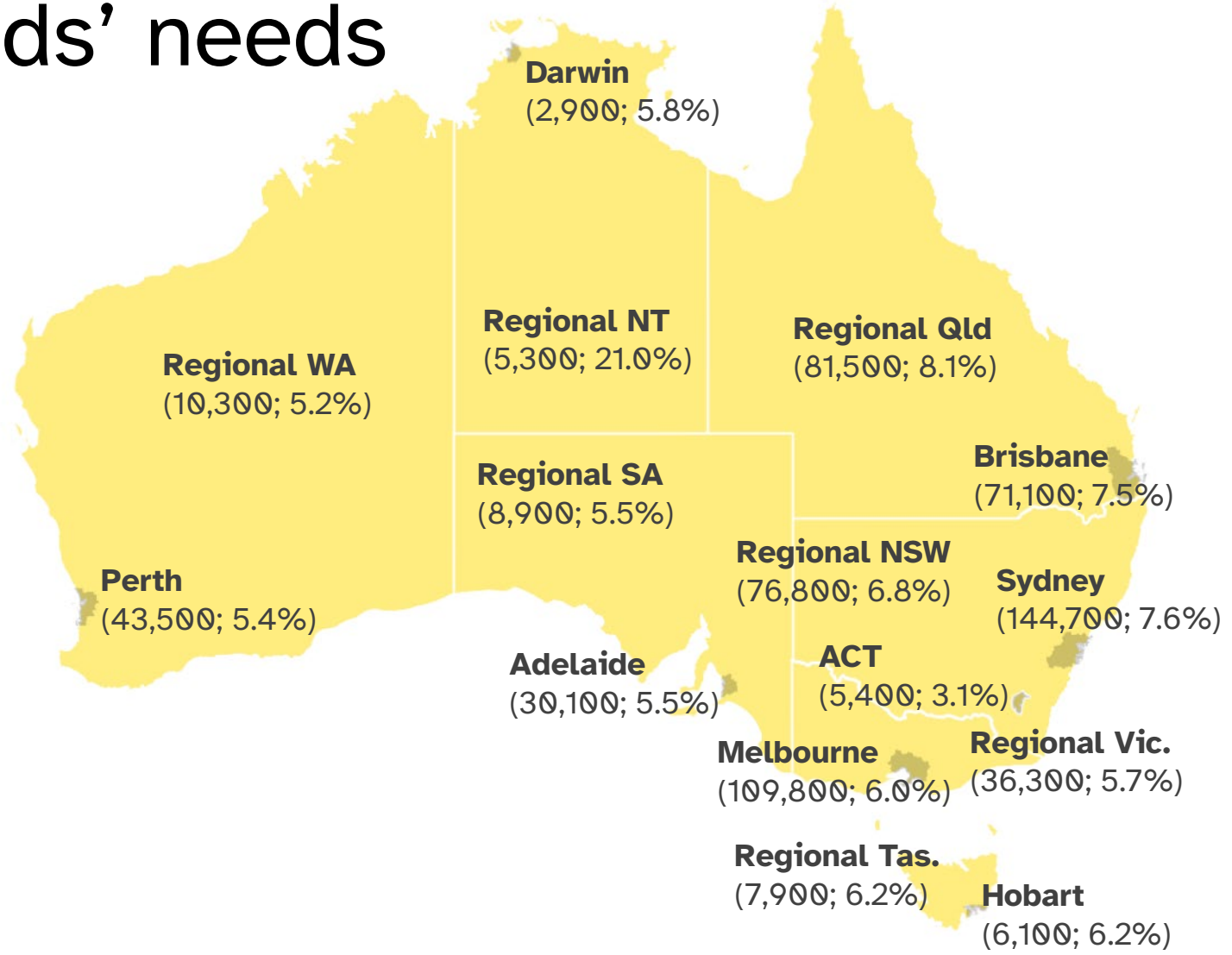
Unmet housing need

Ryan van den Nouwelant

UNSW SYDNEY

640,000 households' needs are not being met across Australia

(6.6% of households)



The meaning of housing need:

How is the model constructed?

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What's the model?

Objective:

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

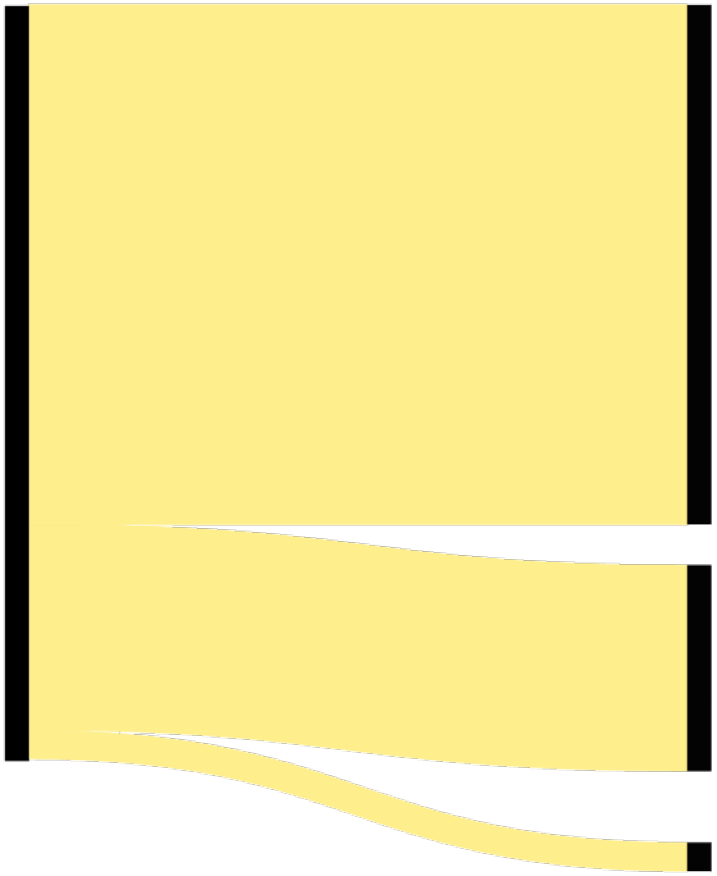
A proxy measure for demand for social and affordable housing (or NRAS or CRA or income support…)

What’s the model?

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

What’s the model?

