

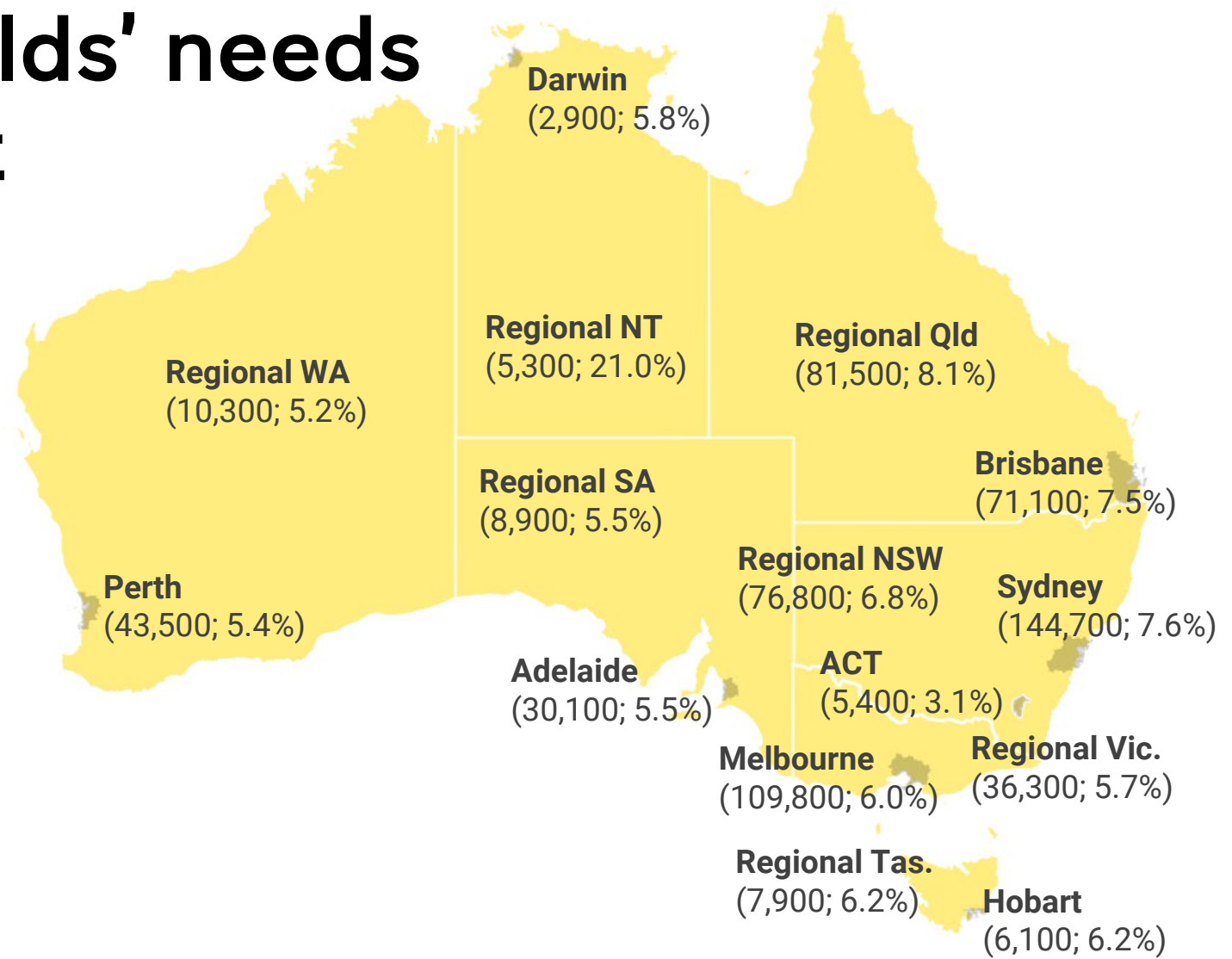
Unmet housing need

Ryan van den Nouweland

Affordable Housing Matters Forum | Robin Boyd Foundation | 6-Oct 2023



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



Quantifying Australia's unmet housing need
A national snapshot

Prepared for the
Community Housing Industry Association

by
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and
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Community Housing Industry Association | UNSW City Futures Research Centre | UNSW Sydney | THE UNIVERSITY OF SYDNEY

