

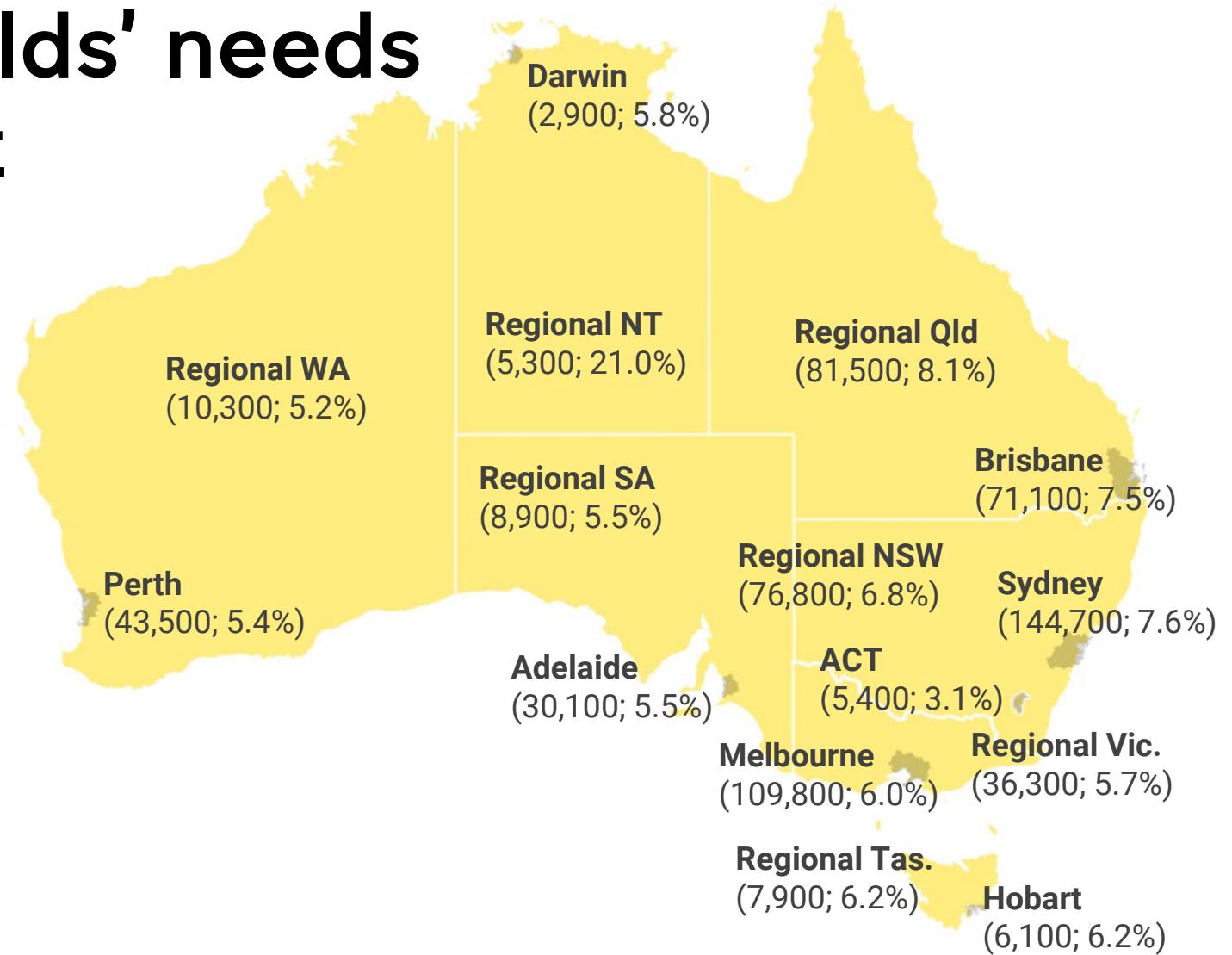
Unmet housing need

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



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



What's the model?