Split them into tenures

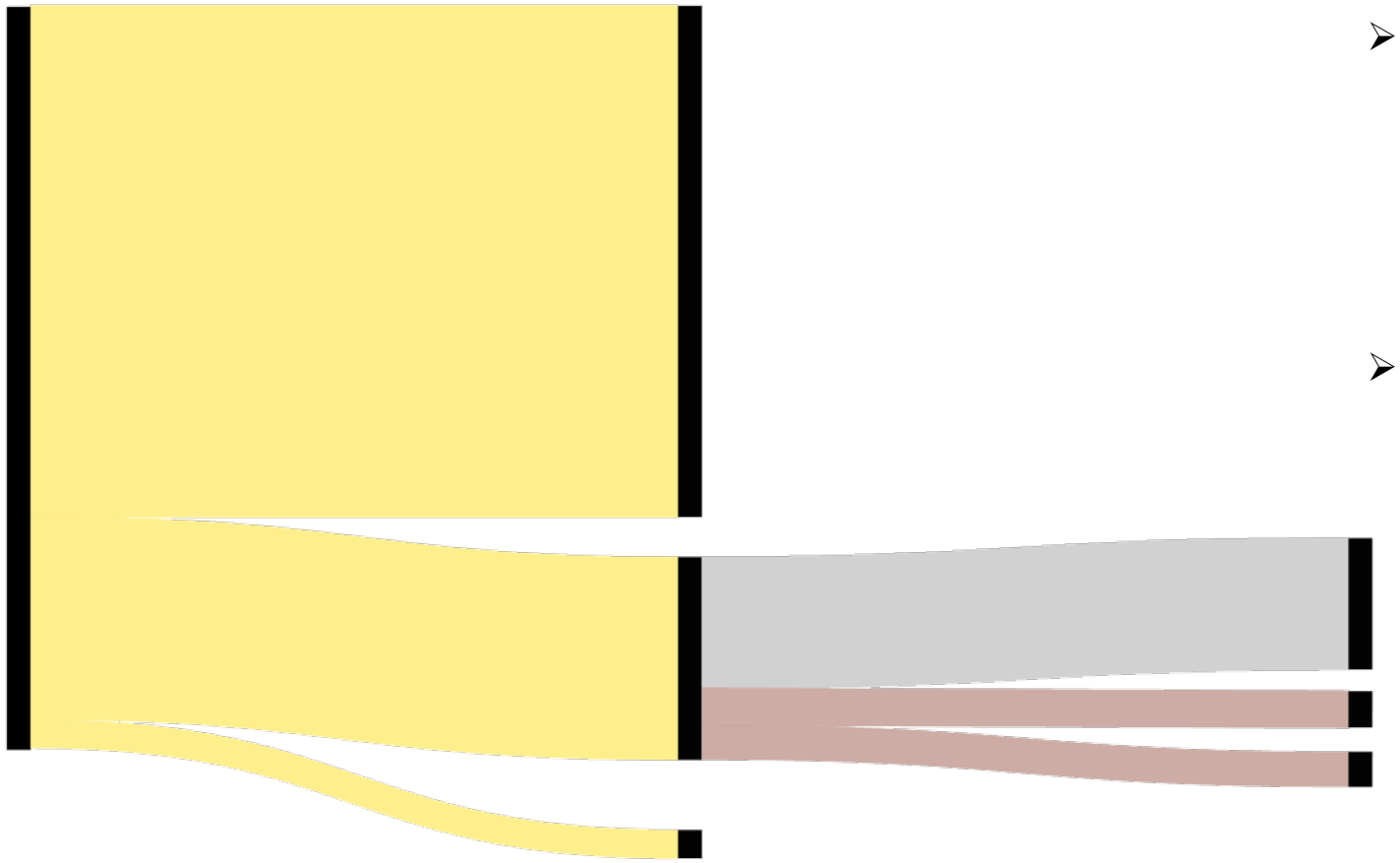


Other tenures (69%)

Private rental (27%)

Social rental (4%)

What's the model?

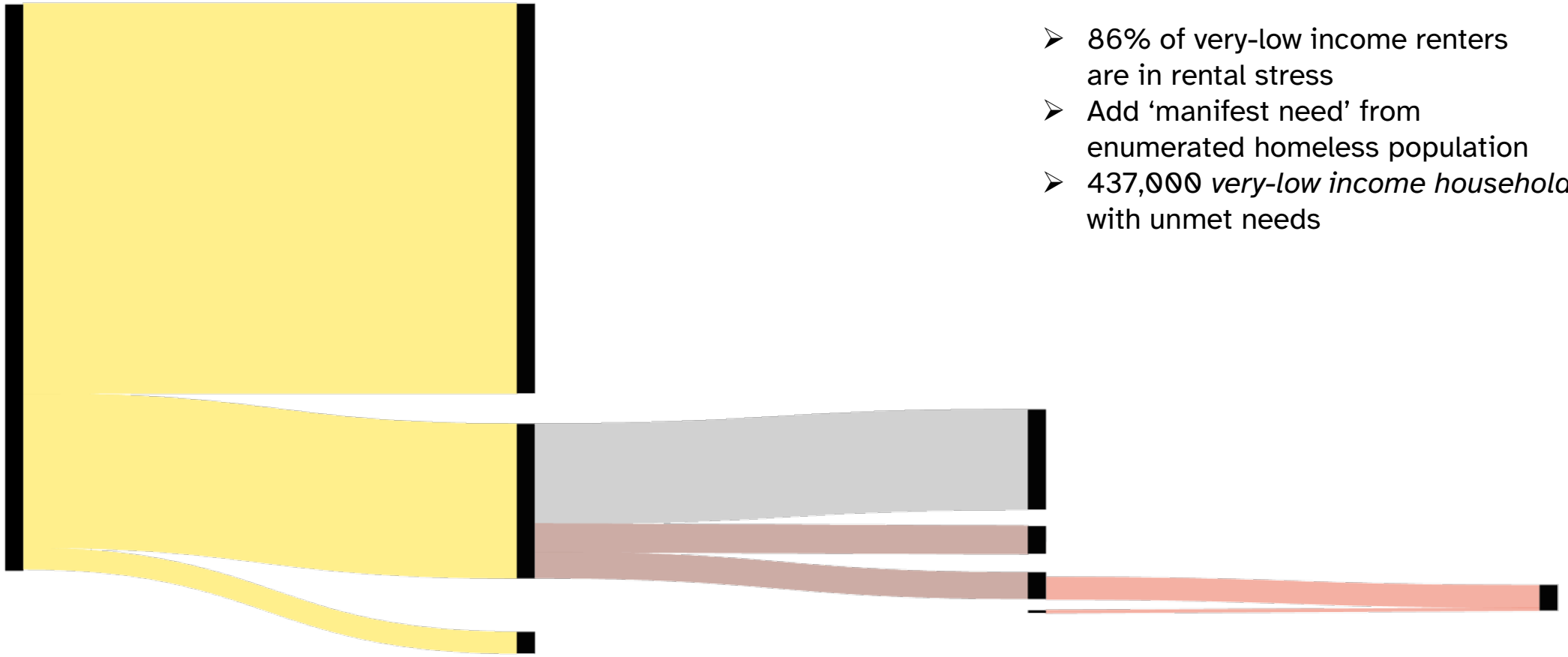


Split private rental into income groups

- Different quintile splits for different household types (to reflect different housing costs)
  - Singles: $425/$600
  - Couples: $875/$1,450
  - Families: $1,475/$2,050

