

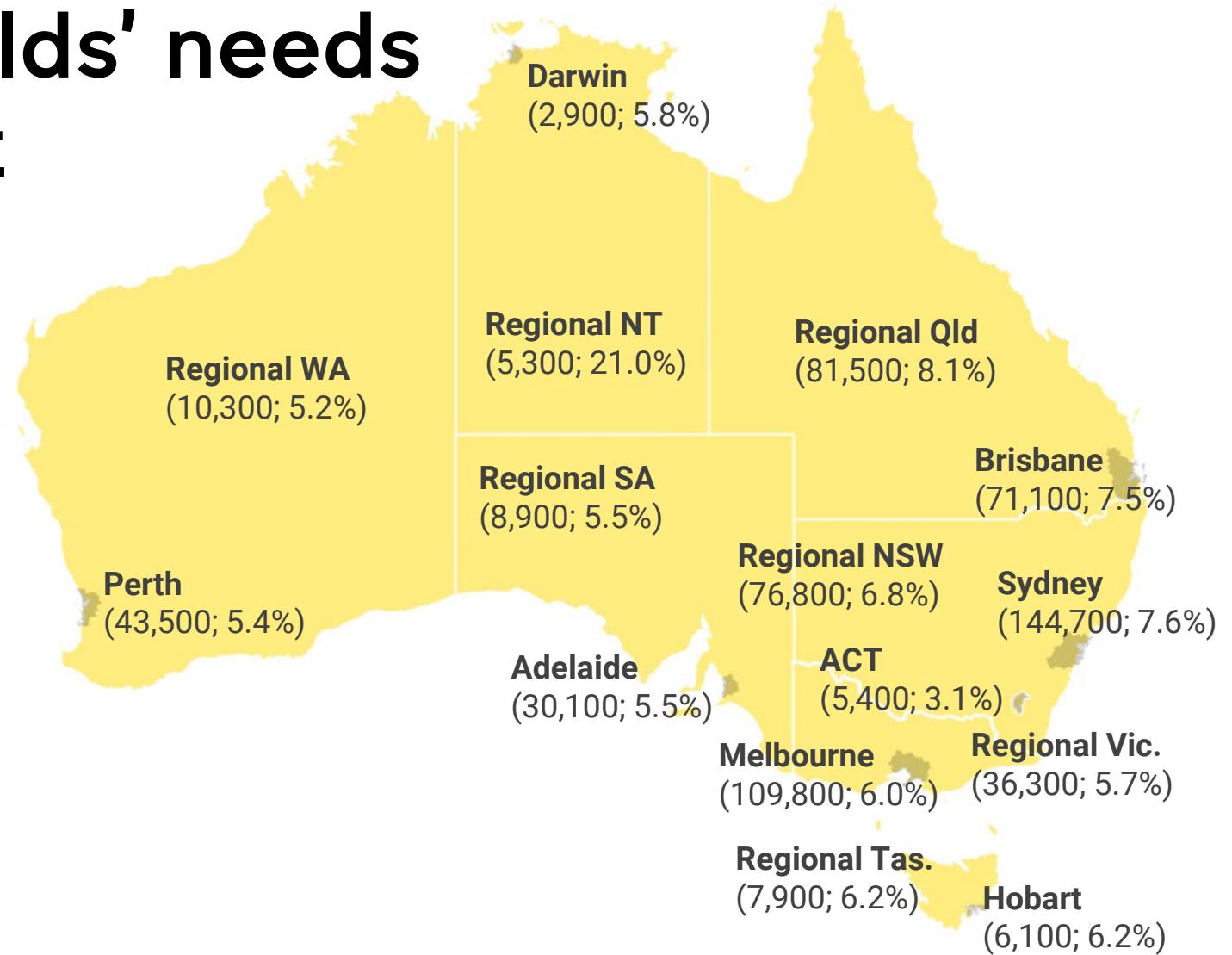
Unmet housing need

Ryan van den Nouwelant

2040 Vision | 2-May 2023



640,000 households' needs are not being met across Australia (6.6% of households)



The meaning of housing need:

How is the model constructed?



UNSW
SYDNEY



UNSW
SYDNEY

What's the model?

Objective:

**Identify those whose housing needs
are not being met by market housing**

A proxy measure for demand for social and affordable housing
(or NRAS or CRA or income support...)



What's the model? (Who do we count?)

From Canadian 'core need' standards:

Low income

and any of:

Rent stress

Overcrowding

Poor building condition



What's the model? (Who do we count?)

Australian Census provides much of this:

Low income

Weekly income thresholds	Very low income	Low income
Singles	\$425	\$600
Couples (and other adult groups)	\$875	\$1,450
Families with children	\$1,475	\$2,050



What's the model? (Who do we count?)

Australian Census provides much of this:

Low income

and any of:

Rent stress: derived from income and rent

Overcrowding: severe overcrowding enumerated as homeless

Poor building condition: improvised dwellings enumerated as homeless



What's the model? (Do the counting)



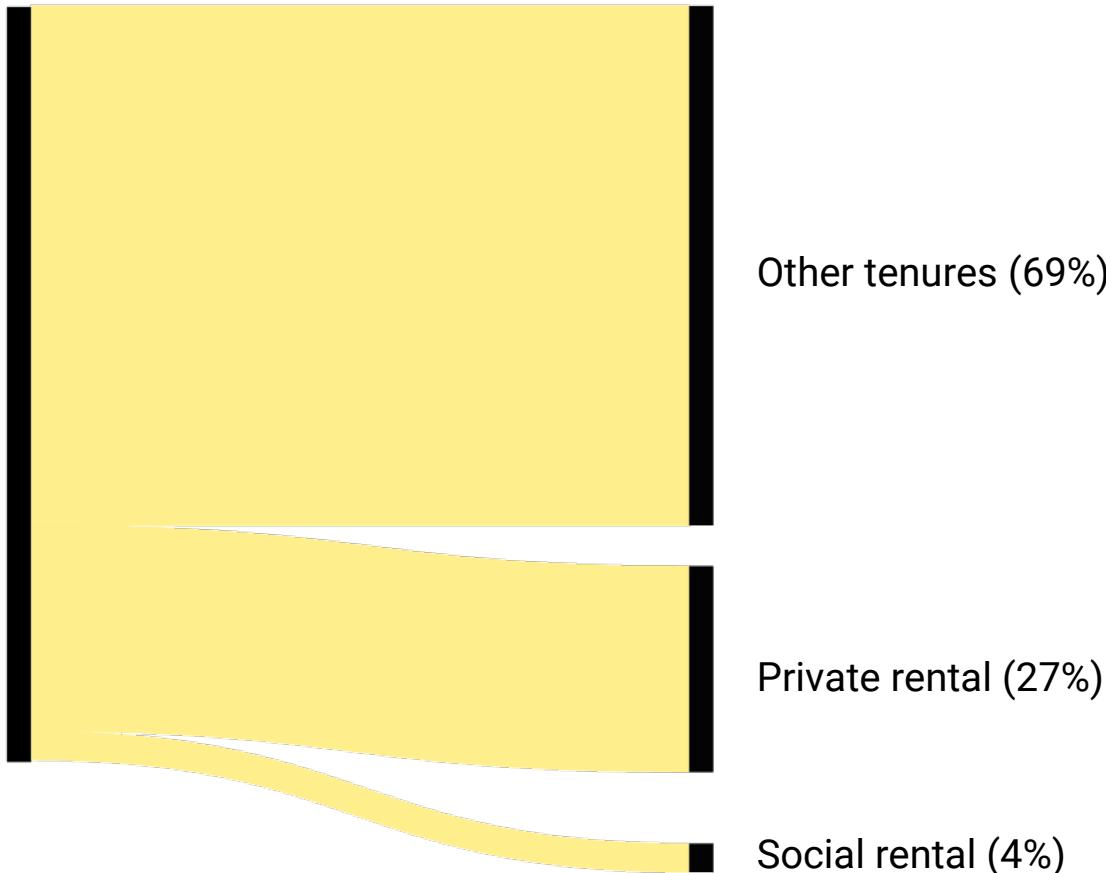
Start with all households in Australia
(about 9.6 million households)



