

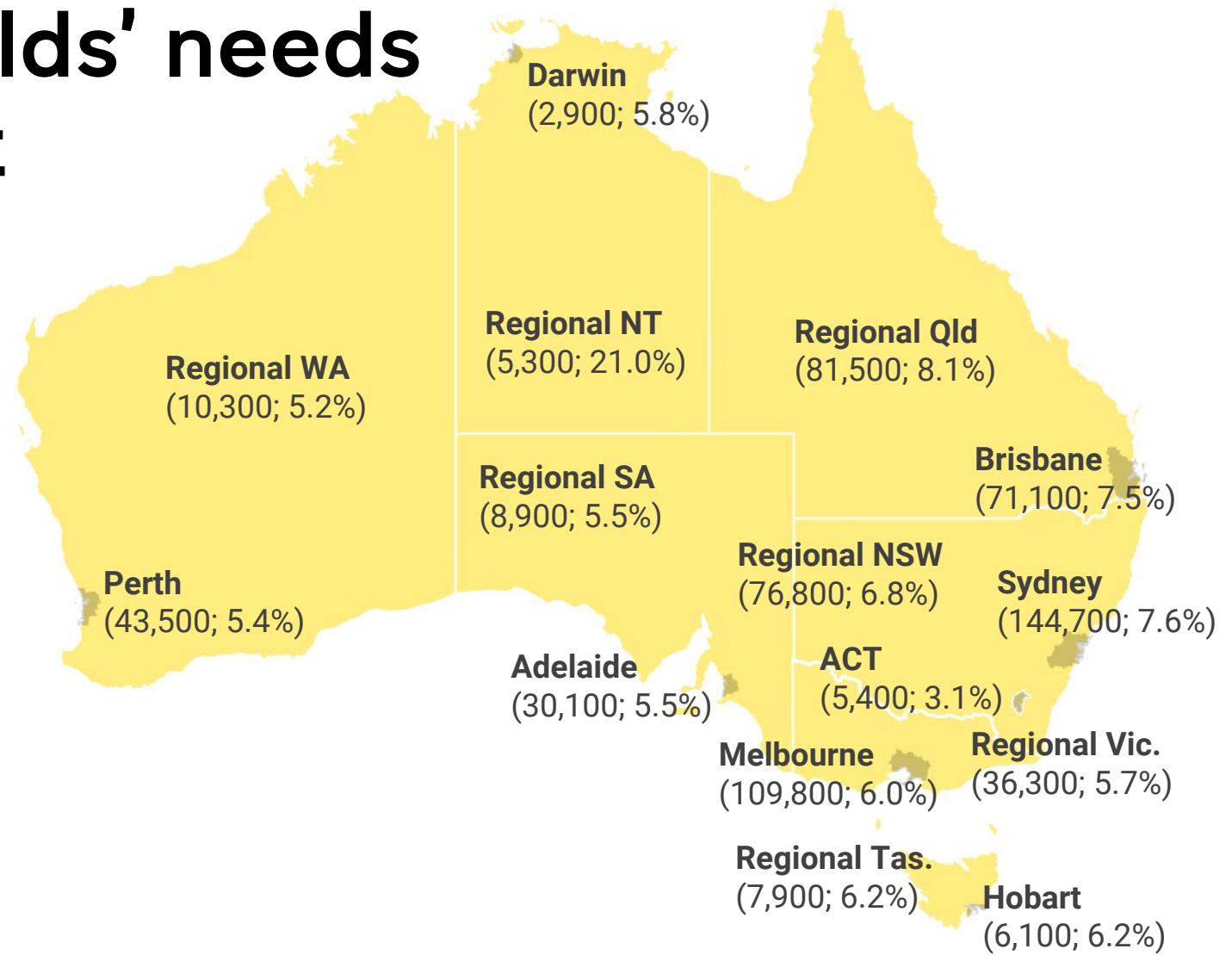
# Unmet housing need

Ryan van den Nouwelant

CHIA Vic conference



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



# 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
<b>Singles</b>	\$425	\$600
<b>Couples (and other adult groups)</b>	\$875	\$1,450
<b>Families with children</b>	\$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