- Student households considered 'other' irrespective of income

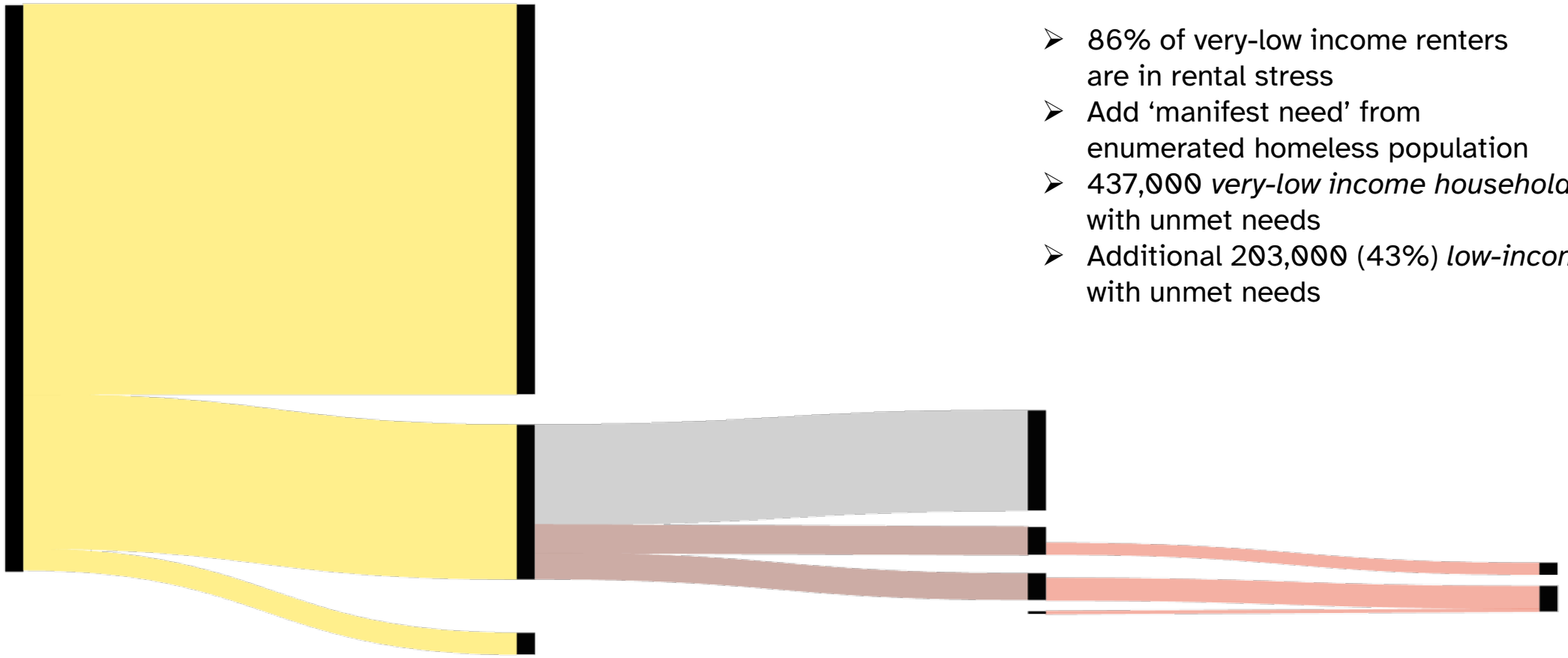
What's the model?



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

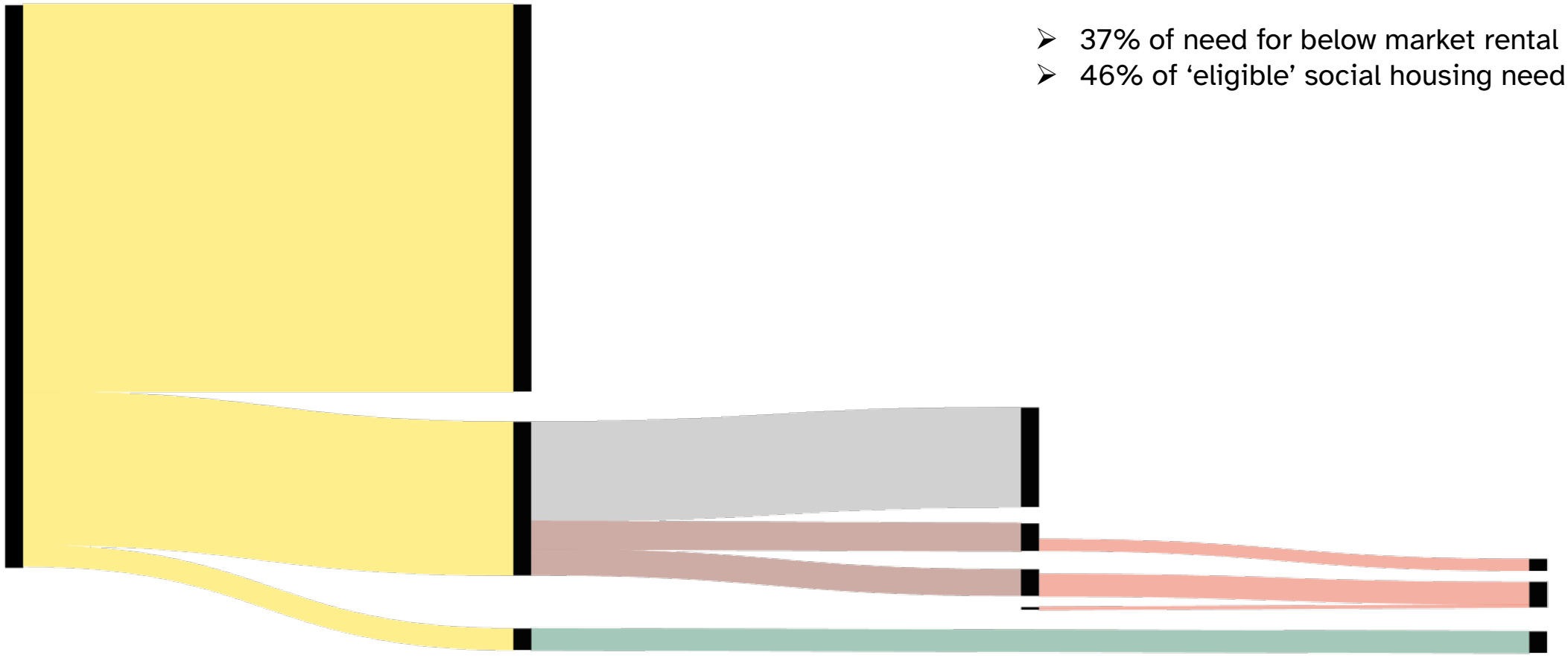
What's the model?