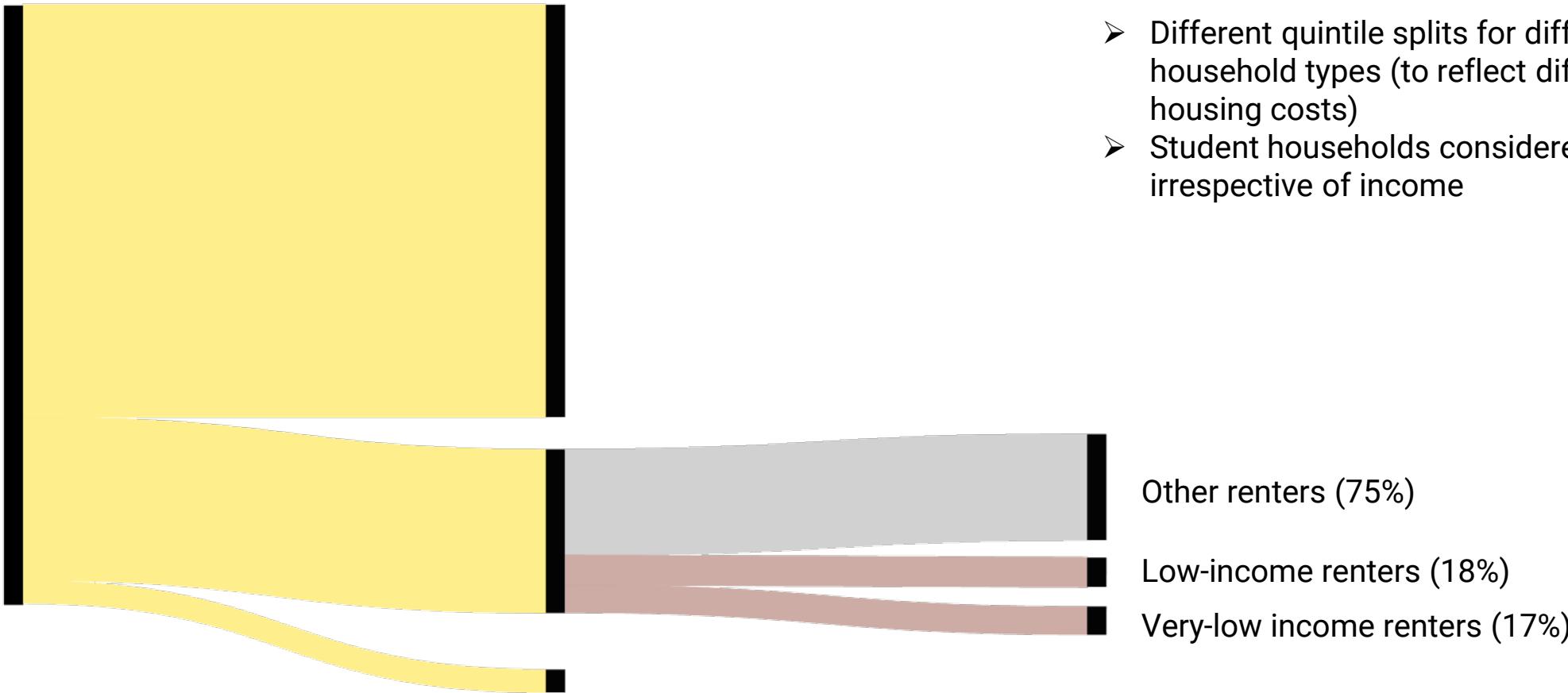
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What's the model? (Do the counting)