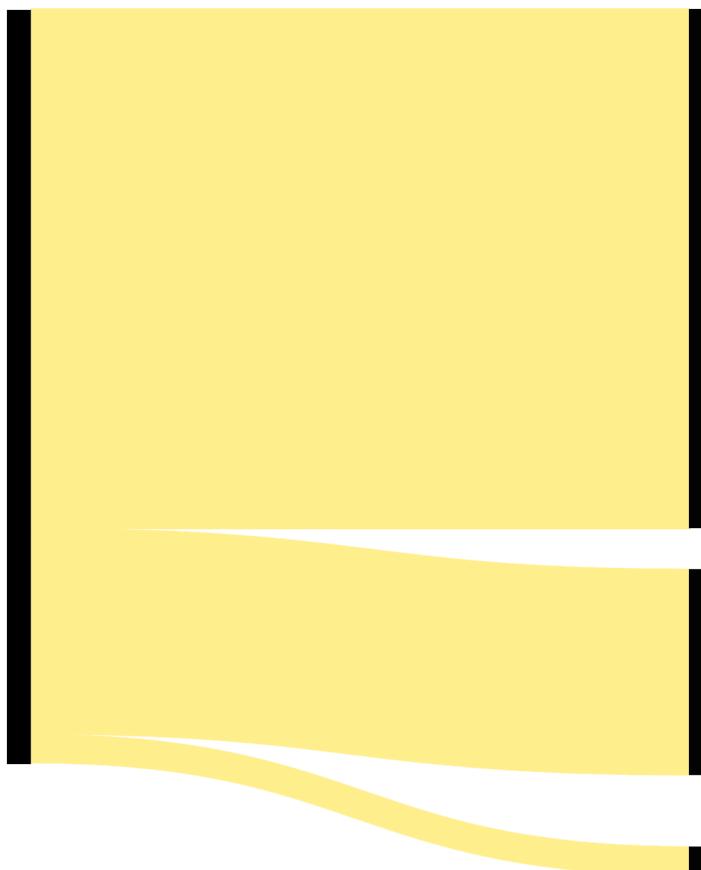


# What's the model? (Do the counting)

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

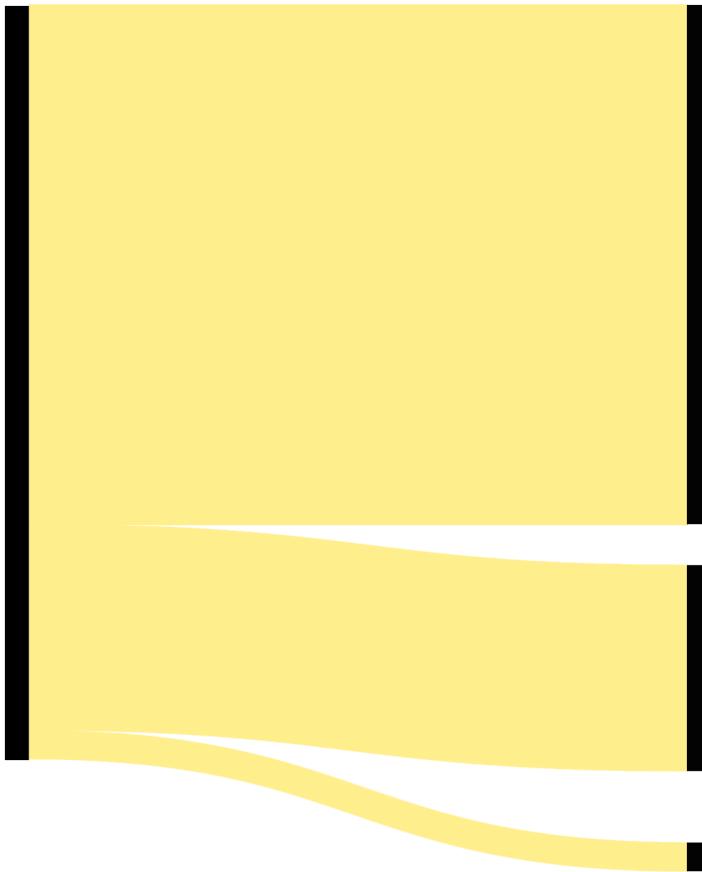


# What's the model? (Do the counting)



Split them into tenures

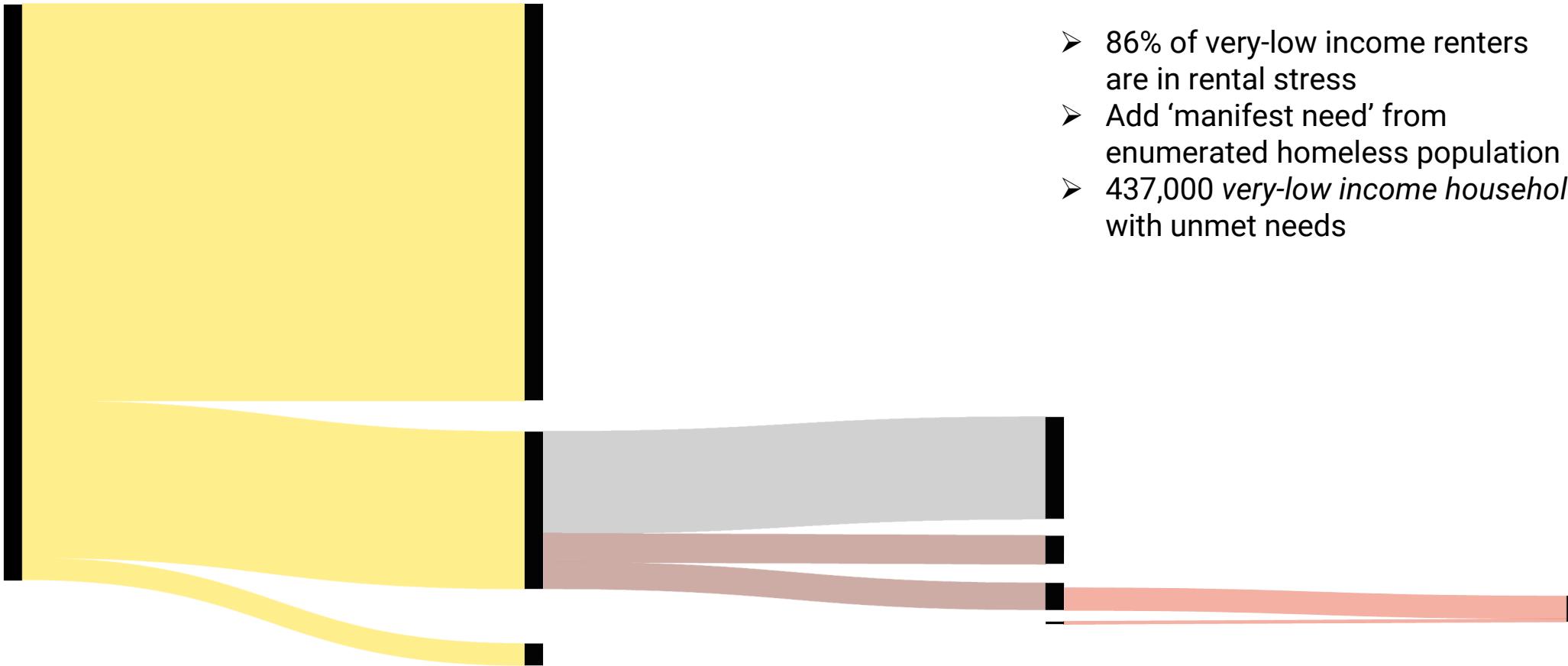
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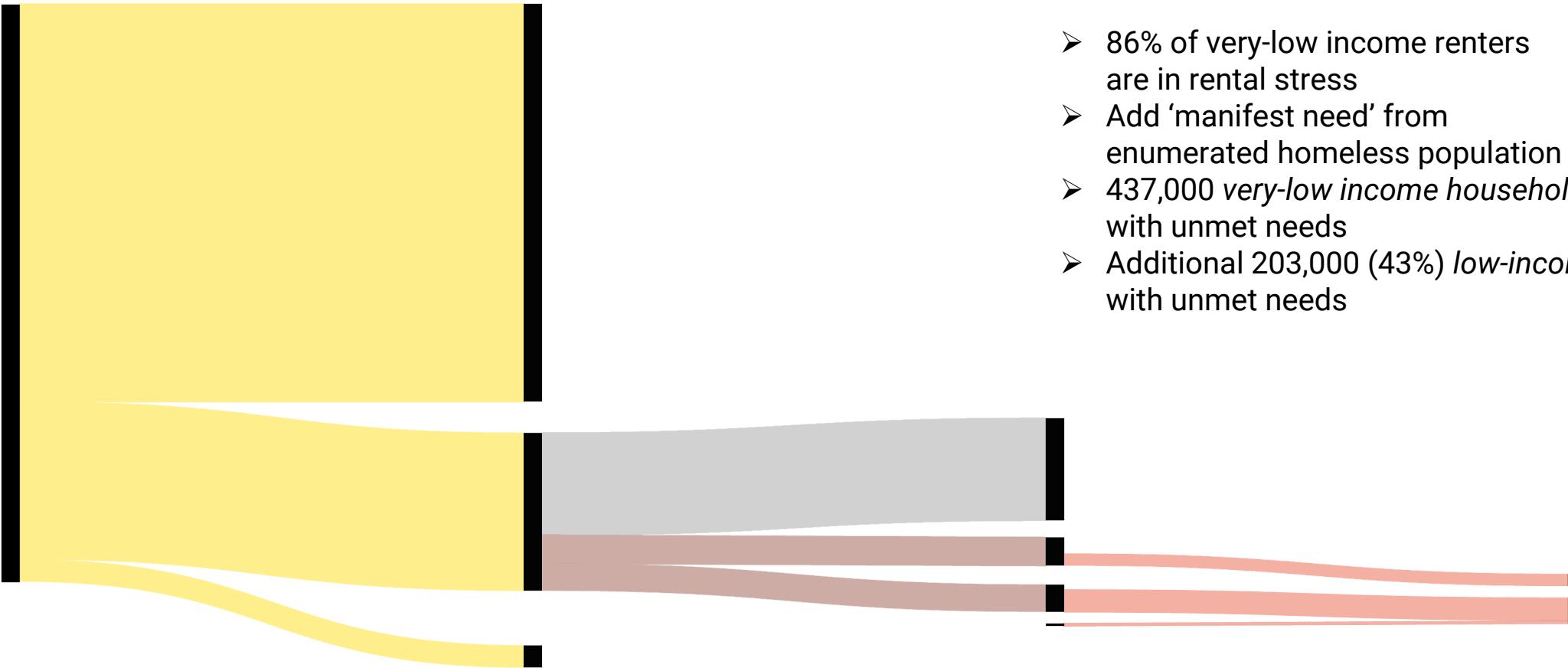
## Split private rental into income groups

- Different quintile splits for different household types (to reflect different housing costs)
- Student households considered 'other' irrespective of income