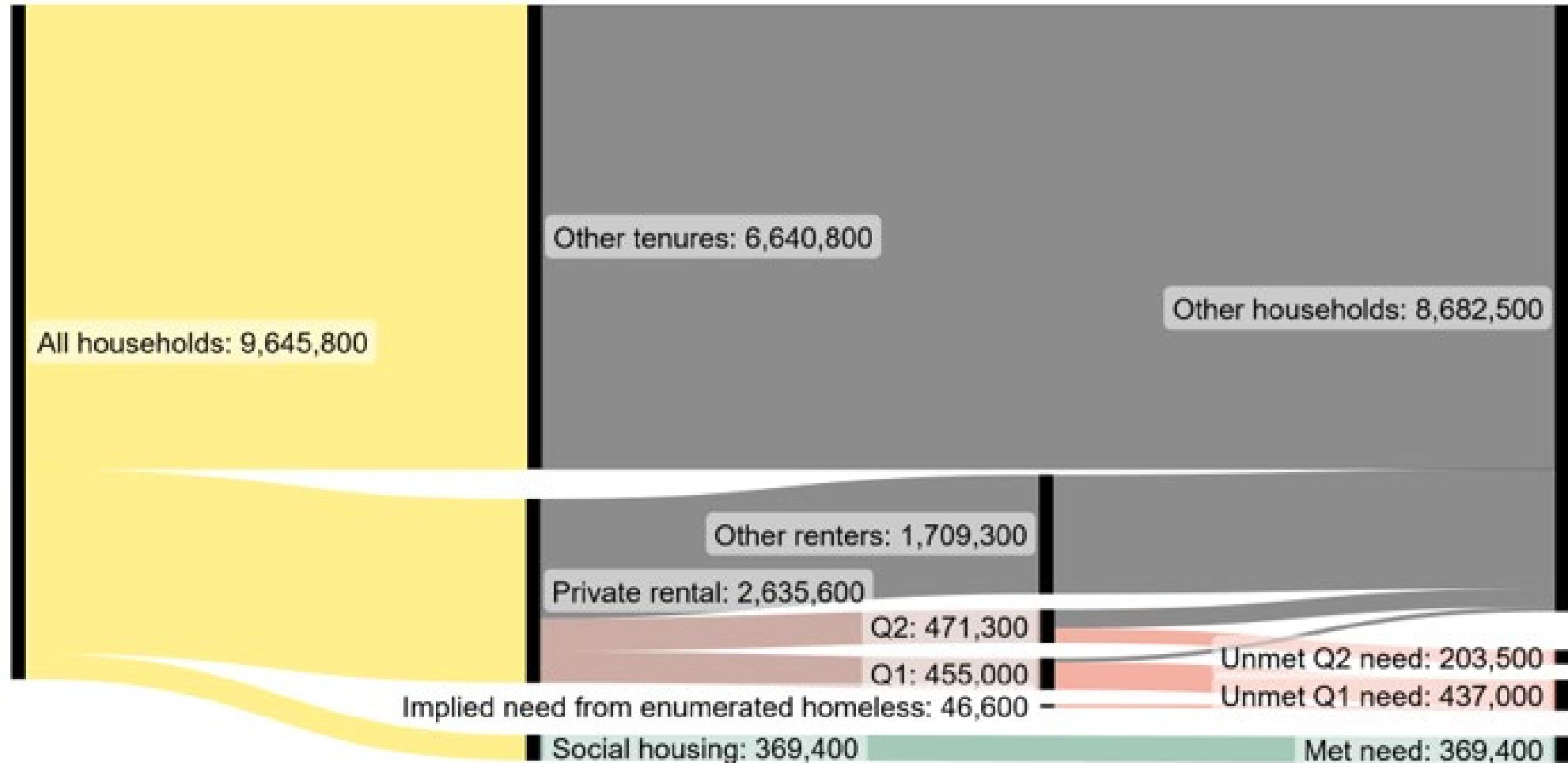
What's the model?