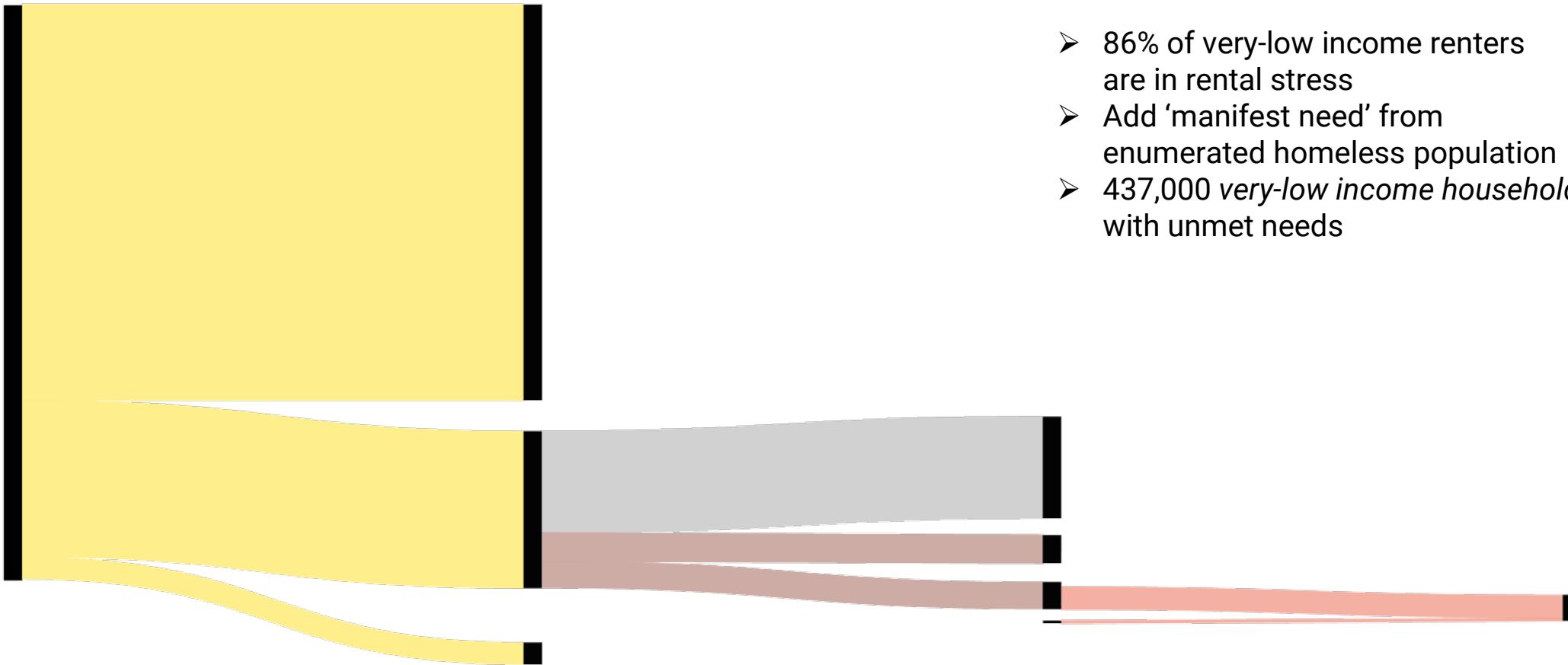
Split them into tenures



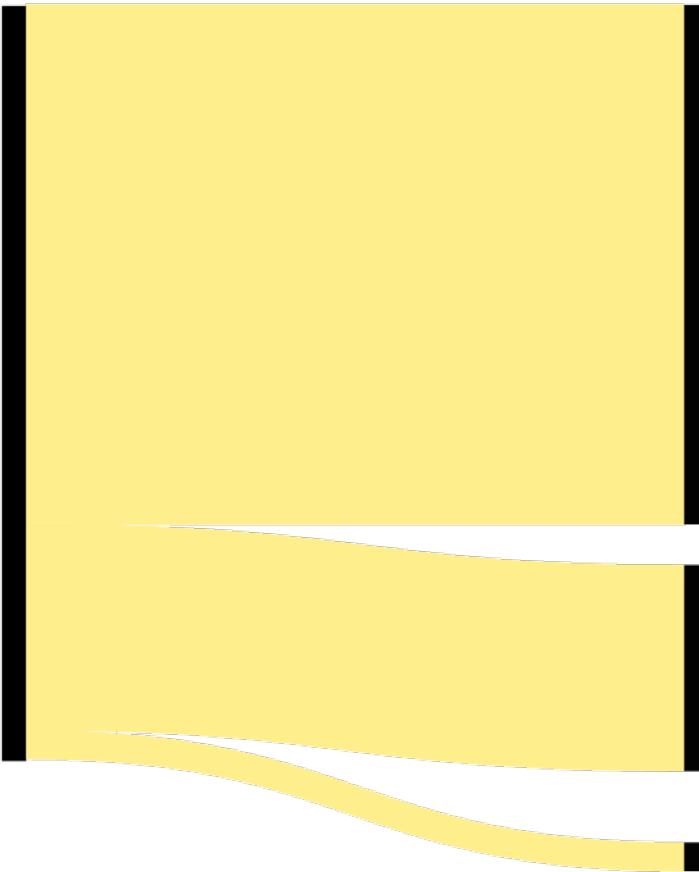
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What's the model? (Do the counting)