# What's the model? (Do the counting)



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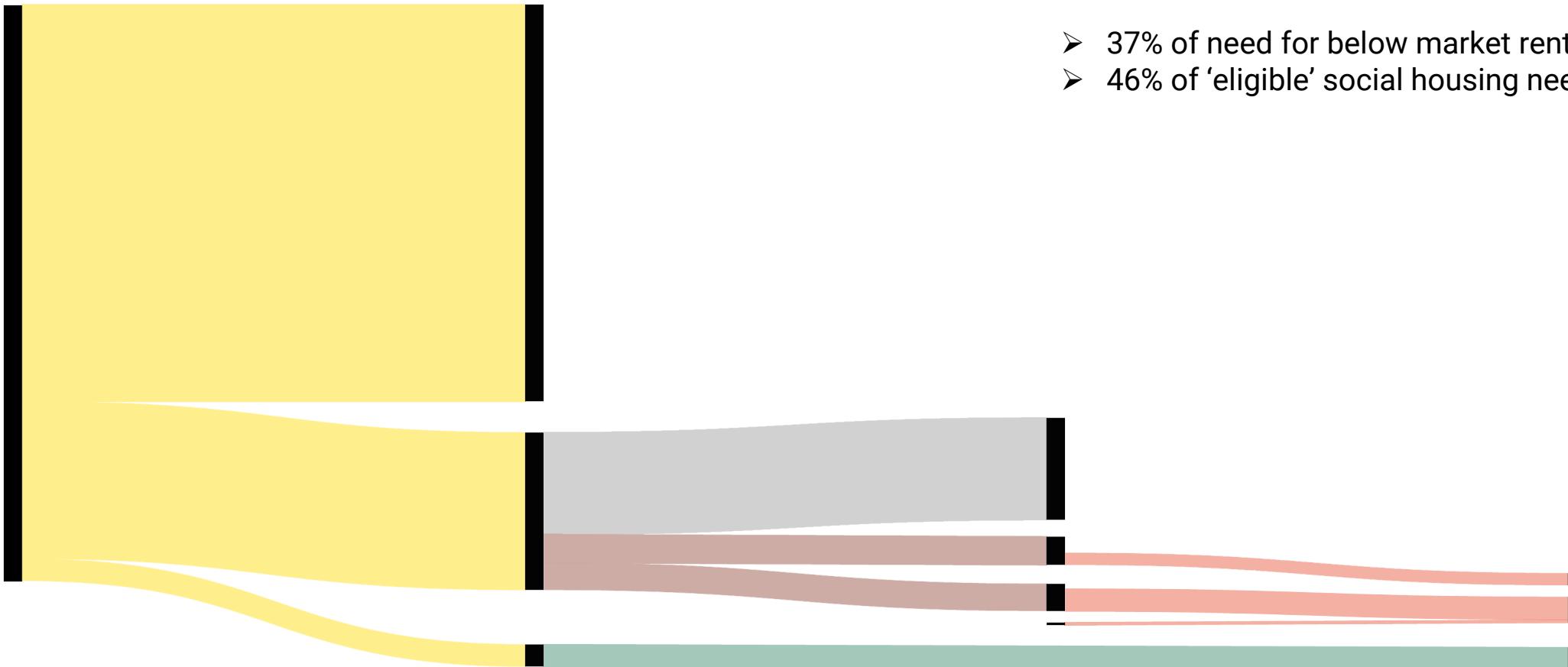


## Identify those in rental stress

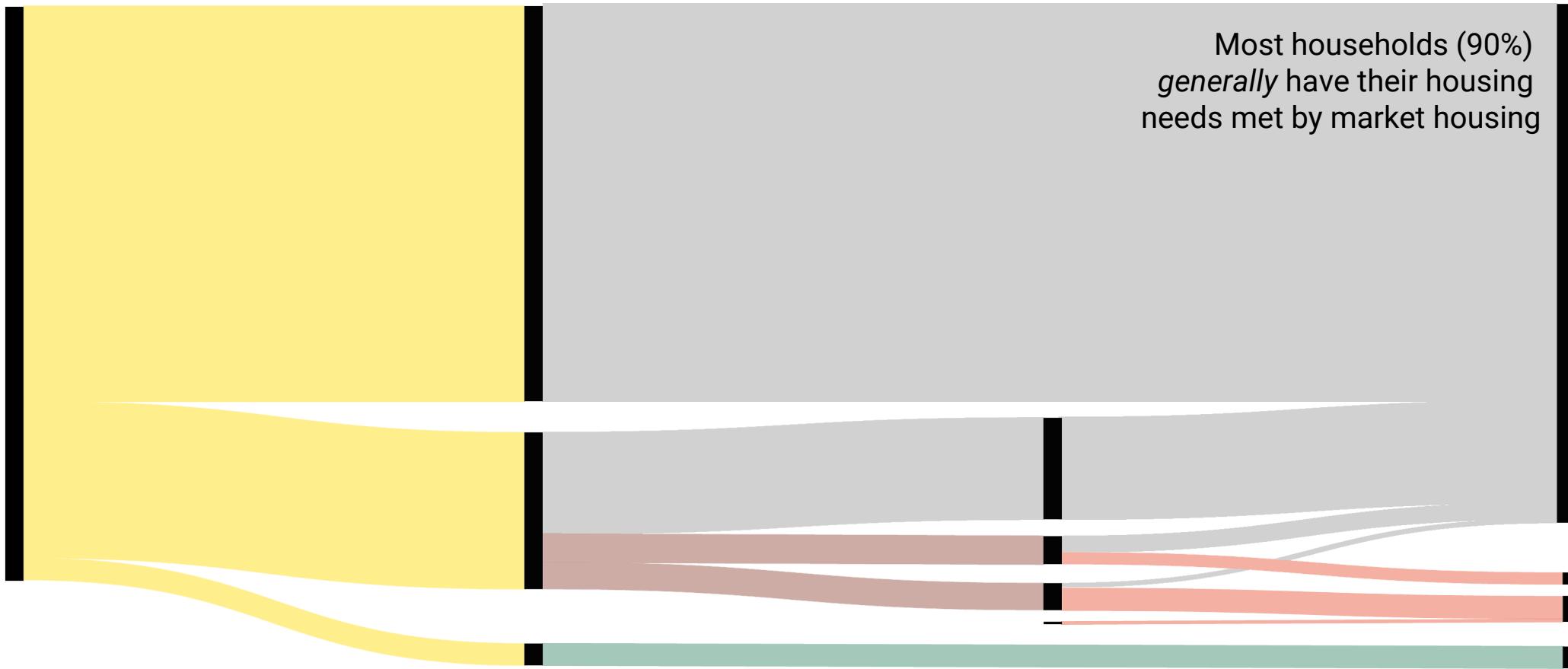
- 86% of very-low income renters are in rental stress
- Add 'manifest need' from enumerated homeless population
- 437,000 *very-low income households* with unmet needs
- Additional 203,000 (43%) *low-income renters* with unmet needs