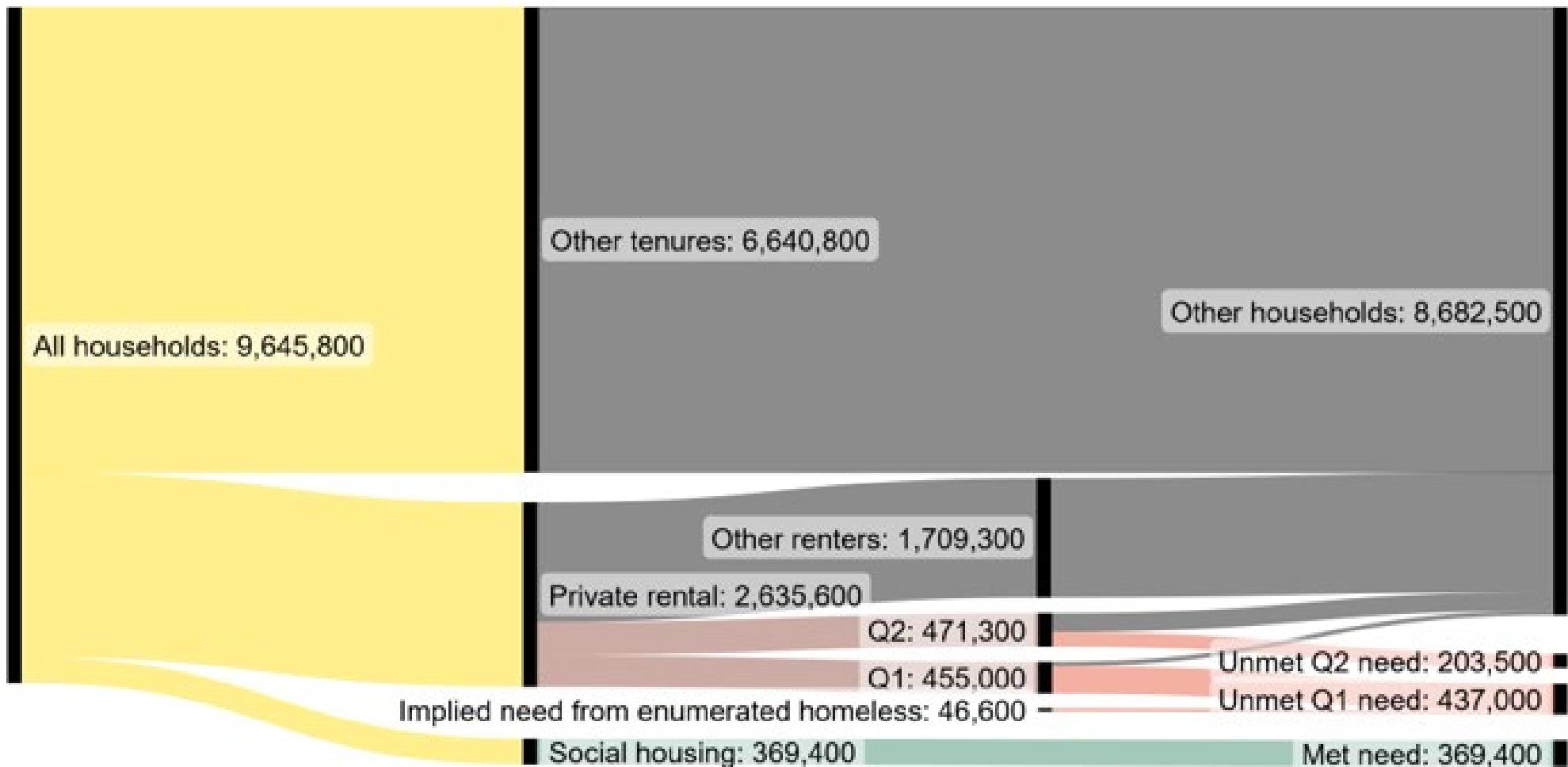
Objective:

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

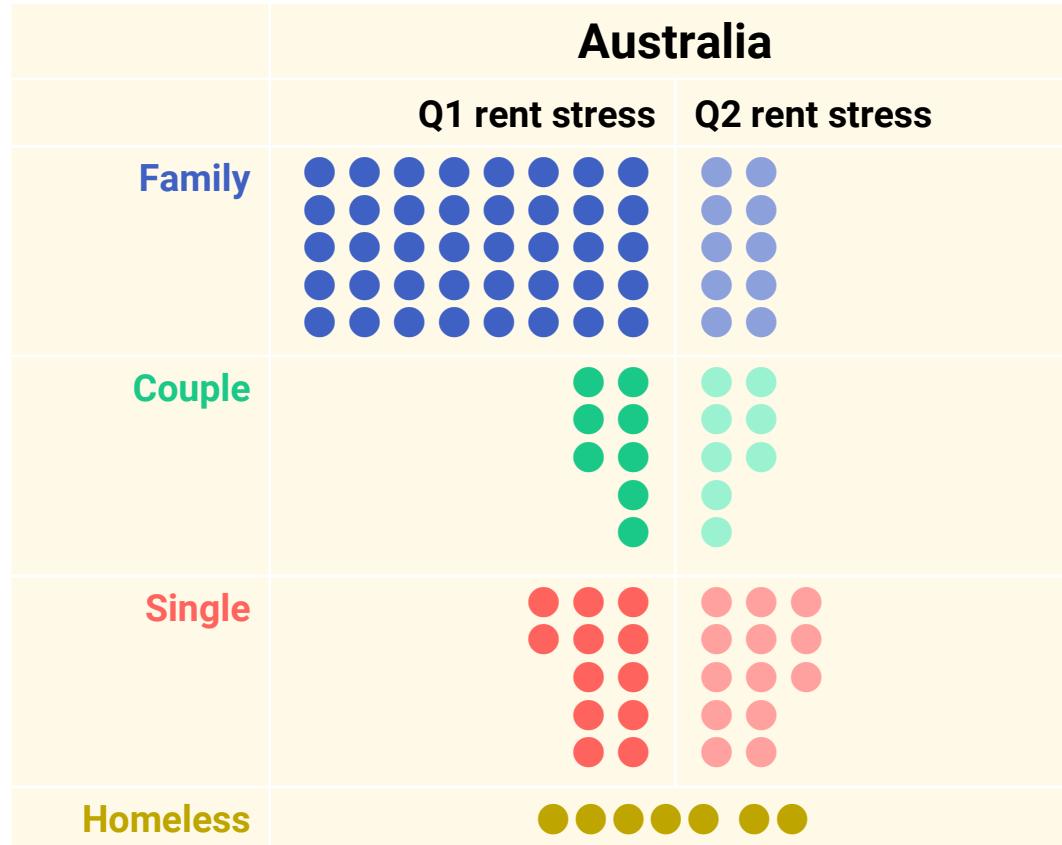
A proxy measure for demand for social and affordable housing
(or NRAS or CRA or income support...)



What's the model?



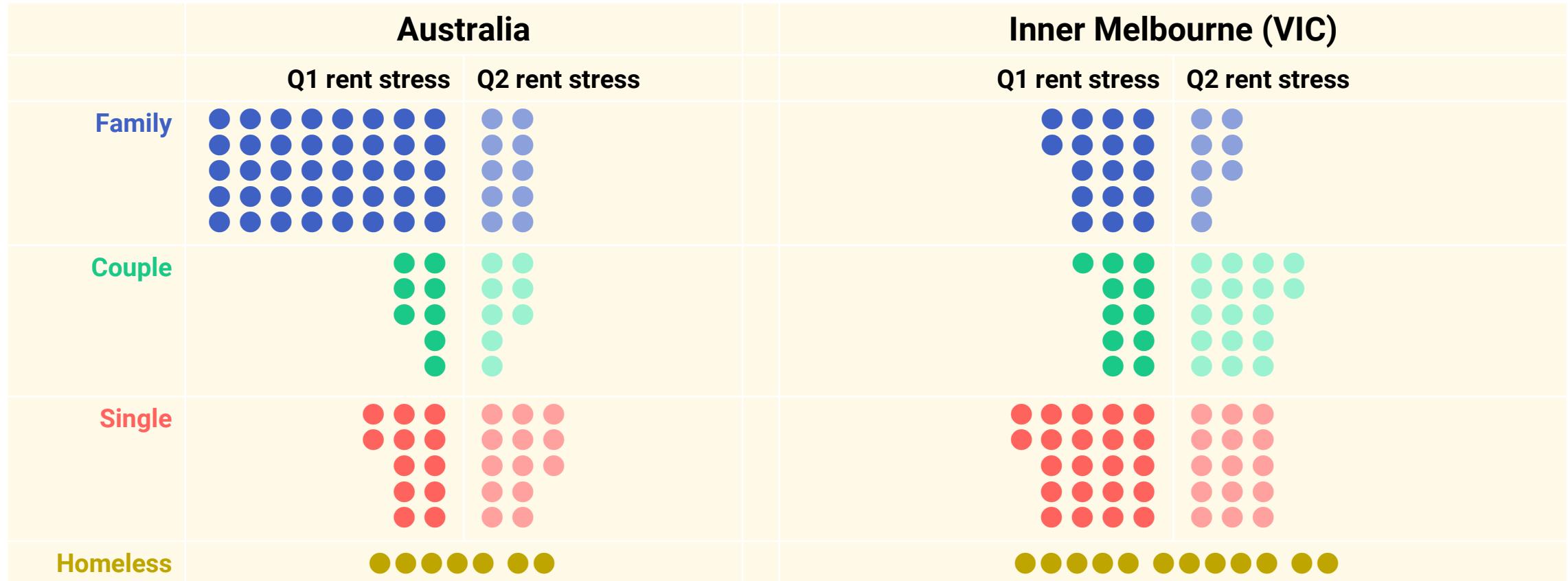
Context matters: Unmet need is not uniform