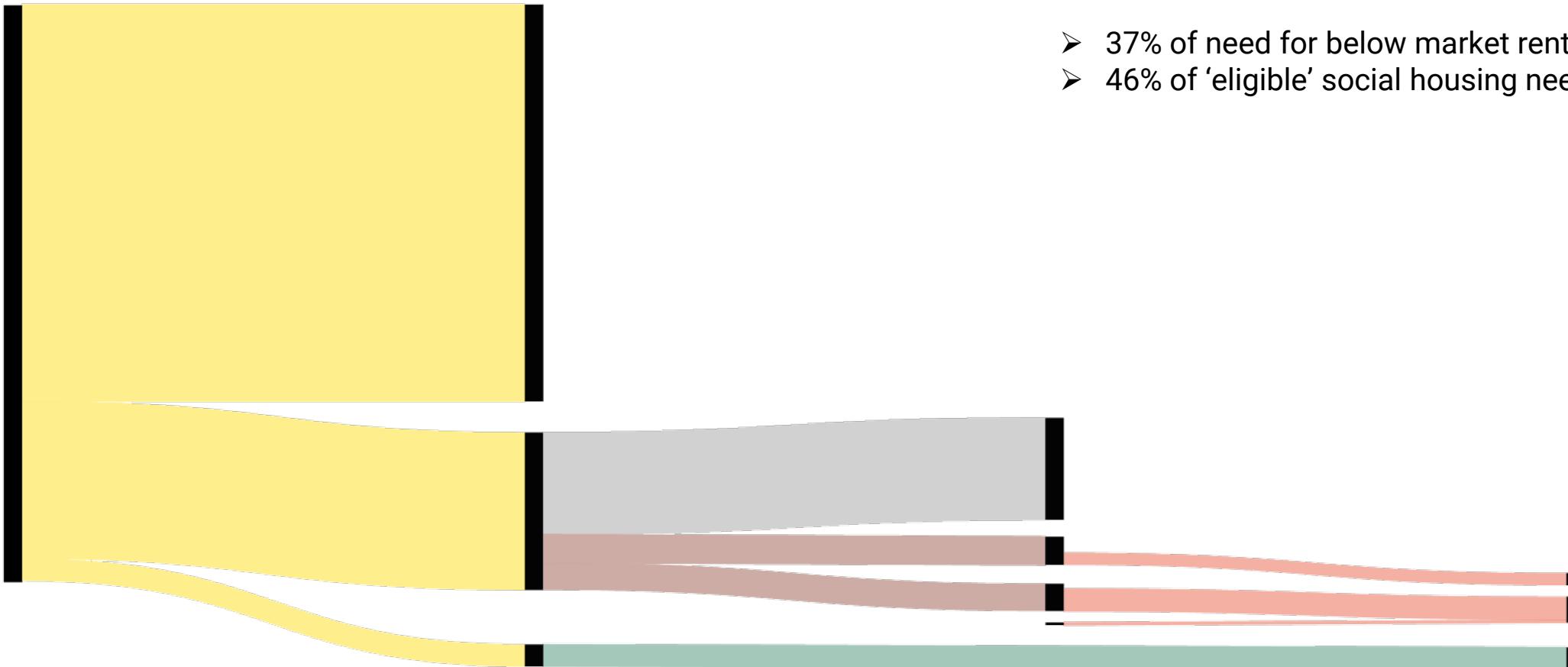


Identify those in rental stress

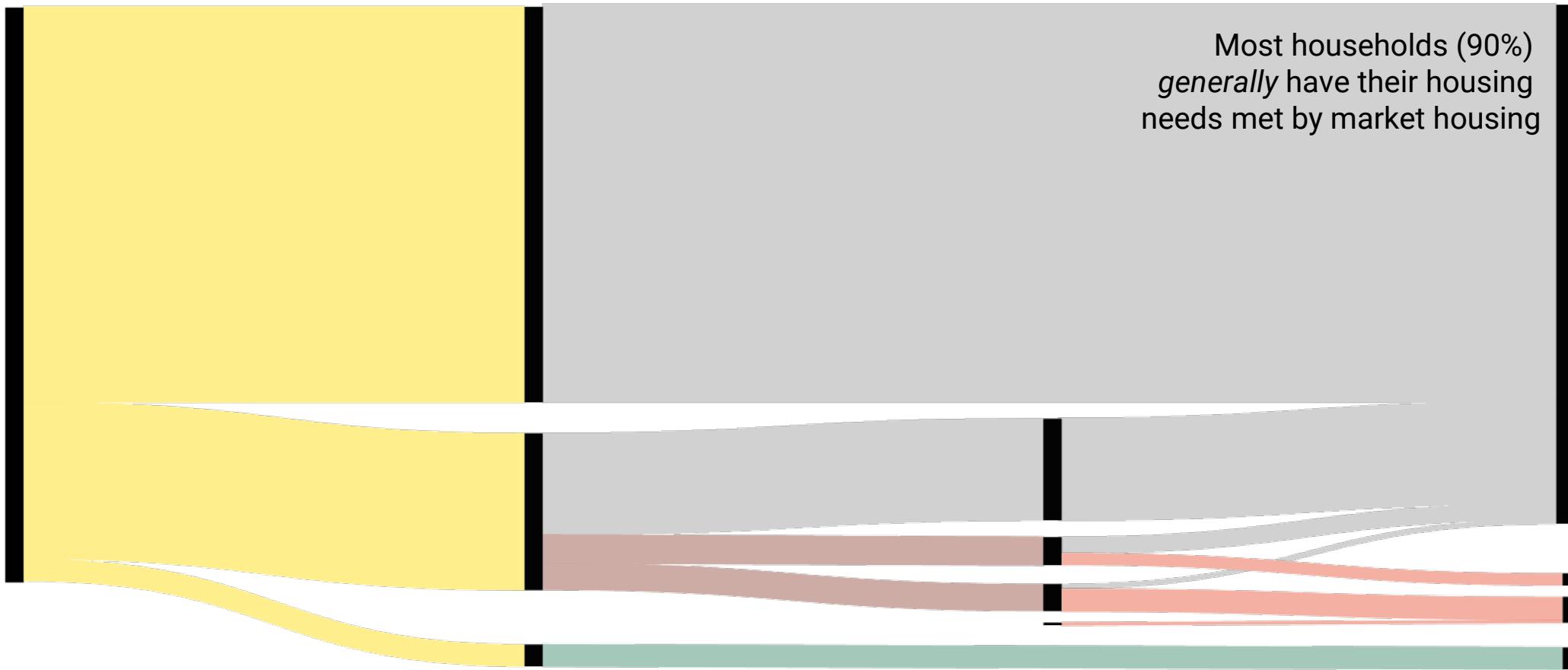
- 86% of very-low income renters are in rental stress
- Add 'manifest need' from enumerated homeless population
- 437,000 *very-low income households* with unmet needs
- Additional 203,000 (43%) *low-income renters* with unmet needs



What's the model? (Do the counting)



What's the model? (Do the counting)



Headline findings:

What does the model tell us?



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Headline findings

1. unmet need is everywhere
2. unmet need is not uniform
3. unmet need is not a 'spike'
4. unmet need can be met!



1. Unmet need is everywhere

Highest unmet need (SA4)

Gold Coast	24,400
Sydney - Inner South West	21,500
Melbourne - West	20,200
Melbourne - South East	19,200
Sydney - South West	18,600

Highest % of households (SA4)

Northern Territory - Outback	21.1%
Sydney - South West	12.7%
Sydney - Parramatta	10.6%
Sydney - Inner South West	10.2%
Logan - Beaudesert	10.0%

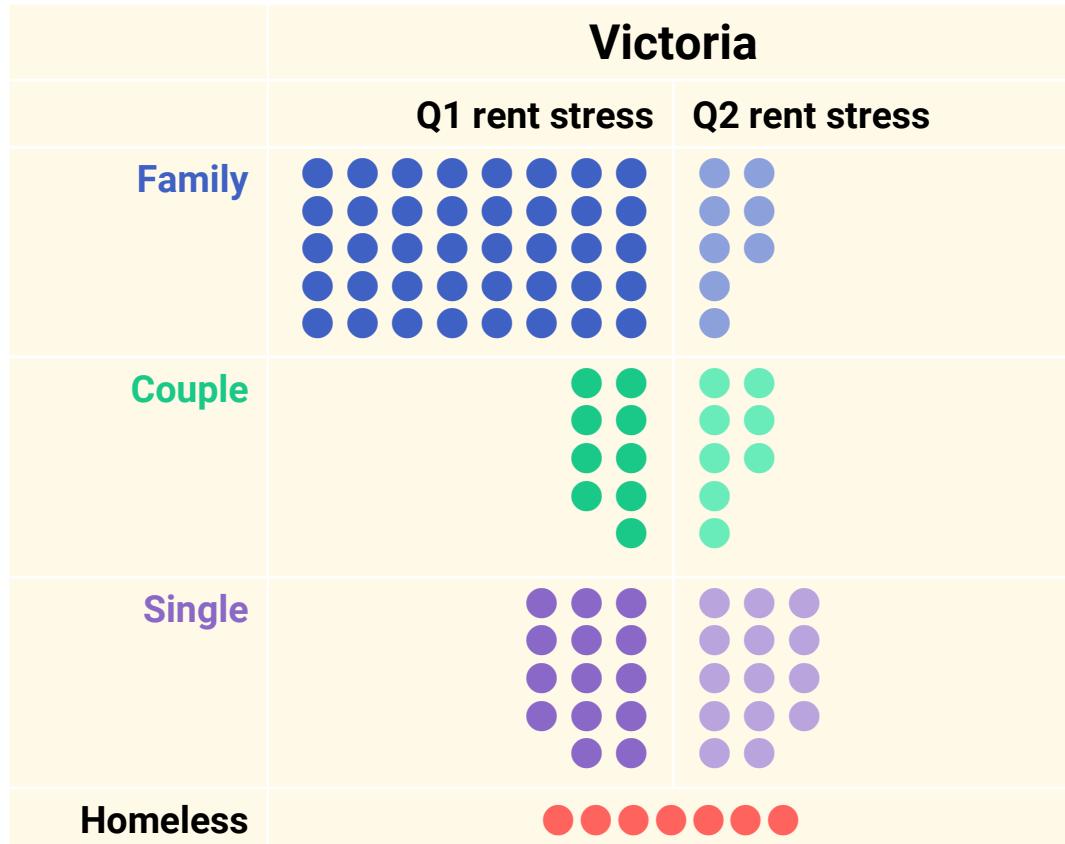
Lowest unmet need (SA4)

South East	900
Western Australia - Outback (North)	1,400
Queensland - Outback	1,500
South Australia - Outback	1,800
Western Australia - Wheat Belt	2,300

Lowest % of households (SA4)

Australian Capital Territory	3.1%
Sydney - Baulkham Hills and Hawkesbury	4.0%
Sydney - Sutherland	4.0%
Western Australia - Wheat Belt	4.3%
Sydney - Northern Beaches	4.3%