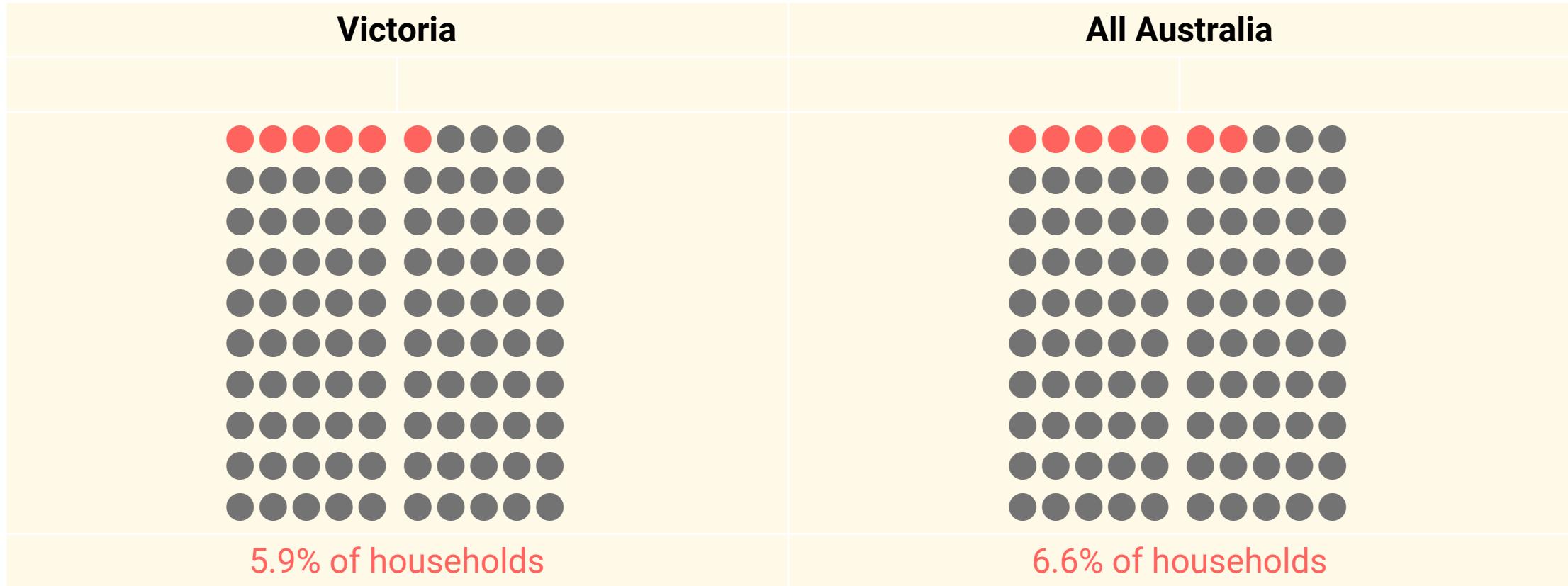
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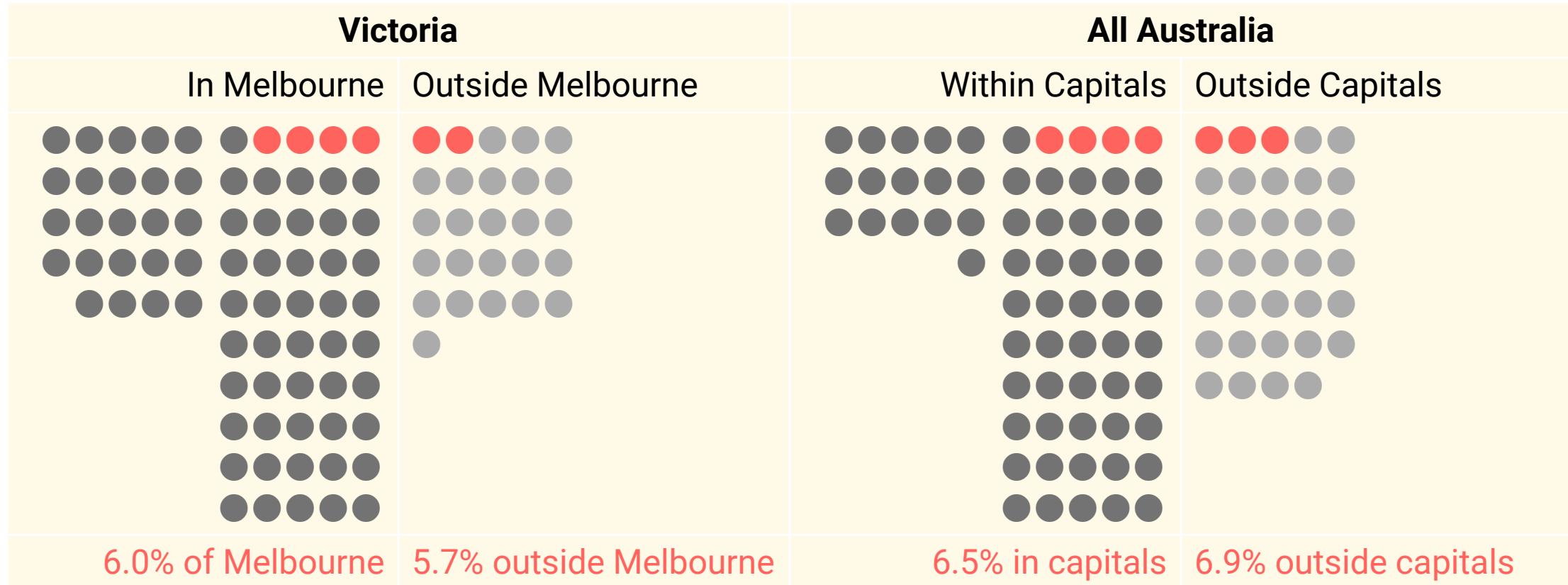
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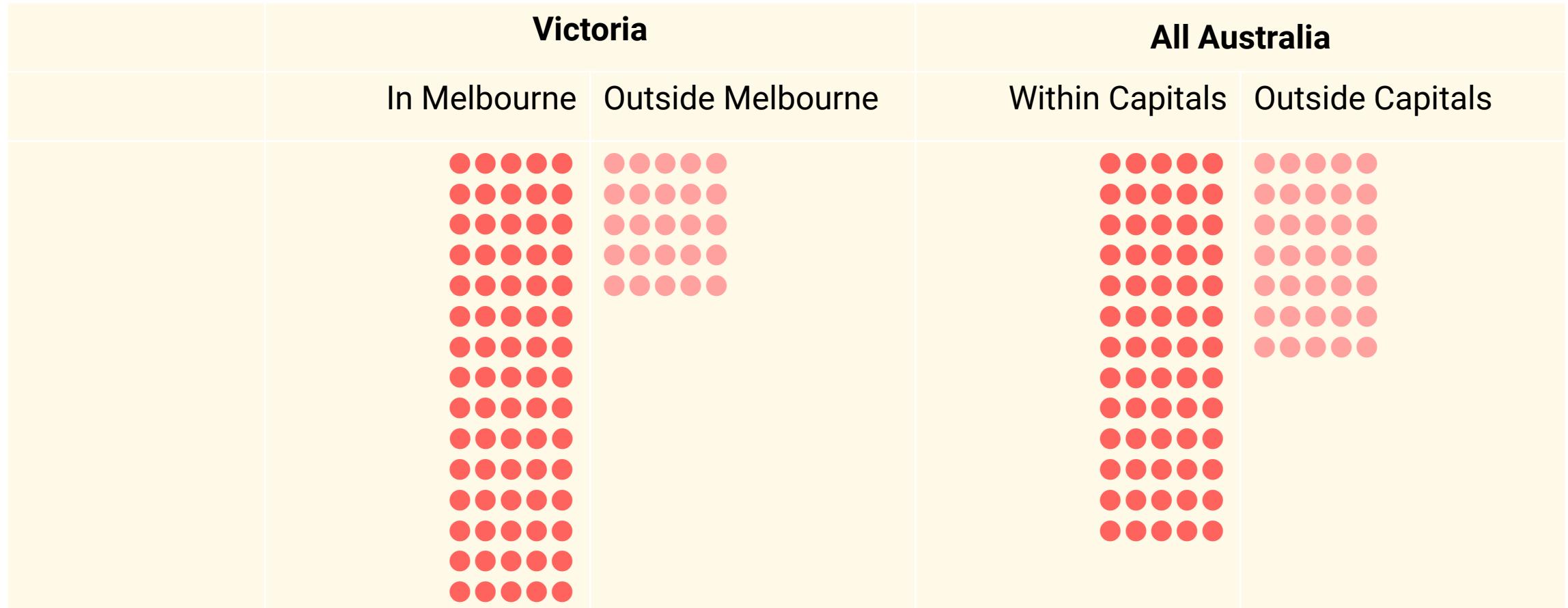
# Headline figures