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

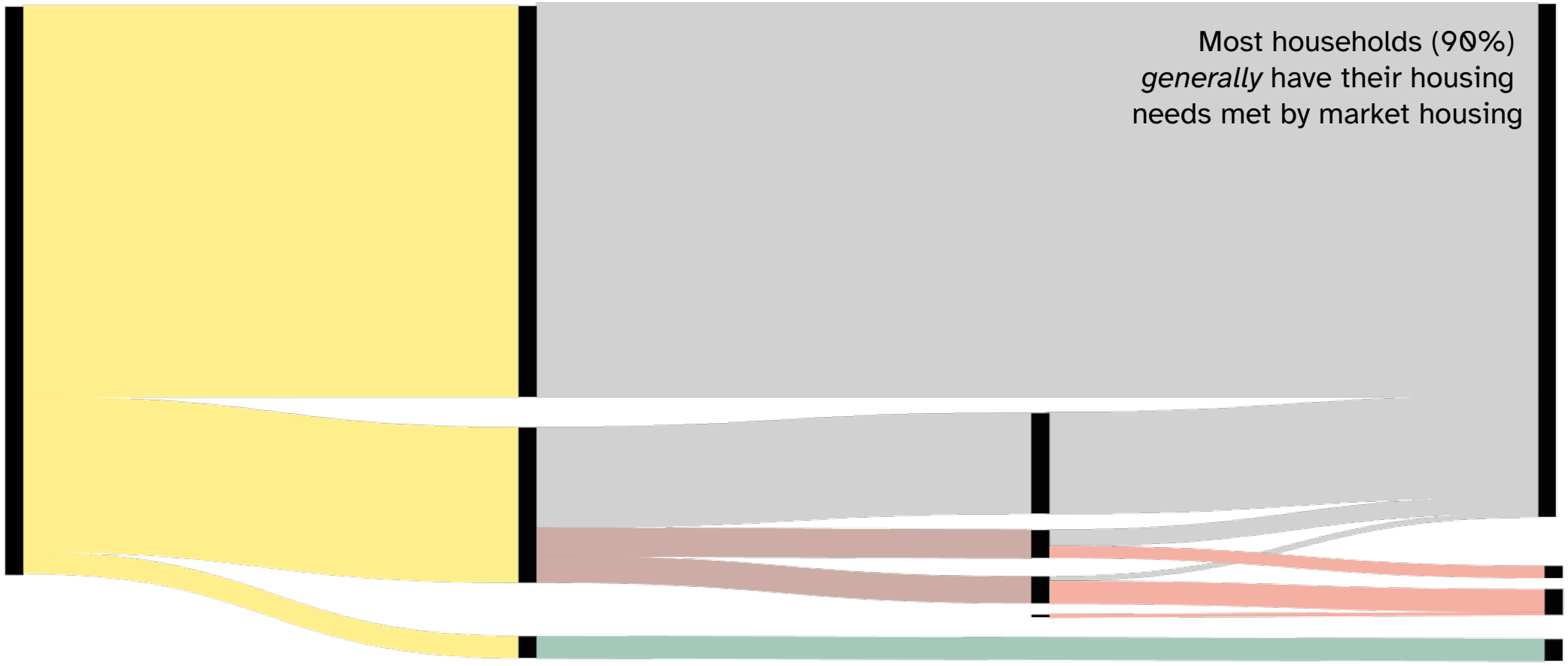
What's the model?



Social housing as 'met needs'

- 37% of need for below market rental met
- 46% of 'eligible' social housing need met

What’s the model?



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

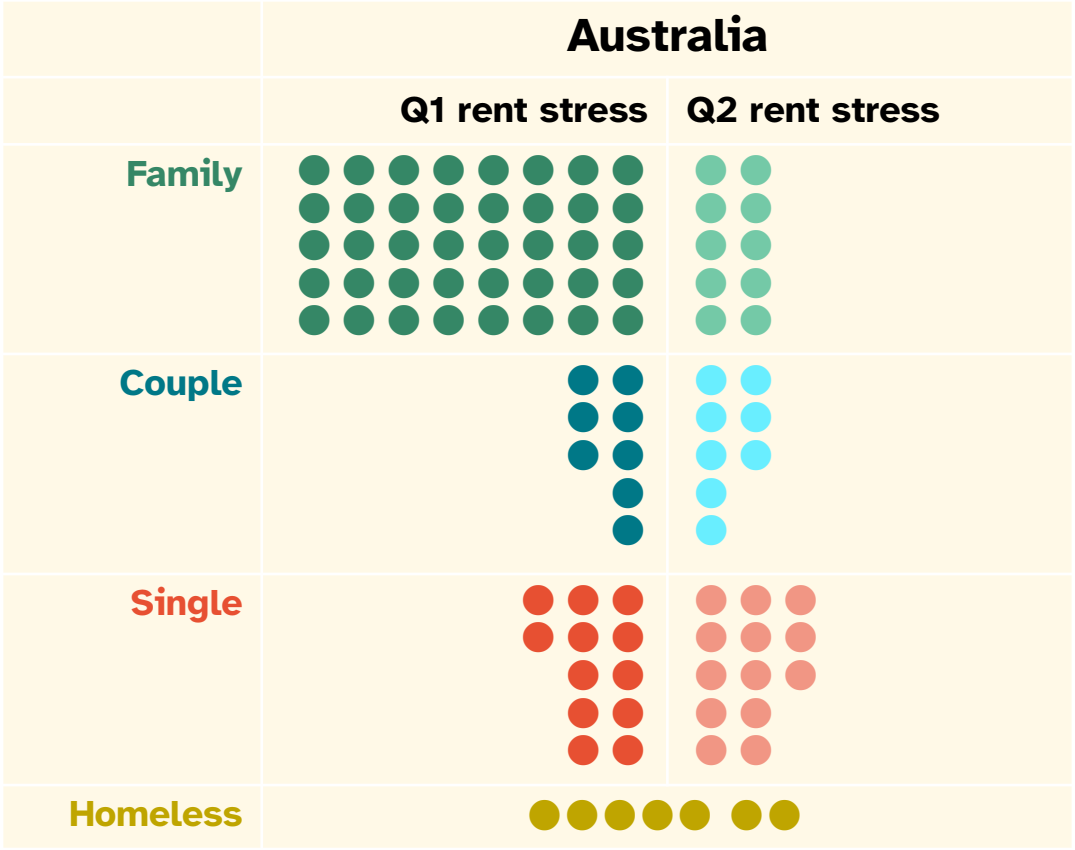
Highest unmet need (SA4)	
Gold Coast	24,400
Sydney - Inner South West	21,500
Melbourne - West	20,200
Melbourne - South East	19,200
Sydney - South West	18,600

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

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 % 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%