2. Unmet need is not uniform

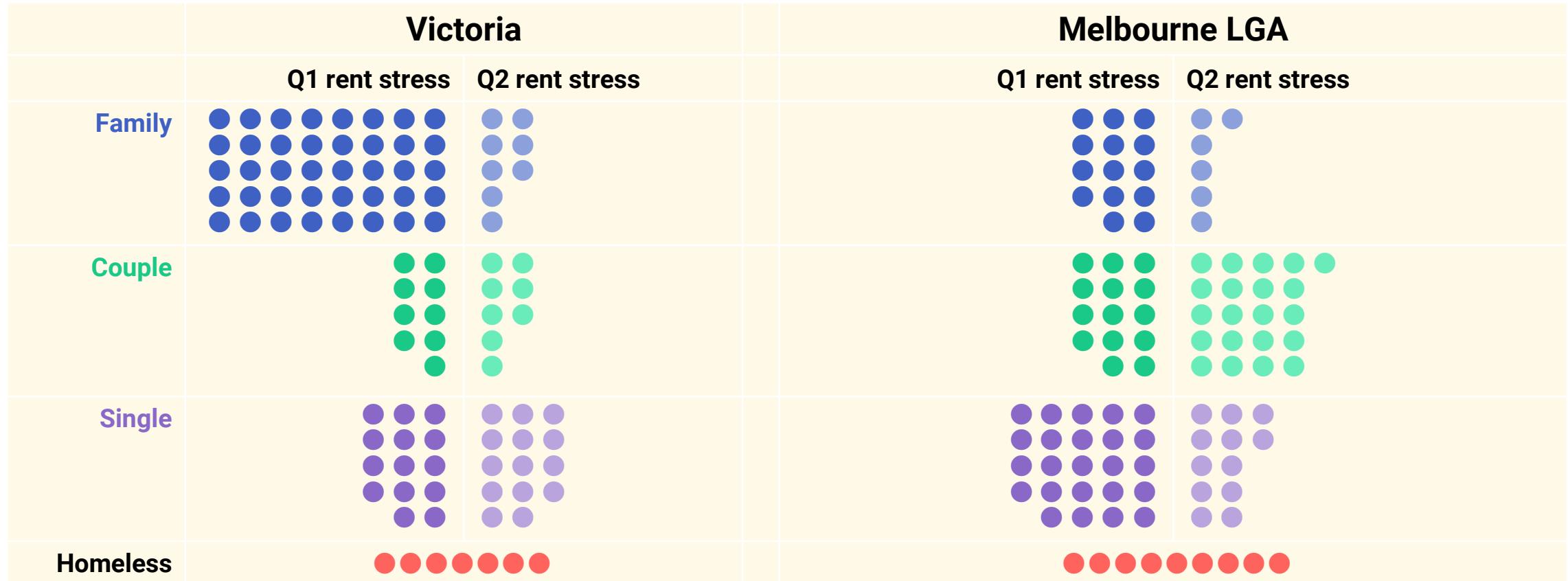


Compare three councils' unmet housing needs:

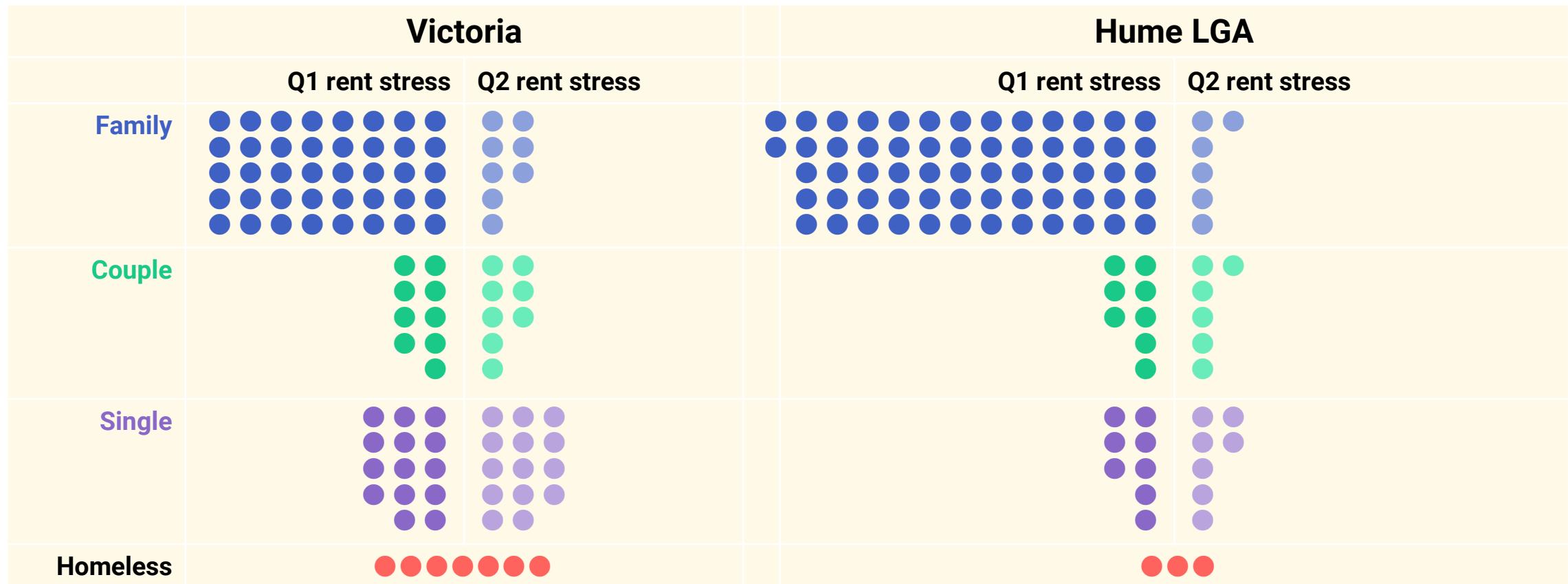
- Melbourne LGA (5,800)
- Hume LGA (6,100)
- Central Goldfields LGA (500)