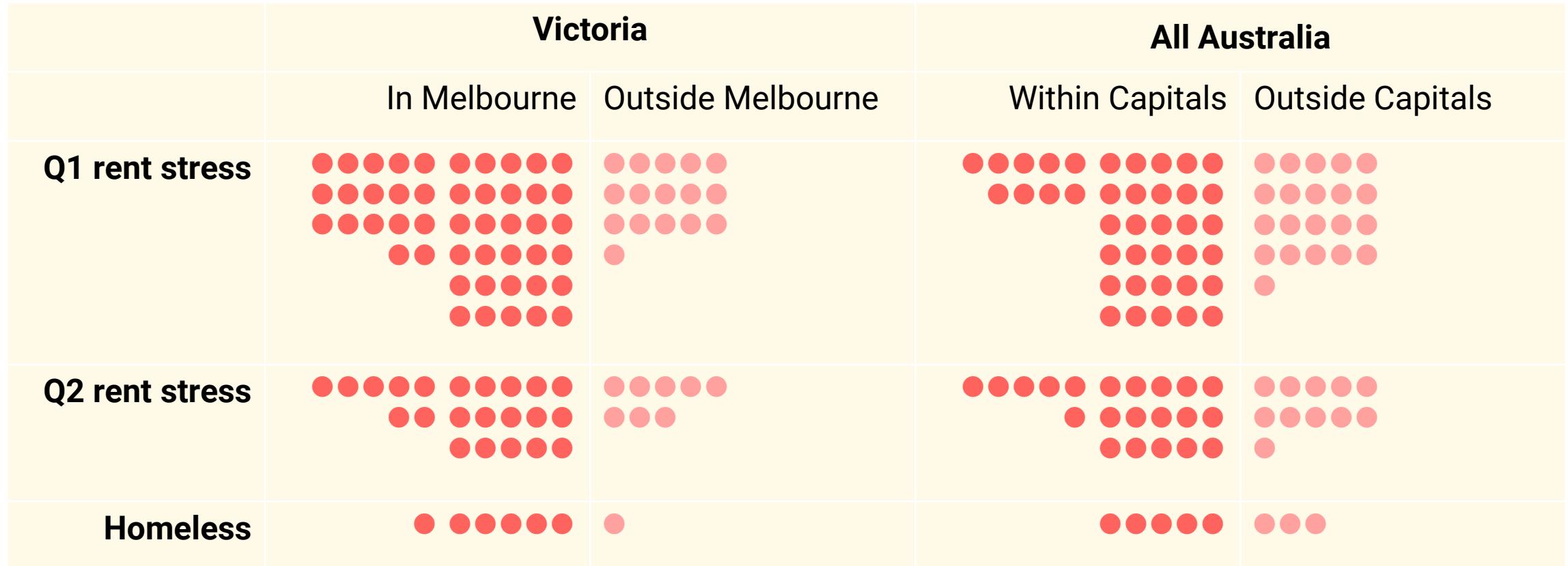
# Headline figures



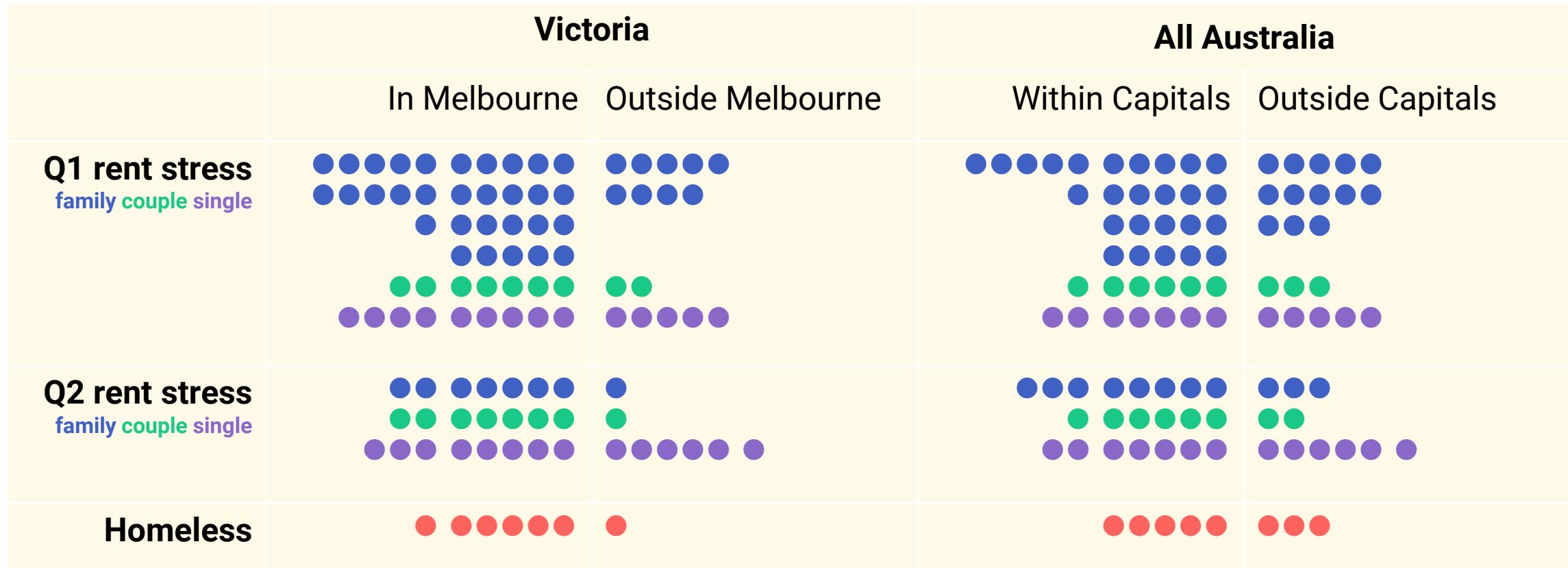
# Headline figures (Urban-rural split)



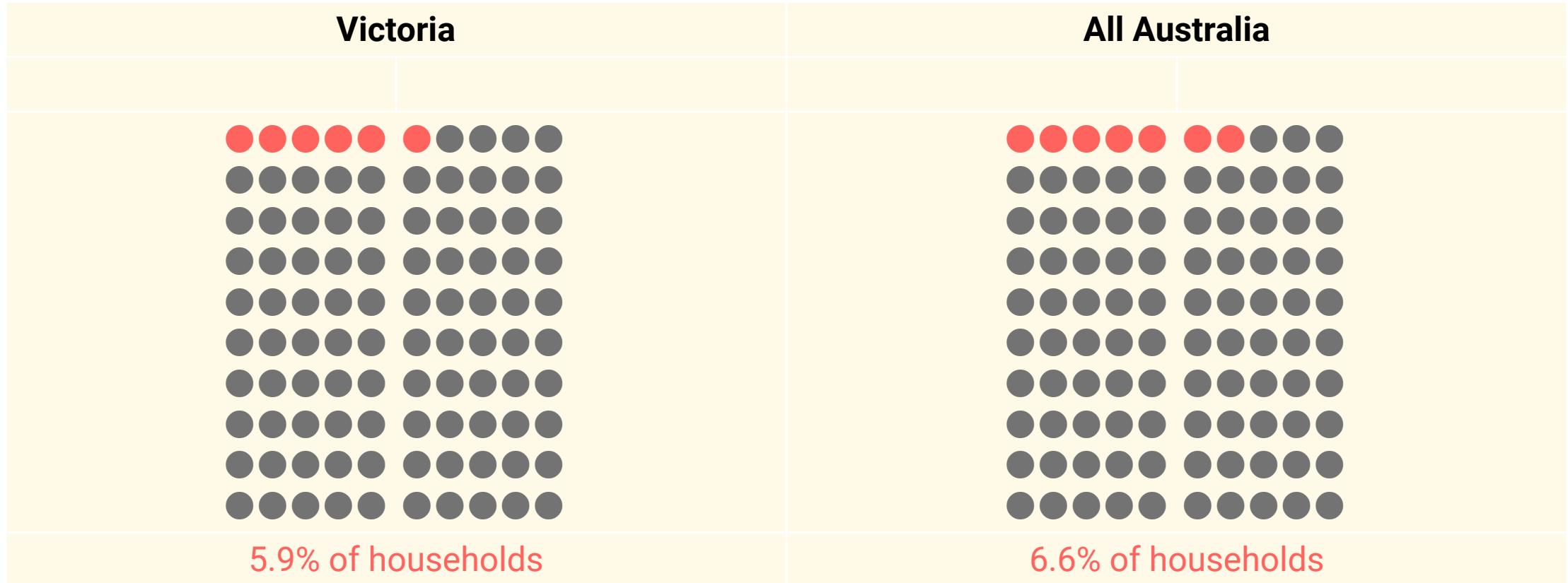
# Headline figures (Source of need)