Objective:

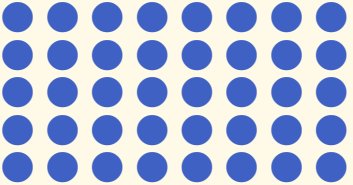



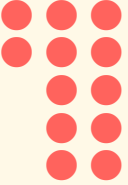
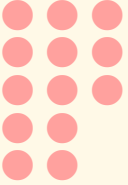

**Identify those whose housing needs
are not being met by market housing**

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

What's the model?



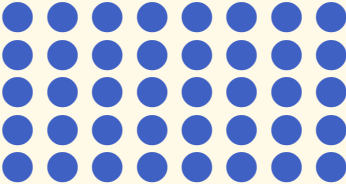

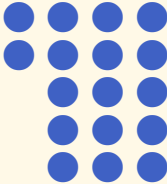



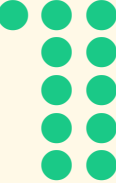
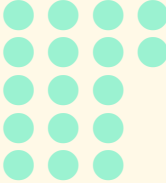
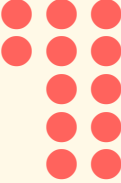
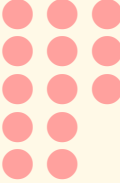
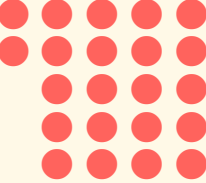
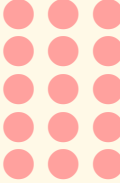


Context matters: Unmet need is not uniform

	Australia	
	Q1 rent stress	Q2 rent stress
Family		
Couple		
Single		
Homeless		

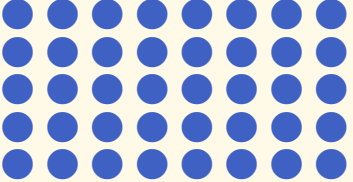

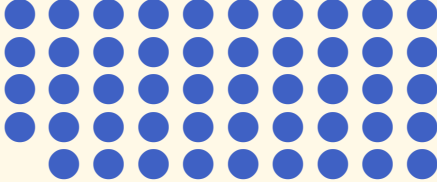
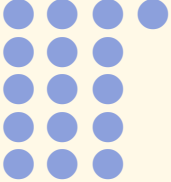




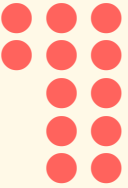
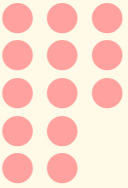




Compare four regions' unmet housing needs:

- Inner city: Inner Melbourne 5.7%
- Urban fringe: Outer SW Sydney 6.8%
- Regional: Wheatbelt WA 4.3%
- Remote: Outback Qld 5.2%

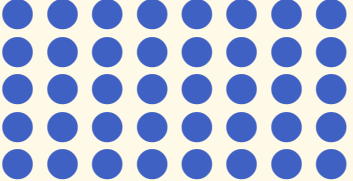

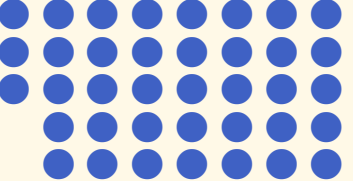





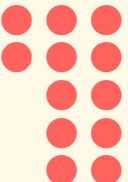
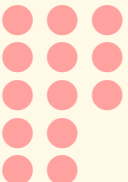
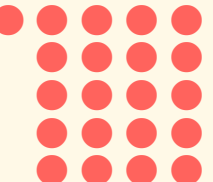
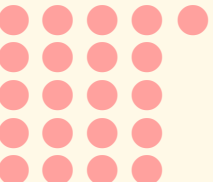


Inner city: High costs, affecting Q2

	Australia			Inner Melbourne (VIC)	
	Q1 rent stress	Q2 rent stress		Q1 rent stress	Q2 rent stress
Family					
Couple					
Single					
Homeless					

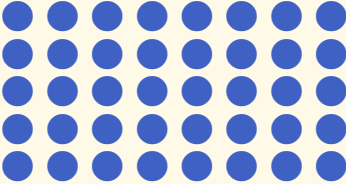

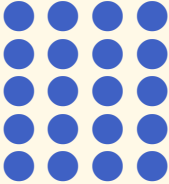





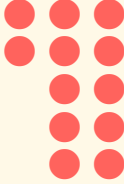
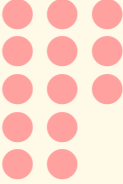