7.7% of households in each

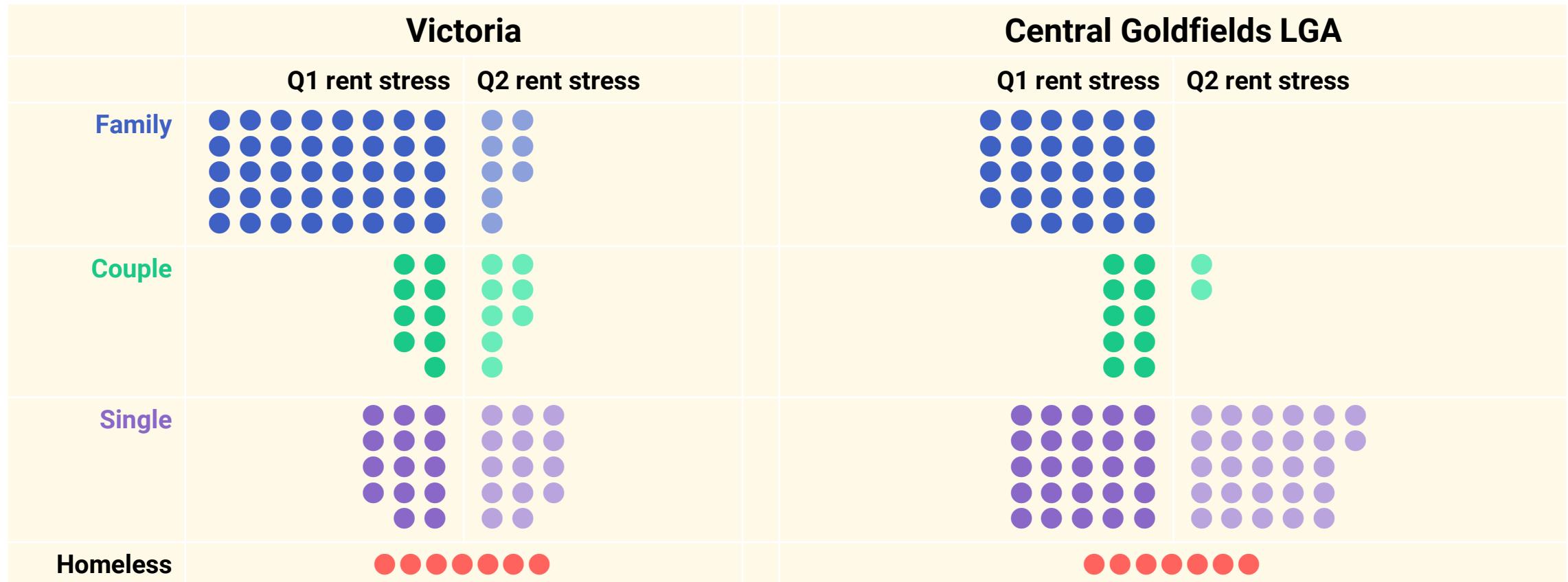
Inner city: High costs, affecting Q2



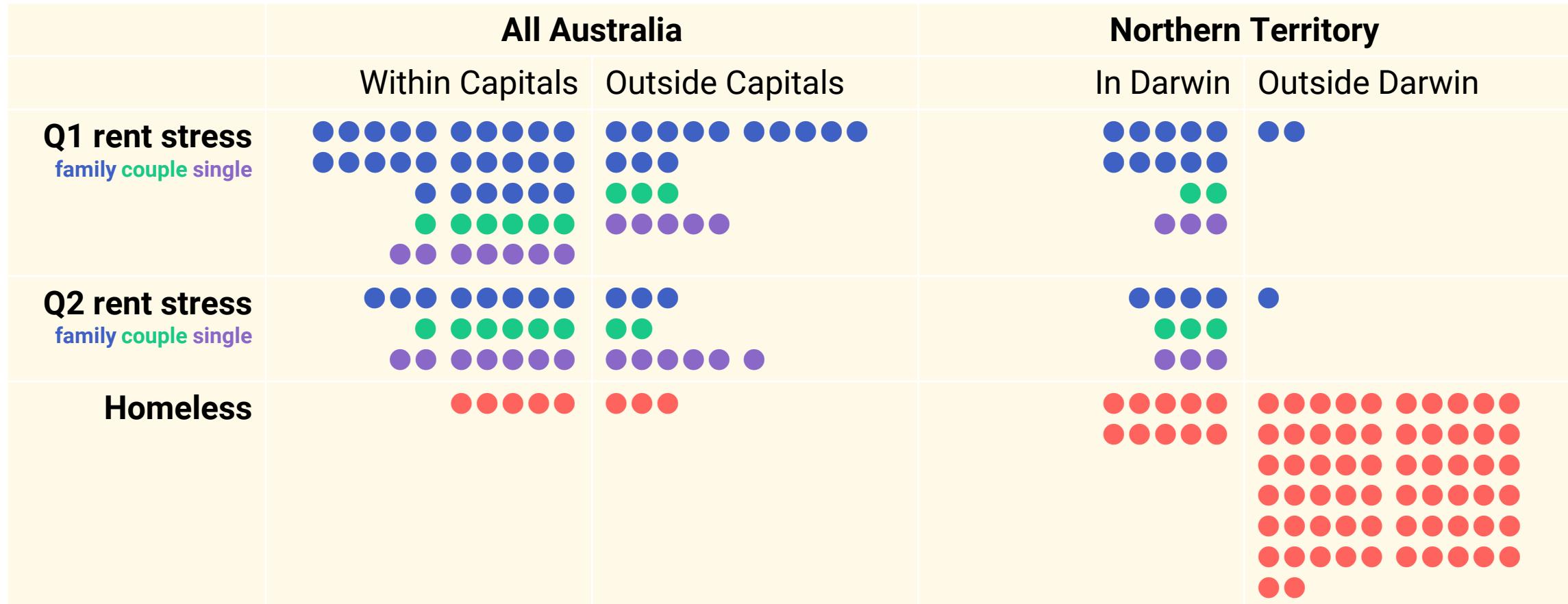
Urban fringe: Destination of Q1 families