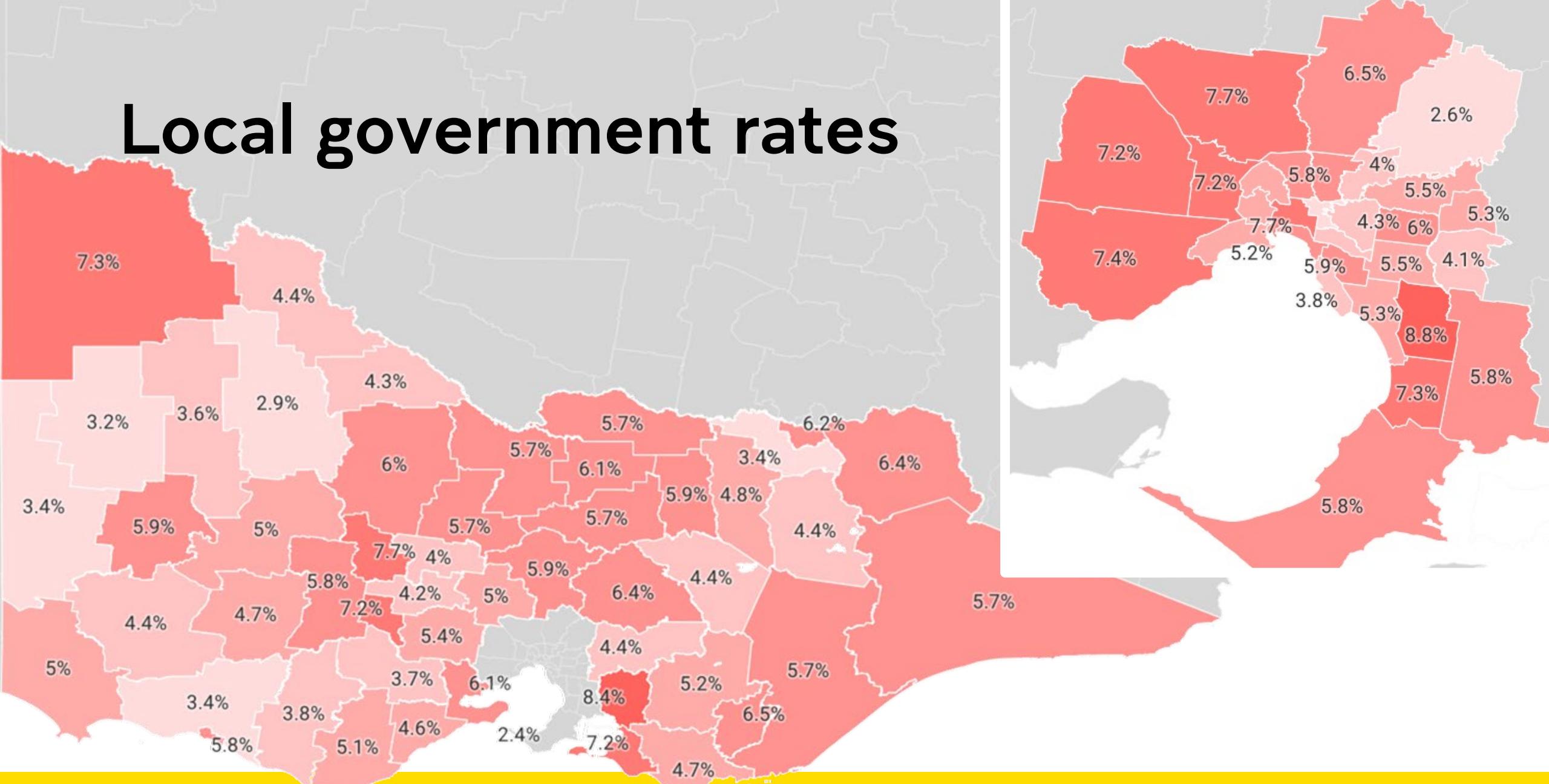
# Headline figures (Composition of need)