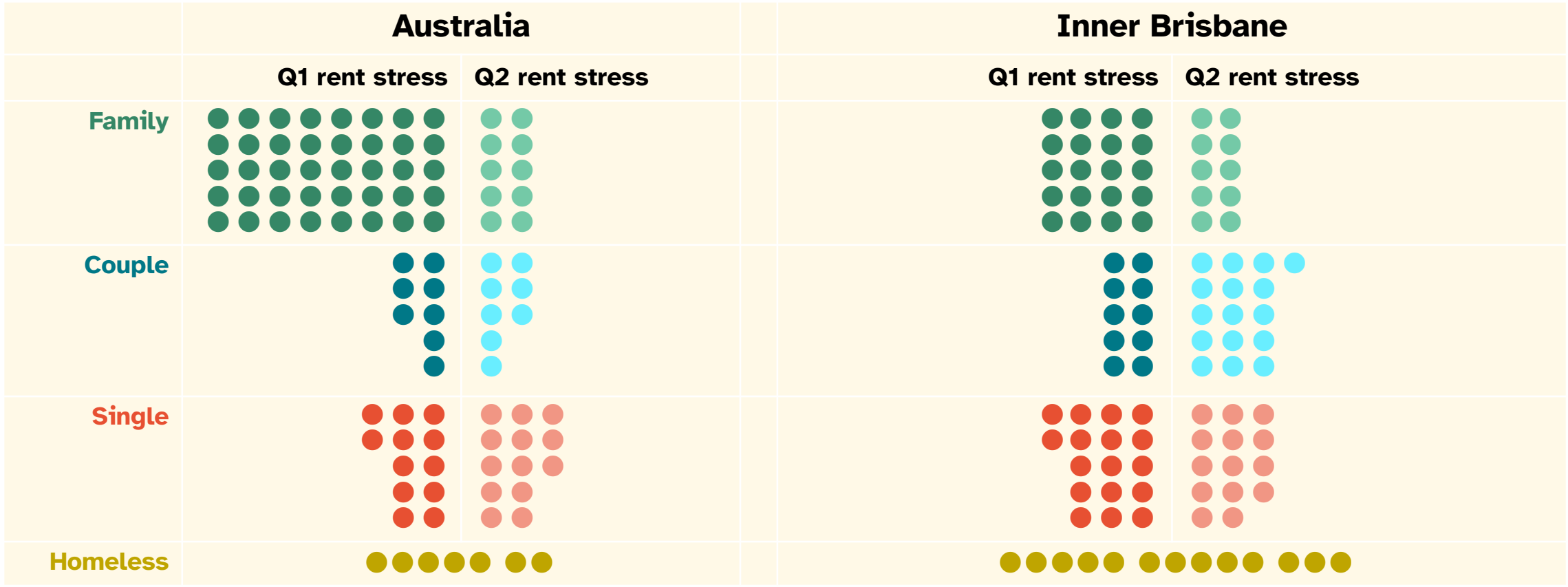
2. Unmet need is not uniform



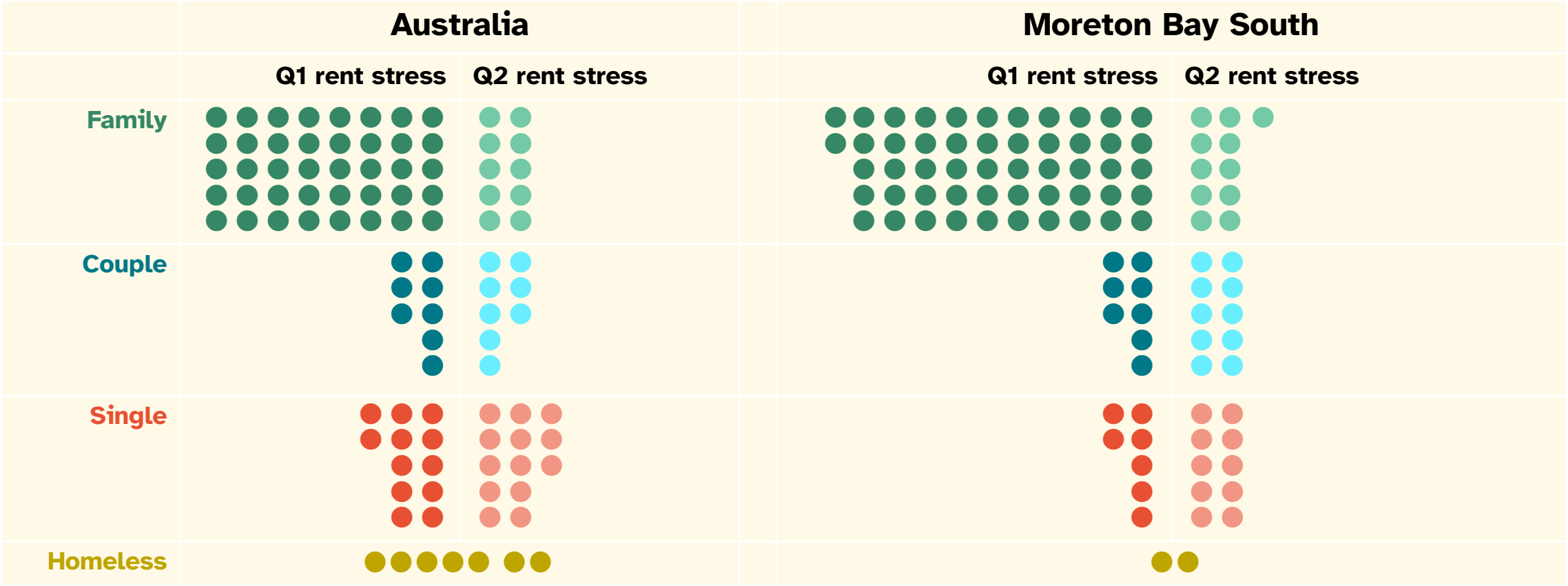
Compare four regions' unmet housing needs:

- Inner Brisbane
- Moreton Bay South
- Darling Downs - Maranoa
- Queensland Outback