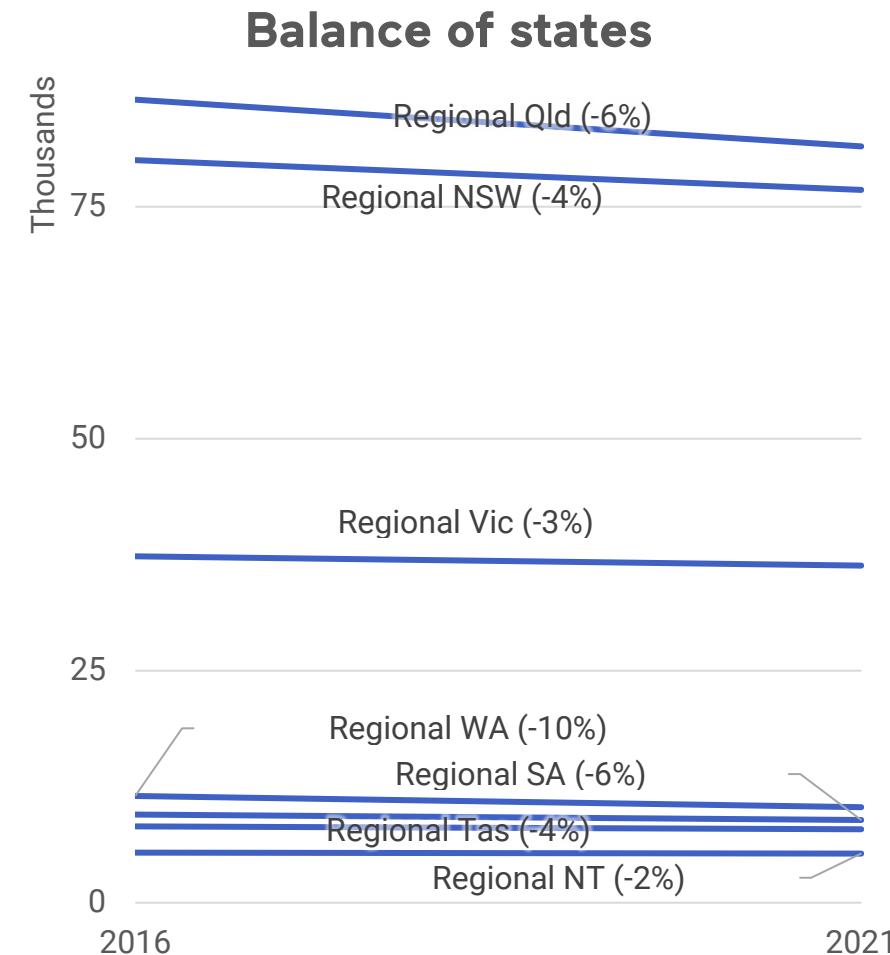
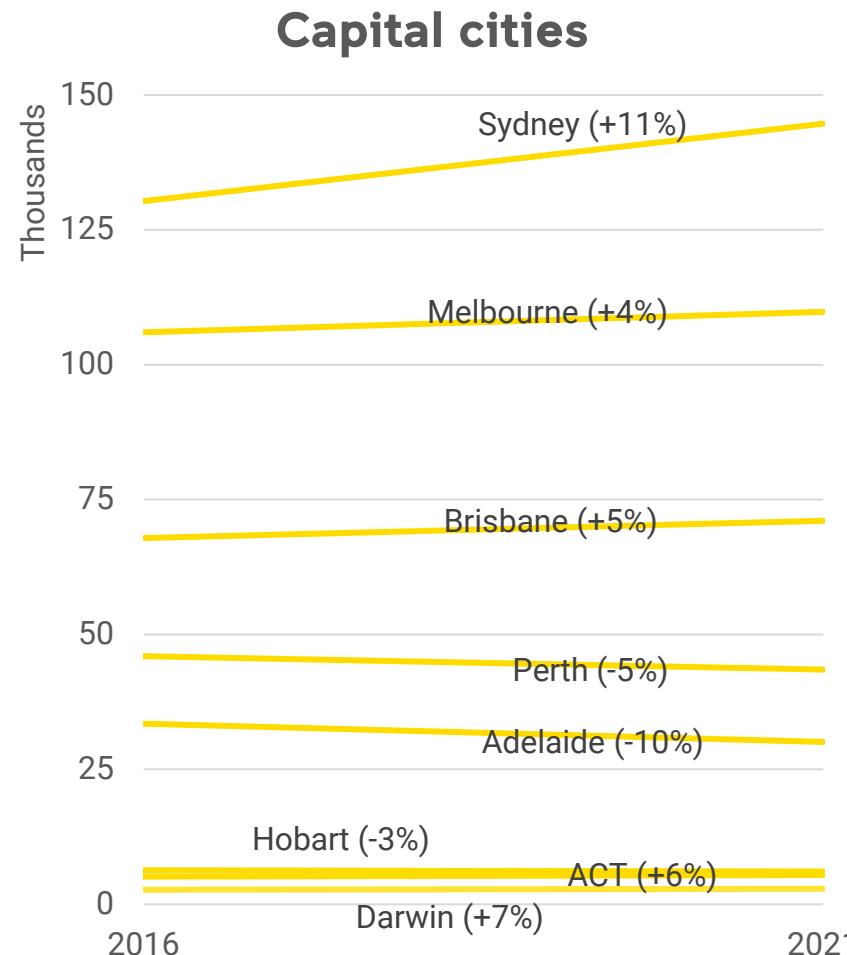
Regional: No options for singles



Remote: crowded non-market housing

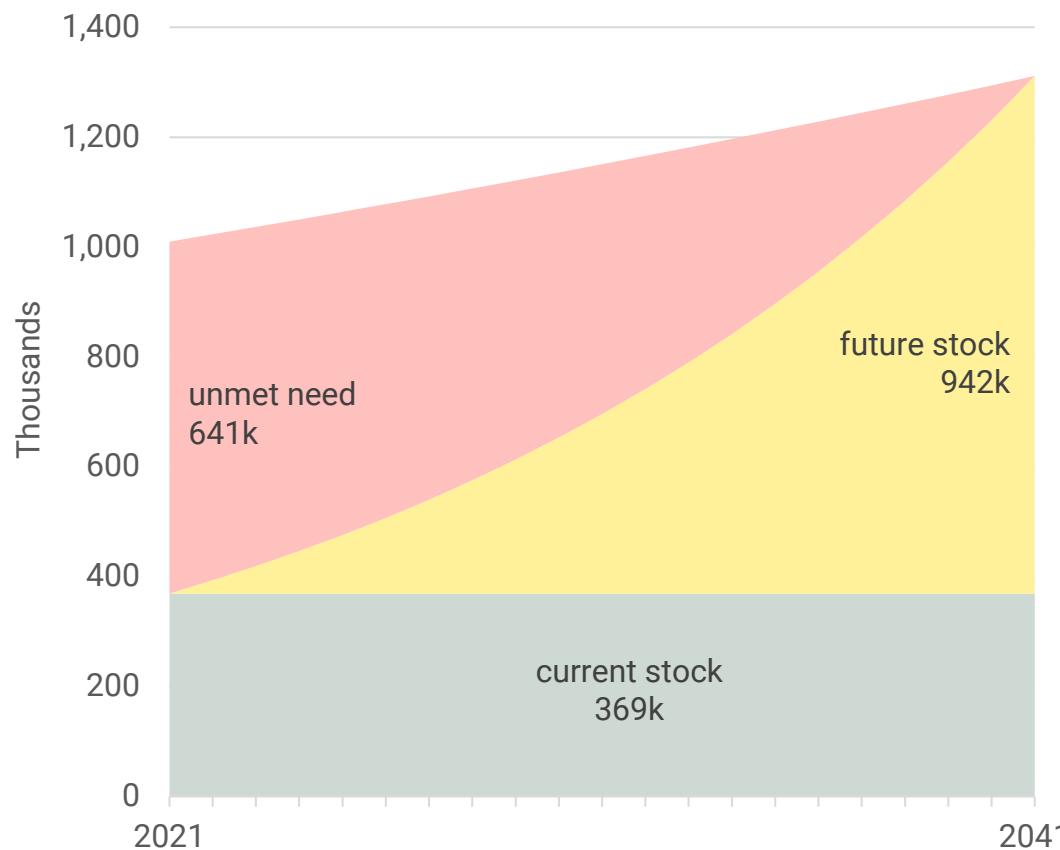


3. Unmet need is not a 'spike'



4. Unmet need can be met!

Adding the needed housing stock by 2041



Annual growth (on existing social housing):