# Headline figures (Rates of need)



# Local government rates

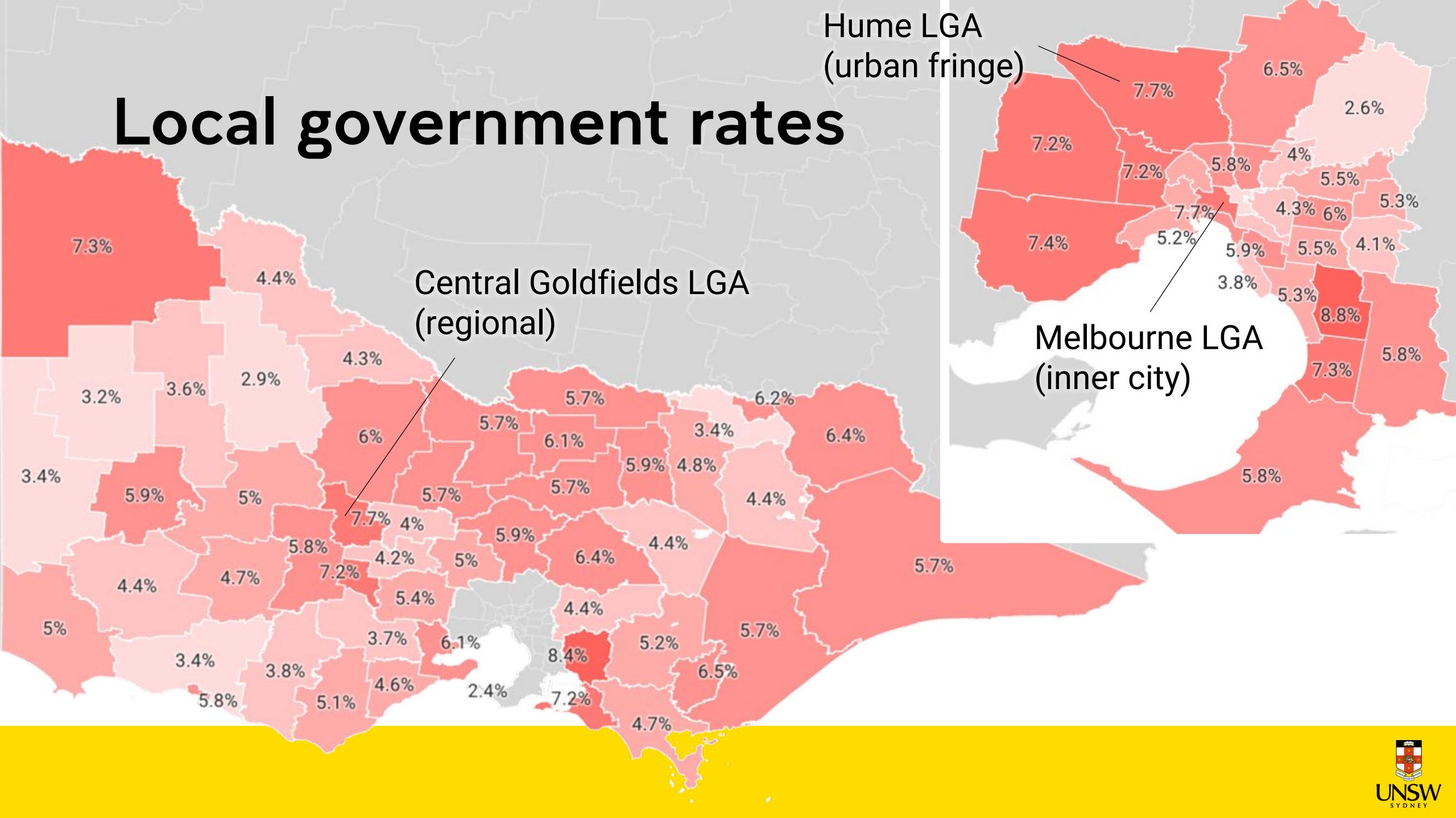


# Local government rates

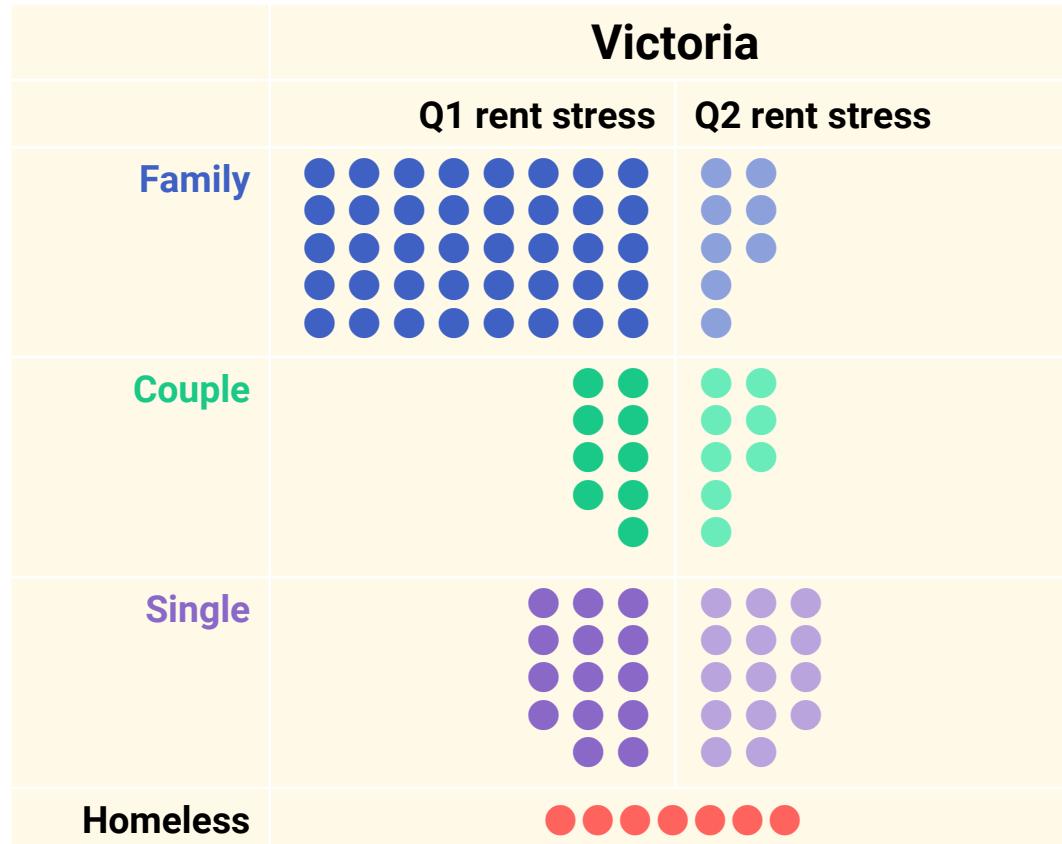
Hume LGA  
(urban fringe)

Central Goldfields LGA  
(regional)

Melbourne LGA  
(inner city)



# Different regions, different challenges

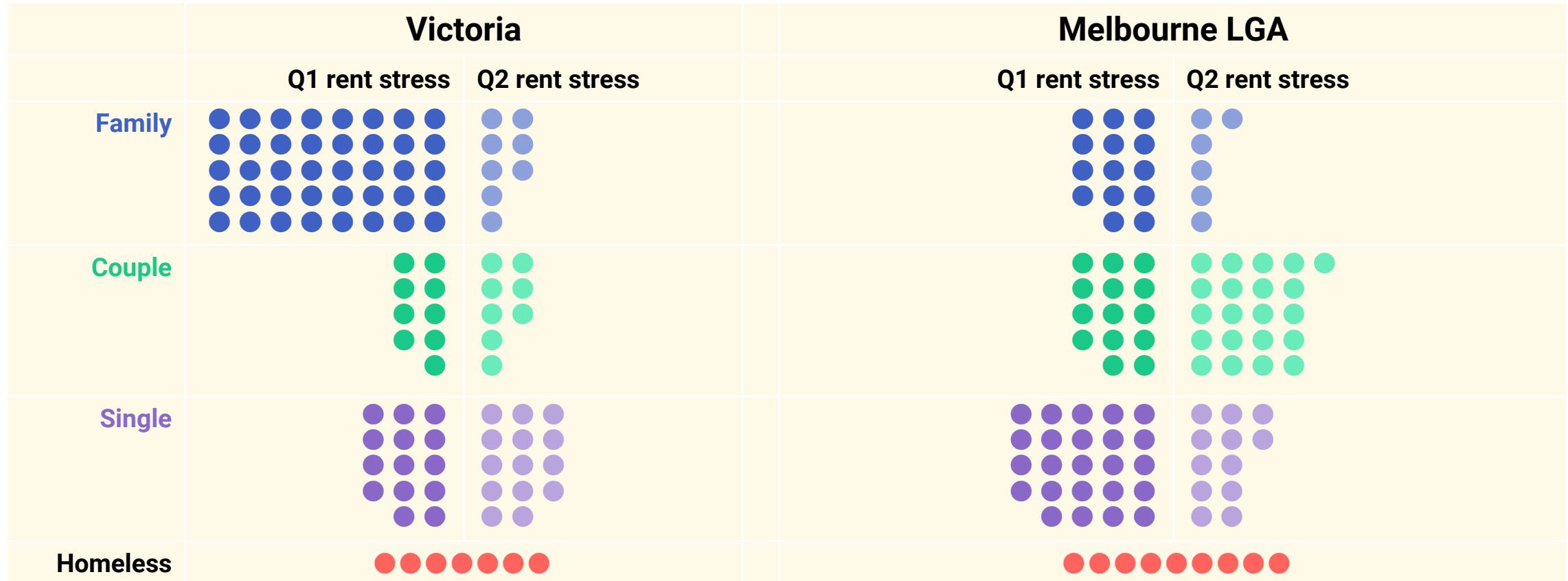


Compare three councils' unmet housing needs:

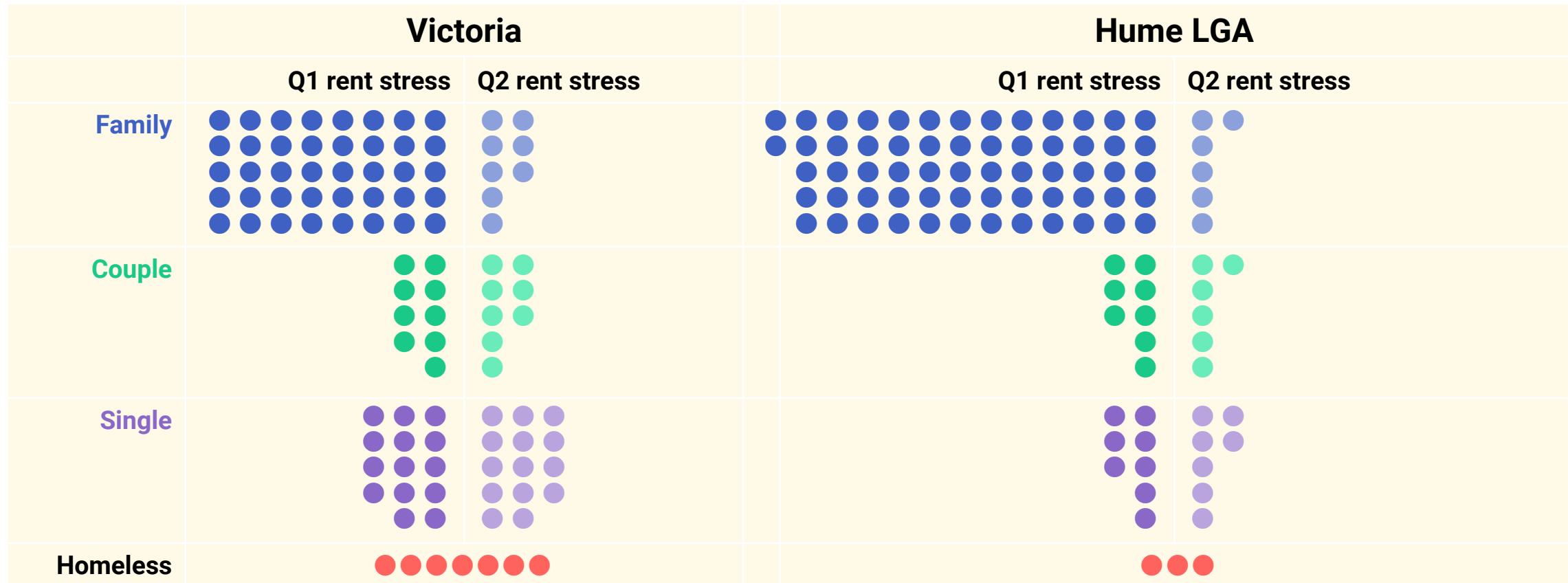
- Melbourne LGA (5,800)
- Hume LGA (6,100)
- Central Goldfields LGA (500)