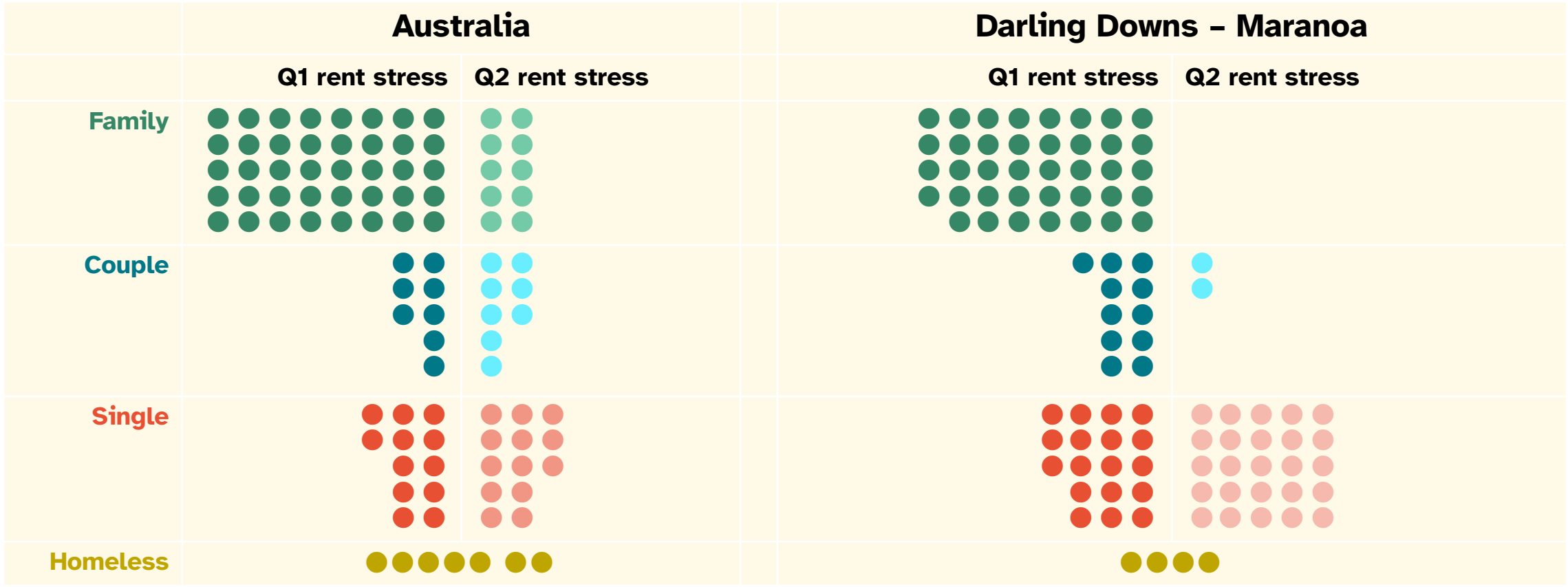
Inner city: High costs, affecting Q2



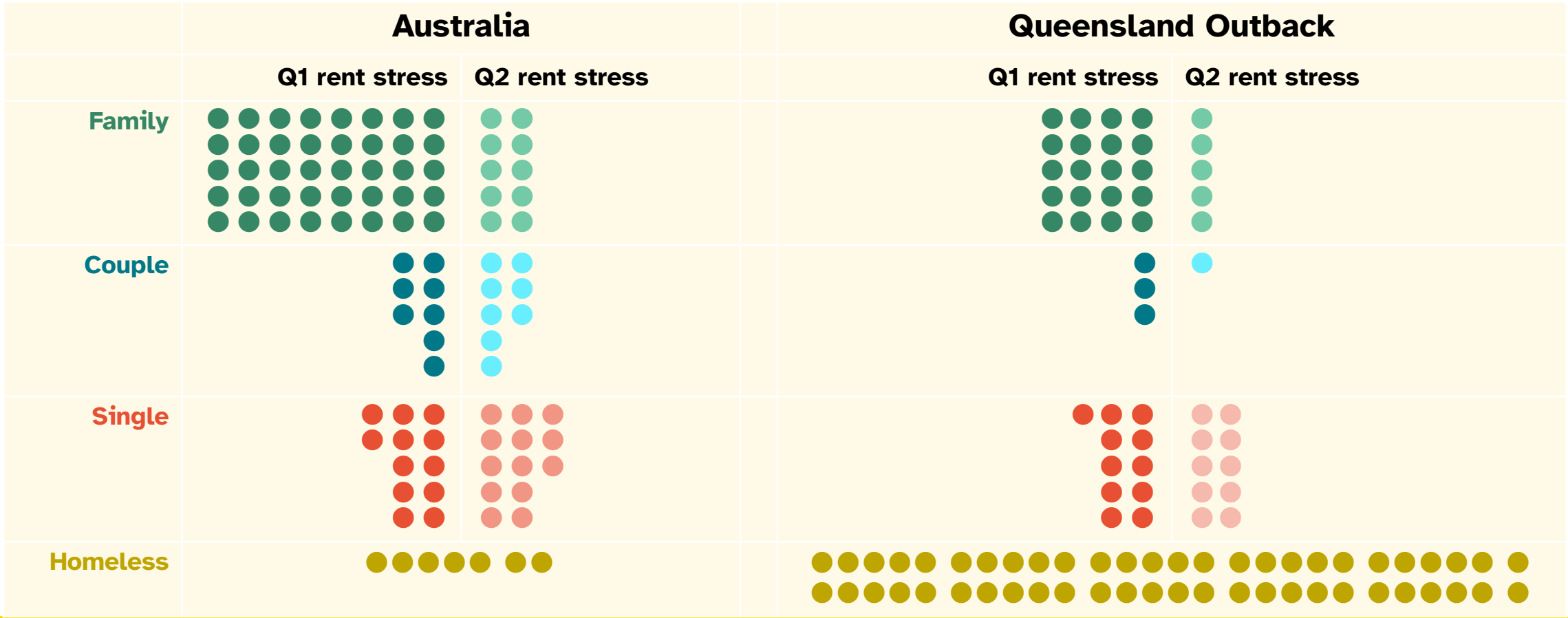
Urban fringe: Destination of Q1 families