Urban fringe: Destination of Q1 families

	Australia		Outer Southwest Sydney (NSW)	
	Q1 rent stress	Q2 rent stress	Q1 rent stress	Q2 rent stress
Family				
Couple				
Single				
Homeless				

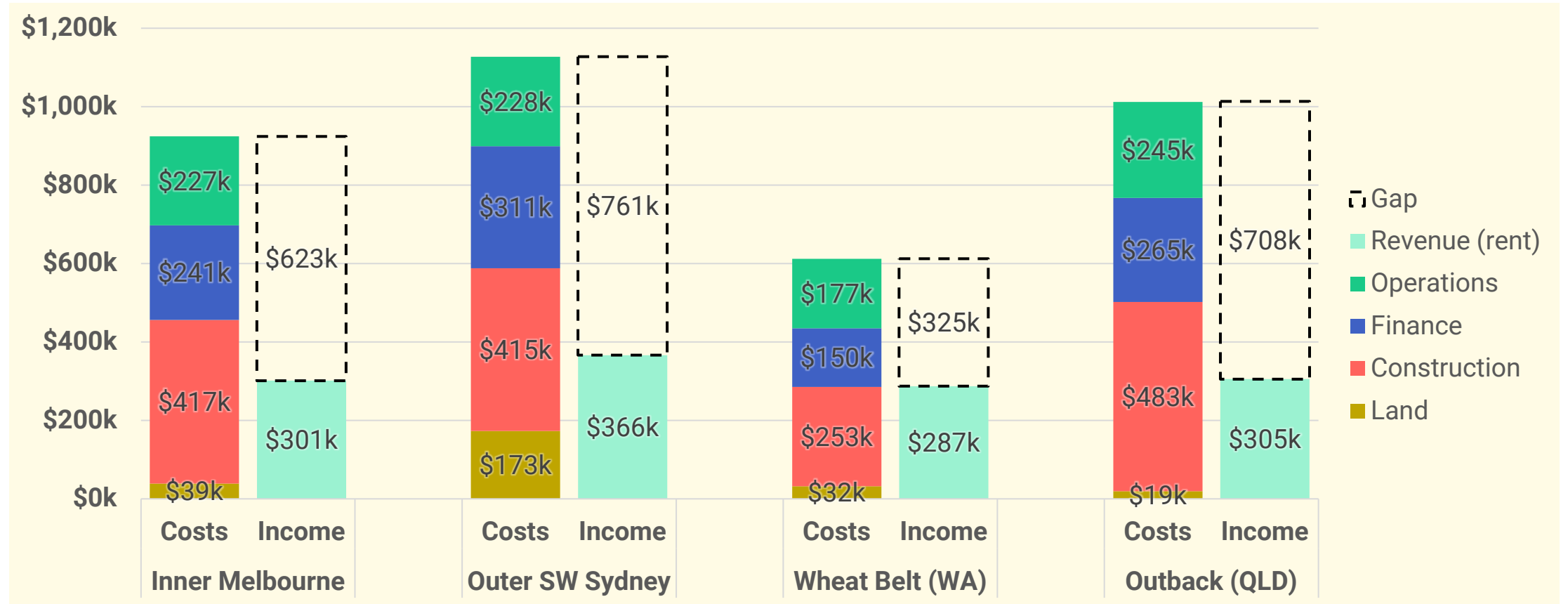
Regional: No options for singles

	Australia			Wheat Belt (WA)	
	Q1 rent stress	Q2 rent stress		Q1 rent stress	Q2 rent stress
Family					
Couple					
Single					
Homeless					

Remote: Crowded non-market housing

	Australia			Outback (QLD)	
	Q1 rent stress	Q2 rent stress		Q1 rent stress	Q2 rent stress
Family					
Couple					
Single					
Homeless					

Development context matters too



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!