7.7% of households in each

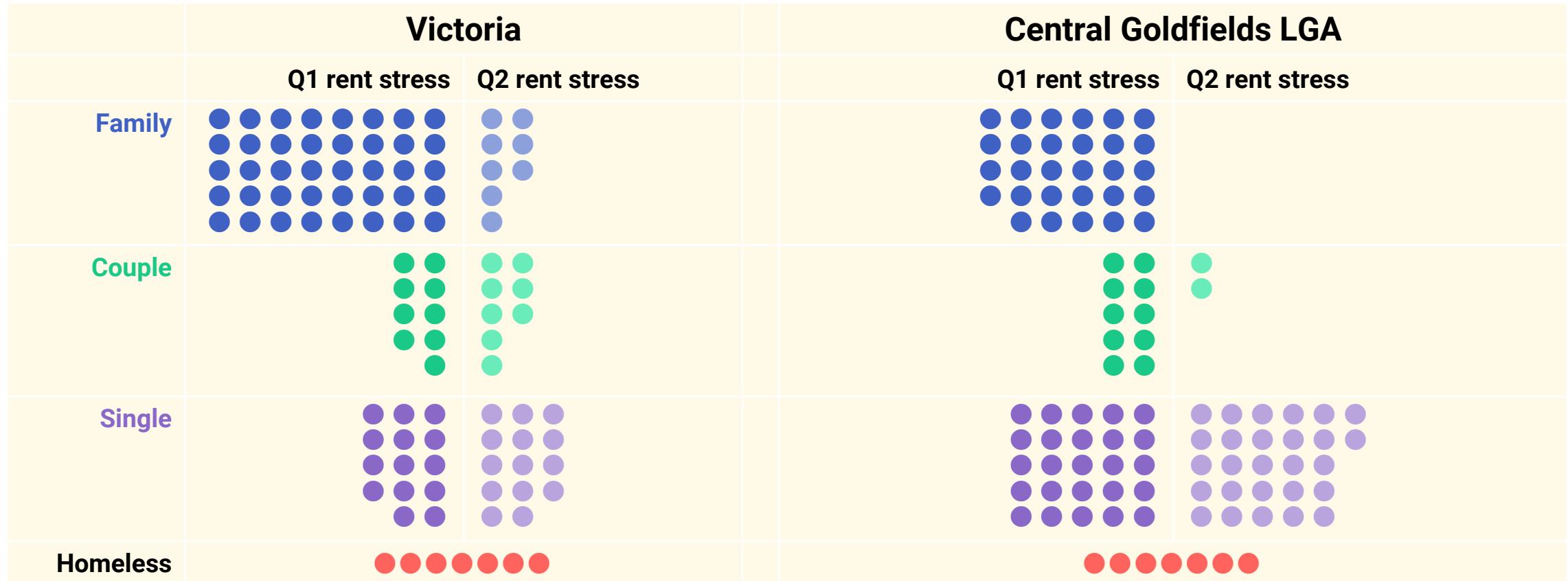
# Inner city: High costs, affecting Q2

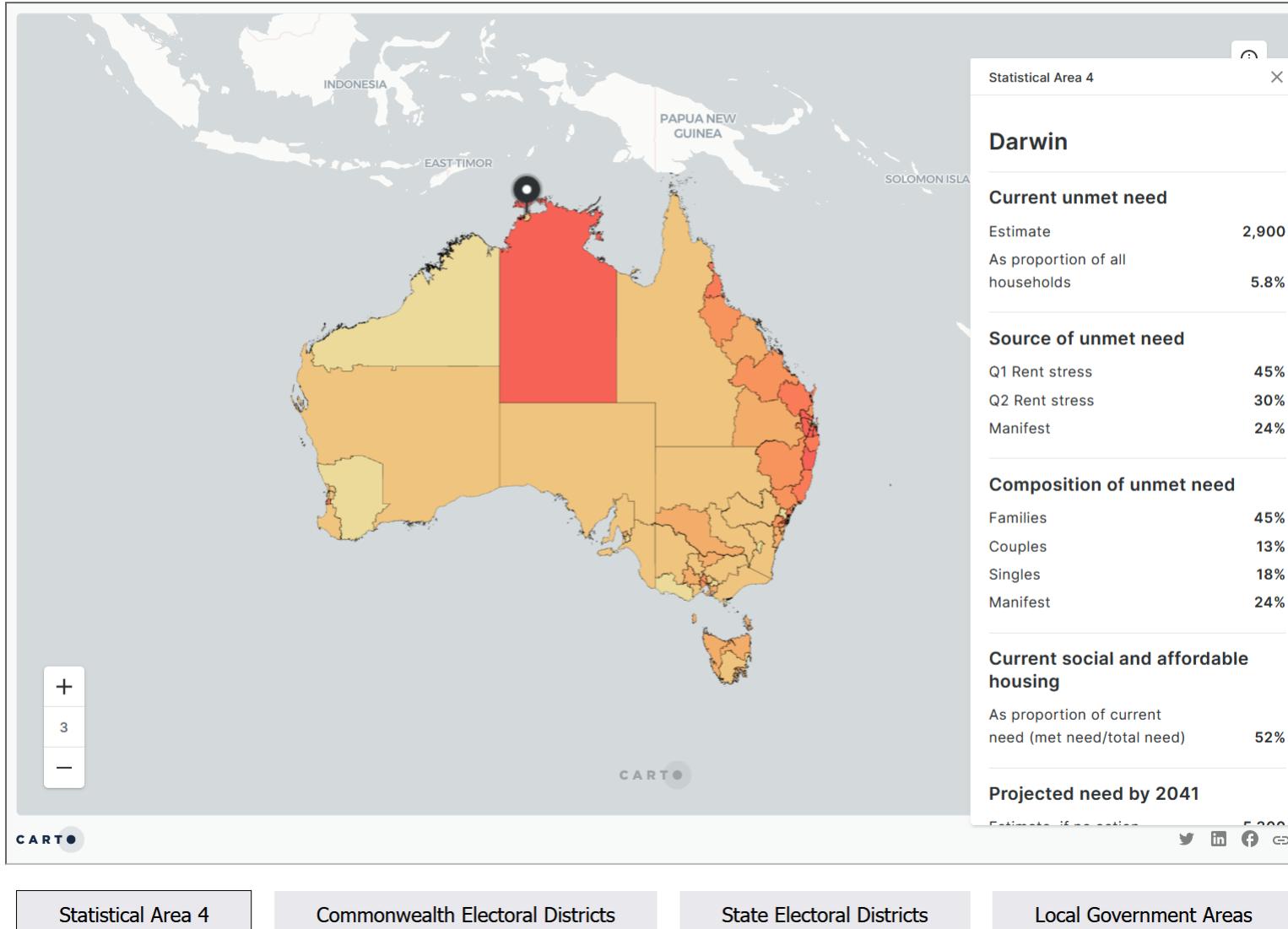


# Urban fringe: Destination of Q1 families



# Regional: No options for singles





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

# Value of a number!

Nationally consistent,  
locally specific...

**Six use cases**



# 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:  
Over to Nick!