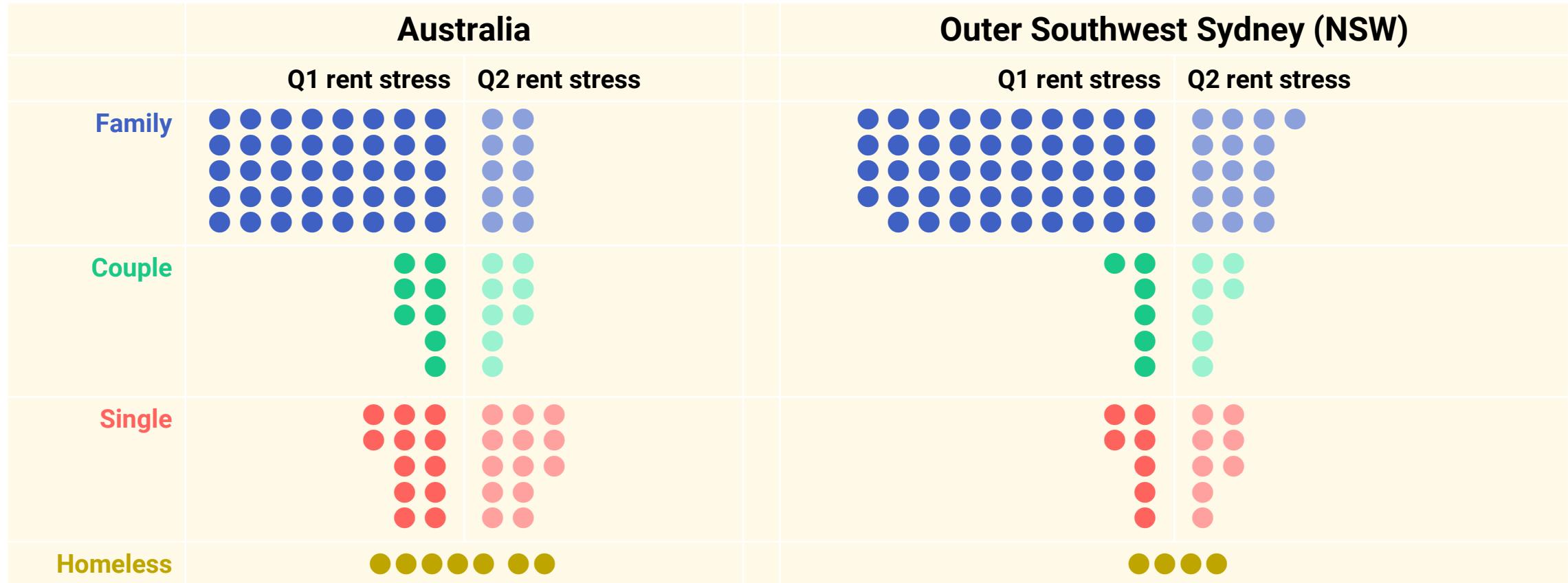
Compare four regions' unmet housing needs:

