housing.

For decades, community housing providers have been developing and delivering housing solutions which provide long term stability for residents and communities. They are nimble, agile, tenant focussed and rooted in the communities they operate in and serve.

CHIA Queensland acknowledges and welcomes the Queensland government's announcements targeting social and affordable housing growth in Homes for Queenslanders, including the commitment to deliver 53,500 new social homes by 2046. We also acknowledge the Queensland opposition and other parties that have engaged with us on solutions to tackle the social and affordable housing crisis.

Here is our 10-point plan to accelerate delivery, including doubling the number of social homes to be delivered from 2028.

To end Queensland's housing crisis, we need to increase supply across all parts of the housing system. Additional social and affordable housing is a vital part of the solution. CHIA Queensland and our members are ready to work in partnership with all levels of government and the private sector to provide more homes for the communities with which we are intricately connected.

CHIA Queensland is committed to continuing our engagement with all political parties to deliver on our state's critical priorities.

Yours sincerely  
Kristan Conlon  
CHAIR, CHIA Queensland



# Our plan to accelerate social and affordable housing delivery

## Increase investment in social and affordable housing

1. In South-East Queensland, commit an additional \$2 billion for a five-year pipeline of social and affordable homes.
2. In regional Queensland, commit an additional \$1 billion for a five-year pipeline of social and affordable homes .

## Accelerate the growth of community housing

3. Double the current target, to deliver 4,000 social homes a year from 2028.
4. Develop a strategic investment plan that provides clear milestones for release of future funding to drive a pipeline of social and affordable housing.
5. Reduce red tape and streamline procurement processes to support the delivery of new social and affordable housing.
6. Require all social and affordable housing properties funded by the Queensland or Federal governments to come under community housing management.
7. Invest in tenancy sustainment initiatives to connect tenants with the support they need to remain housed and thrive.

## Unlock the ability of community housing to increase housing supply

8. Provide low-interest loans to community housing providers.
9. Guarantee community housing providers' borrowings for the delivery of new social affordable housing.

## Invest in a Community Housing Industry Roadmap

10. Fund the development of a Community Housing Industry Roadmap to establish a shared vision for how the industry scales and innovates to increase social and affordable housing supply in Queensland.

# Increase investment in social and affordable housing

Queensland has some of the highest unmet social and affordable housing needs in Australia.

The simple fact is that Queensland's housing supply has not kept pace with population growth - and not enough of the housing that has been built can be afforded by people on low and moderate incomes.

Additional and enduring investment is needed to address the current shortfall and meet future demand for social and affordable housing.

The heavy lifting must start NOW to achieve the 53,500 new social homes target by 2046 outlined in the Homes for Queenslanders Plan.

In the next term, the Queensland Government should:

1. In South-East Queensland, commit an additional \$2 billion for a five-year pipeline of social and affordable homes.
2. In regional Queensland, commit an additional \$1 billion for a five-year pipeline of social and affordable homes.

Yumba Meta Limited  
Deeragun-Ernest & Maud Hoolihan Elders Village





Coast2Bay Housing Group  
Yandina Apartments

## Accelerate the growth of community housing

Community housing providers are experts at building and managing homes for people on low incomes and should lead the delivery of new social and affordable homes for Queenslanders.

Our members can deliver more homes than either public housing or the private sector due to their charitable status, access to Commonwealth Rent Assistance, and ability to leverage equity and tax exemptions. With the right support and funding, CHIA Queensland members can be delivering 4,000 social homes a year by 2028, doubling the Queensland government's current target. This would help Queensland to meet supply targets under the National Housing Accord and relieve pressure on the private rental market.

As not for profit organisations, community housing providers re-invest any surplus revenue into new housing, better services or improving their properties. They prioritise the individual needs of tenants and facilitate access to services which support tenant wellbeing such as healthcare, education, and employment. However, a lack of access to support services can put tenancies at risk. Additional investment in tenancy support programs is needed to sustain tenancies and ease demand on crisis services.

**In the next term, the Queensland Government should:**

3. Double the current target, to deliver 4,000 social homes a year from 2028.
4. Develop a strategic investment plan that provides clear milestones for release of future funding to drive a pipeline of social and affordable housing.
5. Reduce red tape and streamline procurement processes to support the delivery of new social and affordable housing.
6. Require all social and affordable housing properties funded by the Queensland or Federal governments to come under community housing management.
7. Invest in tenancy sustainment initiatives to connect tenants with the support they need to remain housed and thrive.

# Unlock the ability of community housing to increase housing supply

Low interest loans and loan guarantees from the Queensland government would eliminate barriers community housing providers experience to securing financing, enabling the delivery of more social and affordable homes.

These measures would also help community housing providers attract institutional finance, including superannuation funds and private sector partners, to support mixed tenure housing projects. This would enable the government to leverage public investment and maximise quality supply outcomes.

In the next term, the Queensland Government should:

8. Provide low-interest loans to community housing providers.
9. Guarantee community housing providers' borrowings for the delivery of new social affordable housing.



Churches of Christ Housing Services  
Bongaree – Coolamon Apartments





## Invest in a Community Housing Industry Roadmap

Certainty and a long-term strategy are vital to ensure the growth and sustainability of the community housing industry and accelerate the delivery of social and affordable housing.

Every lever available to the State government and industry groups, including CHIA Queensland, must be utilised to address the growing need.

To prevent future shortages and instil confidence in the industry, the government must support CHIA Queensland and sector partners to develop a comprehensive industry roadmap.

The roadmap should articulate a vision for the community housing industry in Queensland, encompass a program of legislative and policy reforms, unlock innovation in delivery and support effective capital and risk management.

It should position the State as a strategic enabler, to maximise access to other sources of funding from government agencies, private investment, and philanthropy.

**In the next term, the Queensland Government should:**

10. Fund the development of a Community Housing Industry Roadmap to establish a shared vision for how the industry scales and innovates to increase social and affordable housing supply in Queensland.



**Community Housing**  
INDUSTRY ASSOCIATION  
**QUEENSLAND**

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