

# Assessing housing needs: the Queensland context

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# Housing need assessment

- What do we mean by 'housing needs' and 'housing needs assessment'?
- Distinctions between different forms and purposes of assessment:
  - Dwelling requirements vs specific housing needs
  - Assessing prospective needs for planning
  - Matching of needs with housing options
- Range of roles, opportunities and expectations within the broad housing system
- Maintaining perspective on capacity to influence housing affordability outcomes (local government a weak link in the affordable housing chain?)

# Conceptualising housing need

- Maslow's hierarchy of need:
  - Physiological Needs (warmth, shelter, food)
  - Security Needs (protection from danger)
  - Social Needs (love, friendship, comradeship)
  - Ego Needs (self respect, personal worth, autonomy)
  - Self Actualization Needs (full potential)
- Bradshaw's typology of social need:
  - Felt
  - Expressed (demand)
  - Comparative
  - Normative (expert / planning)
- Costs/consequences of not meeting housing need
- Dwelling requirements and preferences

# Housing needs – key questions

- How can we conceptualise them?
- How can we recognise and measure them?
- Who is in housing need?
- What triggers the presence of housing need?
- What sorts of needs do people have?
- When/how long for?
- How do needs vary over time for different people?
- How can governments and the private sector plan for and respond to housing needs?

# Housing need and planning in the Qld context

- Strong population growth, driven by significant interstate migration, has a major effect on local housing markets (esp in SEQ).
- Affordability increasingly problematic - not just a capital city issue
- Local governments in Queensland have traditionally accepted very little responsibility for housing or for seeking to alter dwelling mixes in their areas
- Emerging roles for State and local govt in Qld:
  - draft State Planning Policy for Housing and Residential Development
  - LGMS in SEQ
  - New mechanisms for delivering social housing

# The 'One Social Housing System' and new policy directions in Qld

- The historical role of social housing in Qld delivering affordable, appropriate, and secure housing to a range of households in general need has effectively ended.
- Stock is now declining, wait lists have blown out, allocations have halved, and priority housed becoming the norm

## Under the new social housing approaches:

- More tighter targeting to those in 'greatest/highest' need, through new allocation processes
- Tenure security replaced by fixed leases and eligibility reviews
- Significant tension between sustaining tenancies, and creating disincentives to enter, and incentives to exit social housing
- Assumptions about private sector stepping in?

# Broad housing policy context

- Current housing policy directions point to:
  - Limited and declining support for social housing
  - Strong support for home ownership, but limited practical assistance
  - Rising expectations about private rental market's role in affordable housing, but limited interventions and market responses not encouraging!
  - Overall, ongoing expectations and reliance on private housing sector capacity
  - In Queensland, rising hopes/expectations about role of state and local government in private affordable housing?

# SPP for Housing and Res. Devel.

- Dept of Housing released a draft State Planning Policy for Housing and Residential Development for consultation late 2005 – still being refined
- Attempts to set out State's interests in ensuring that local government planning schemes more effectively support the provision of the community's diverse housing needs, including affordable housing
- Lays out a process for the identifying existing and future housing needs of the community, based around demographic and housing data analysis
- Will apply to all local governments with an estimated resident population of 10,000+. In SEQ, overlaps with LGMS

# SEQ Regional Plan

- Councils are required to prepare a Local Growth Management Strategy to indicate how growth will be managed (includes a Residential Development Strategy)
- Housing needs, diversity and affordability must be assessed as part of the LGMS (similar assessment to the draft SPP for Housing and Residential Development)
- Applicable to SEQ only