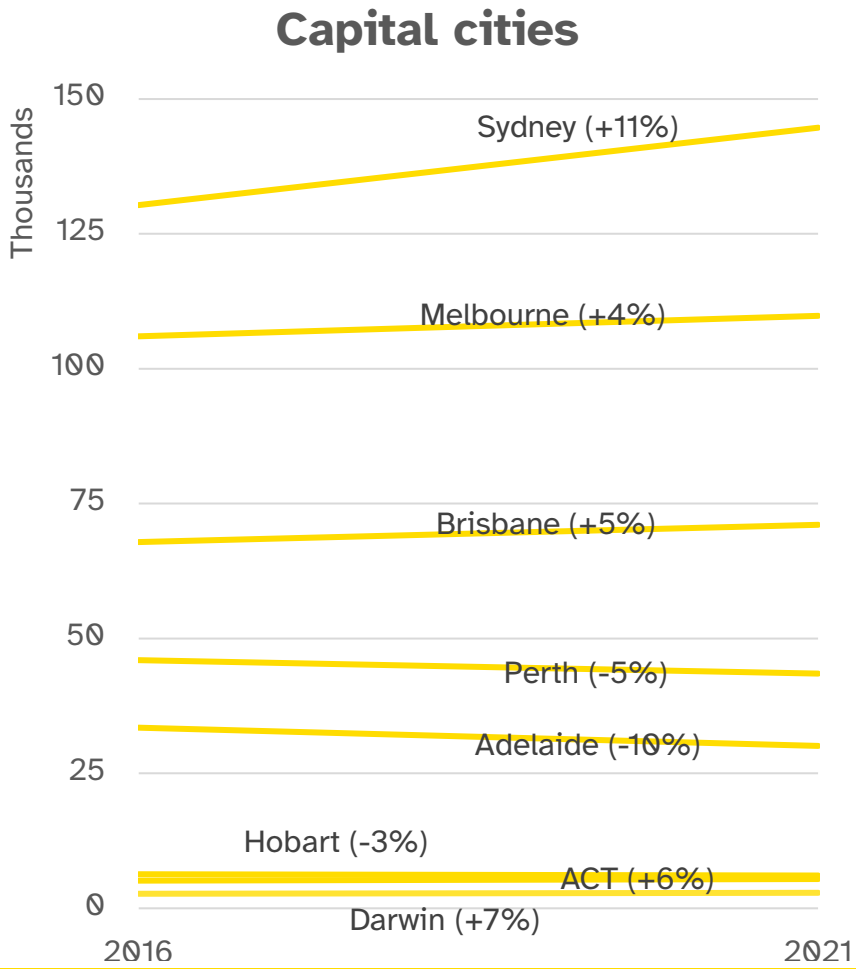
Regional: No options for singles

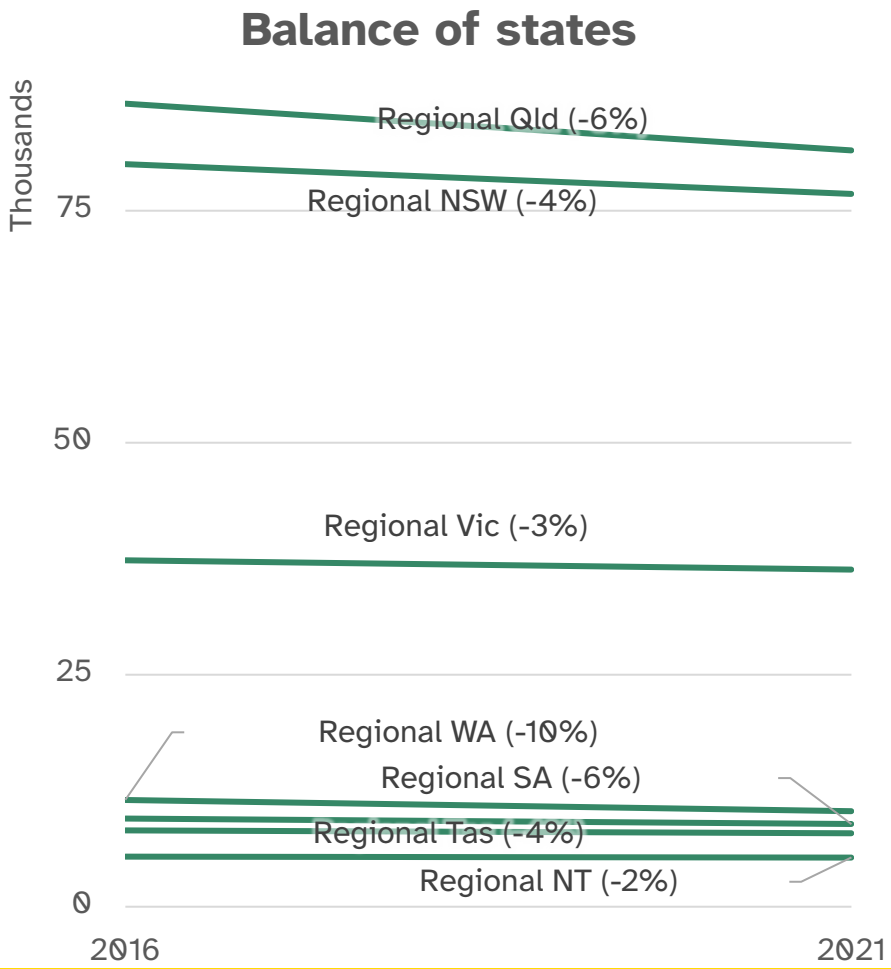


Remote: crowded non-market housing



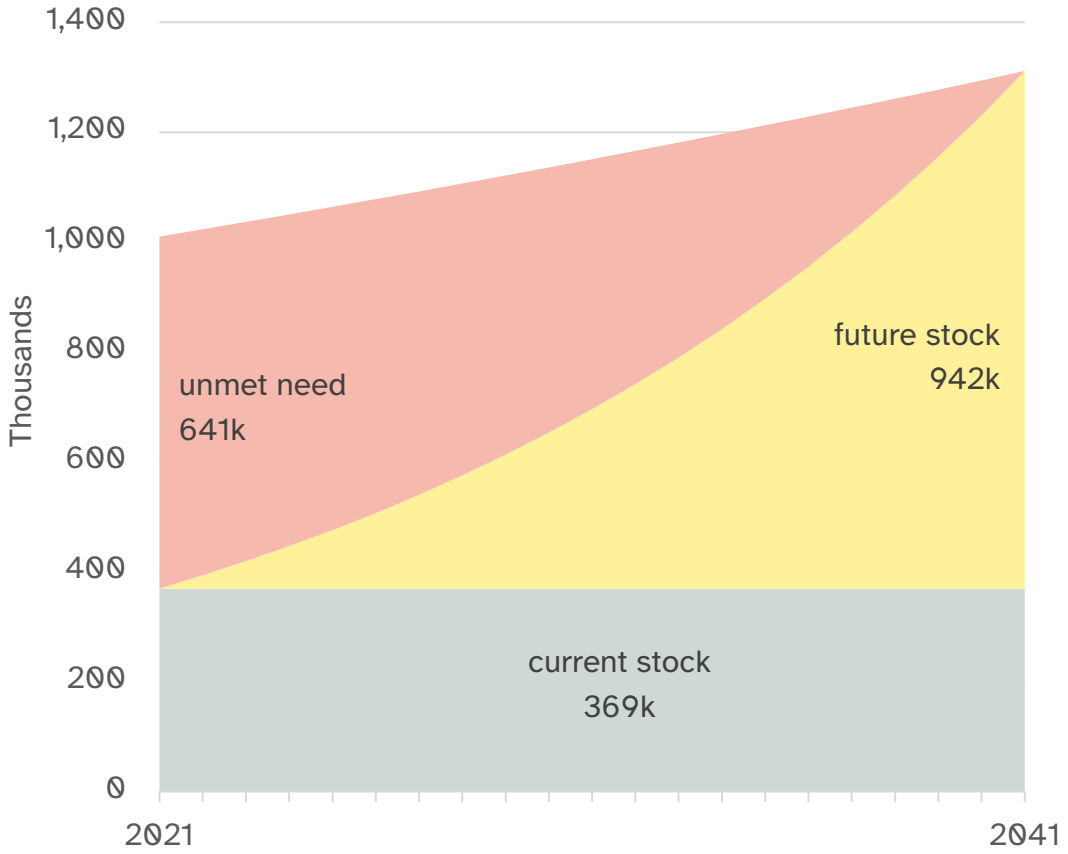
3. Unmet need is not a ‘spike’