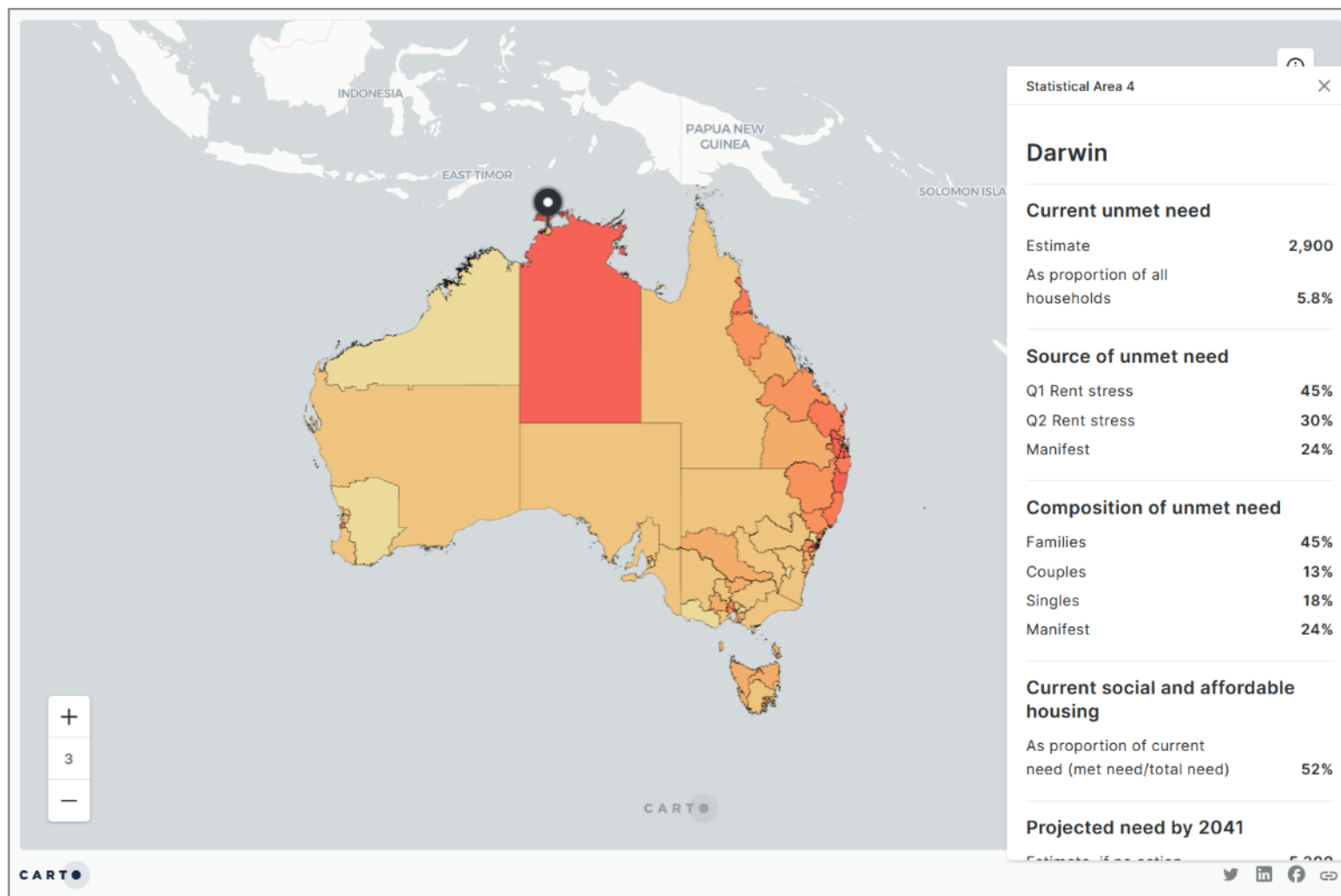
Inform individual projects

- 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!



Statistical Area 4

Commonwealth Electoral Districts

State Electoral Districts

Local Government Areas

For more, go to:
cityfutures.adg.unsw.edu.au/cityviz/housing-need-dashboard/

Through my work, I aim to address the housing affordability crisis by ***providing the evidence needed to inform policy and practice***

A key policy/social/cultural/financial change that would facilitate my work is ***longer-term thinking in land-use regulation***

If I could change one thing, it would be ***the expectation that market supply alone will meet everyone's housing needs***

The message I would like to leave you with today is that ***context matters, in policy and project alike!***