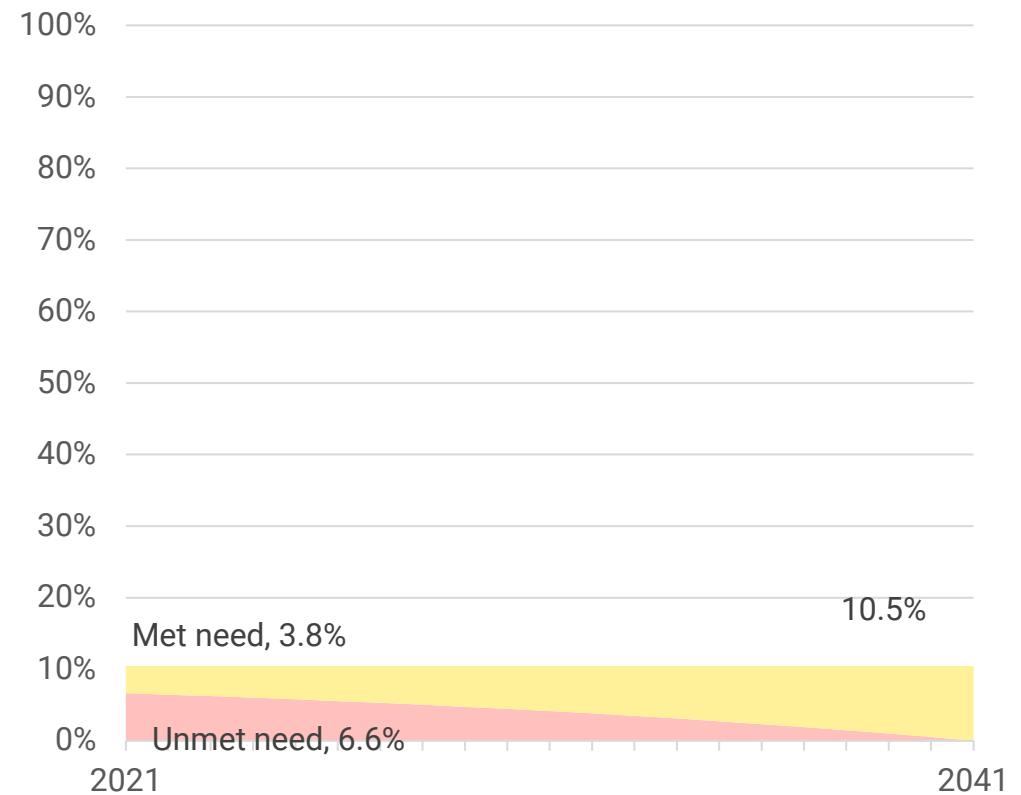
6.5%

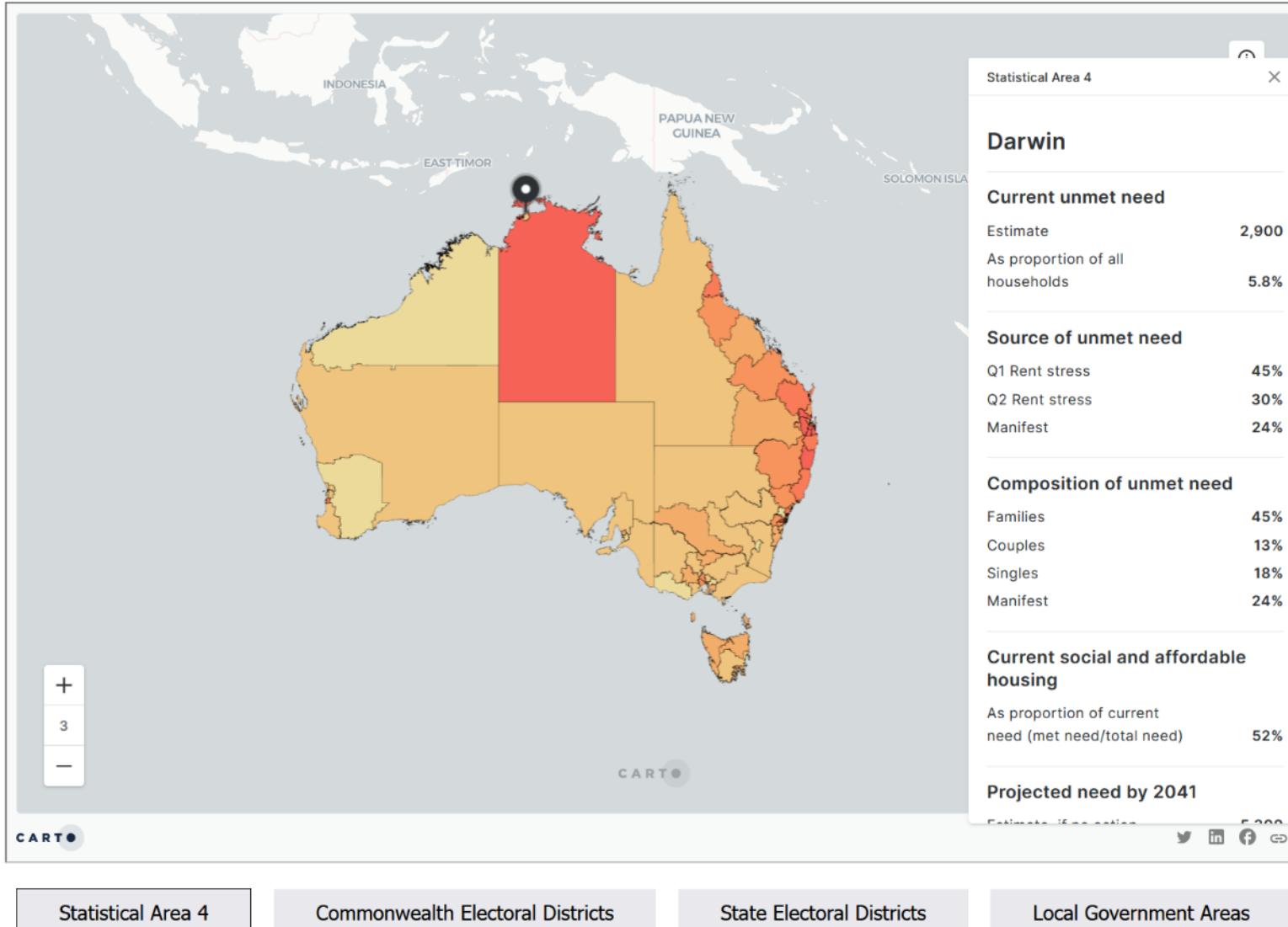
(from 2.2% to 13.3%)



4. Unmet need can be met!

Impact of added housing stock on need to 2041





[cityfutures.ada.unsw.edu.au/cityviz/
housing-need-dashboard/](http://cityfutures.ada.unsw.edu.au/cityviz/housing-need-dashboard/)

Value of a number!

What can the model be used for?



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Value of a number!

Nationally consistent,
locally specific...

Six use cases



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Value of a number!

Tailor national response

- HAFF needs based vs population based funding
- Variable impact of flat subsidies like CRA/NRAS



Value of a number!

Reveal
latent need

- Compare with official waitlists
- Compare with other states & territories



Value of a number!

Distribute responsibility

- Local problem, local solution
(local infrastructure?)
- Local council policies
(inclusionary zoning?)



Value of a number!

Reflect market
sensitivity

- Source of costs: land, materials, labour or finance
- Our actual use case!
(Watch this space...)



Value of a number!

Inform individual projects

- Bumping against limits of statistical data
- But can inform context and planning



Value of a number!

Influence public discourse

- Political interest: can explore electorates...
- Media interest: hundreds of hits!