4. Unmet need can be met!

Adding the needed housing stock by 2041

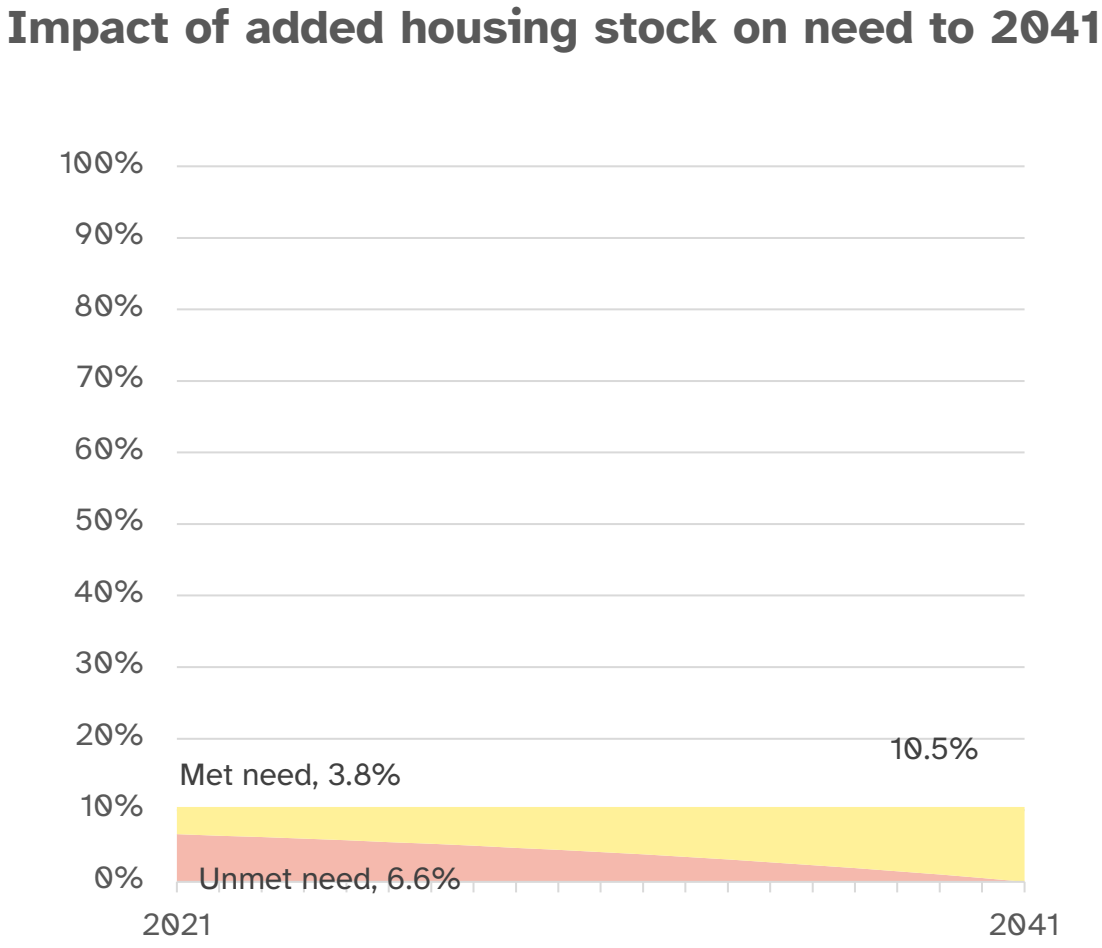


Annual growth (on existing social housing):

6.5%

(from 2.2% to 13.3%)

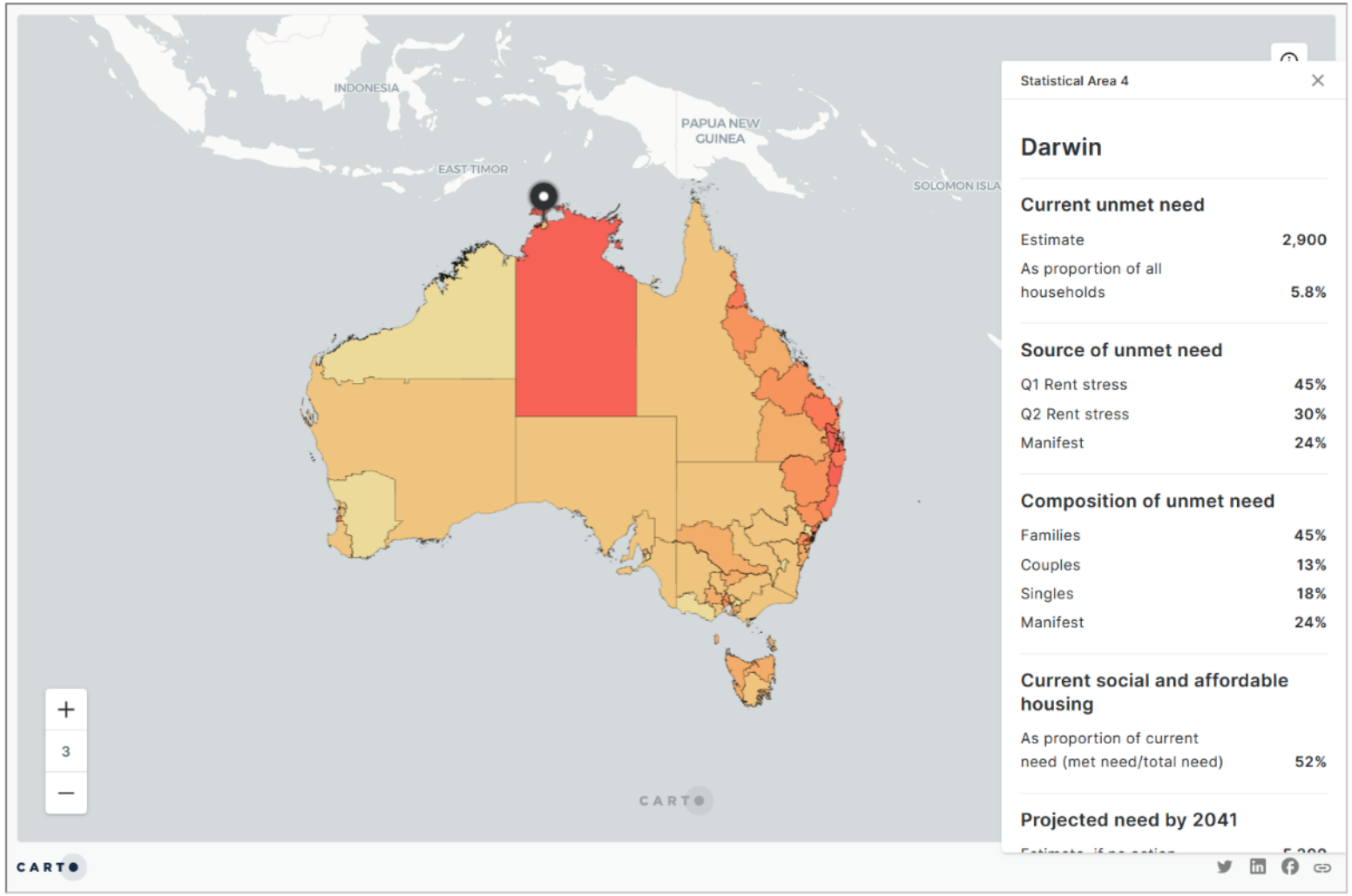
4. Unmet need can be met!



Housing Need Dashboard

CITY FUTURES RESEARCH CENTRE

UNSW City Futures Research Centre



cityfutures.ada.unsw.edu.au/cityviz/housing-need-dashboard/

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