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

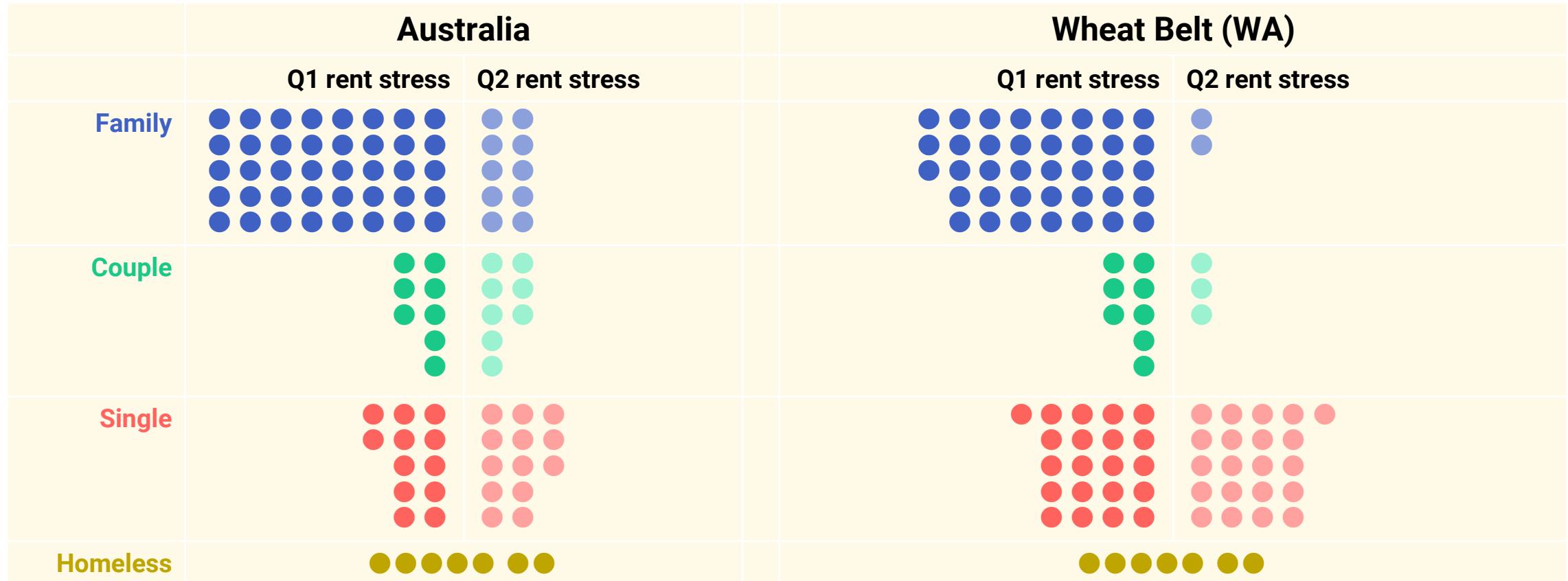
Inner city: High costs, affecting Q2



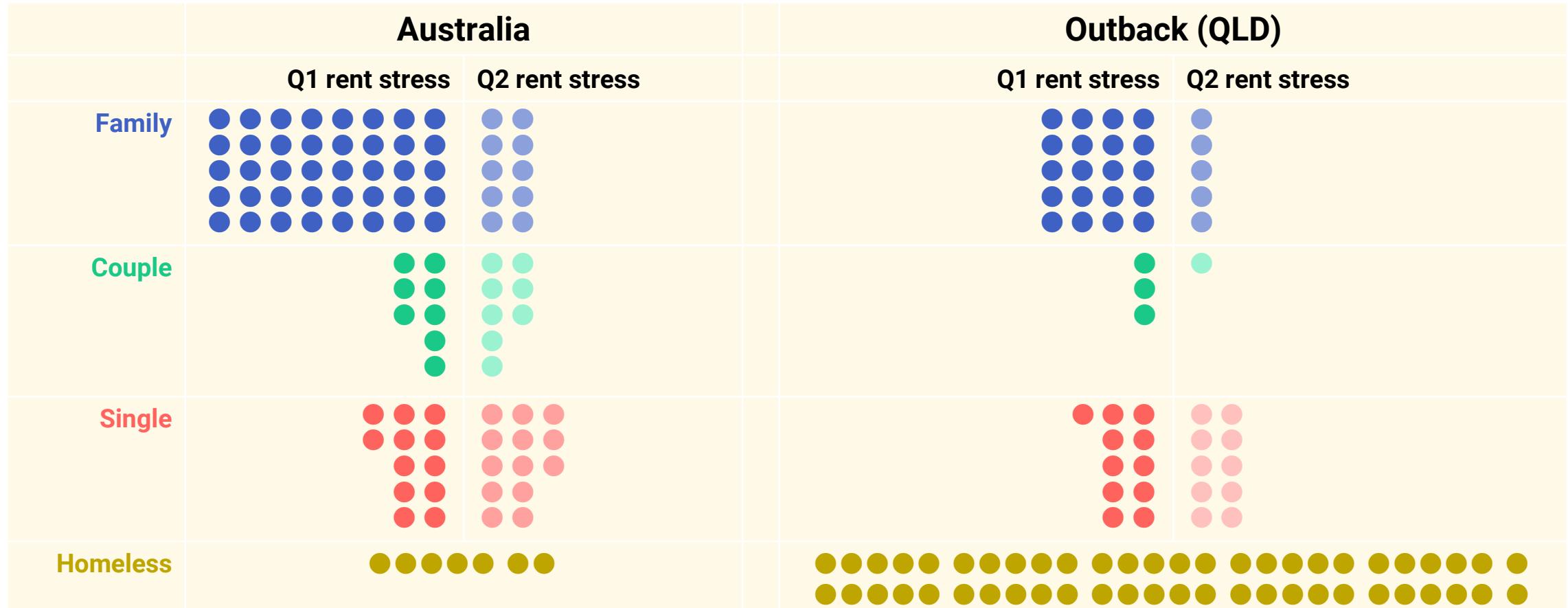
Urban fringe: Destination of Q1 families



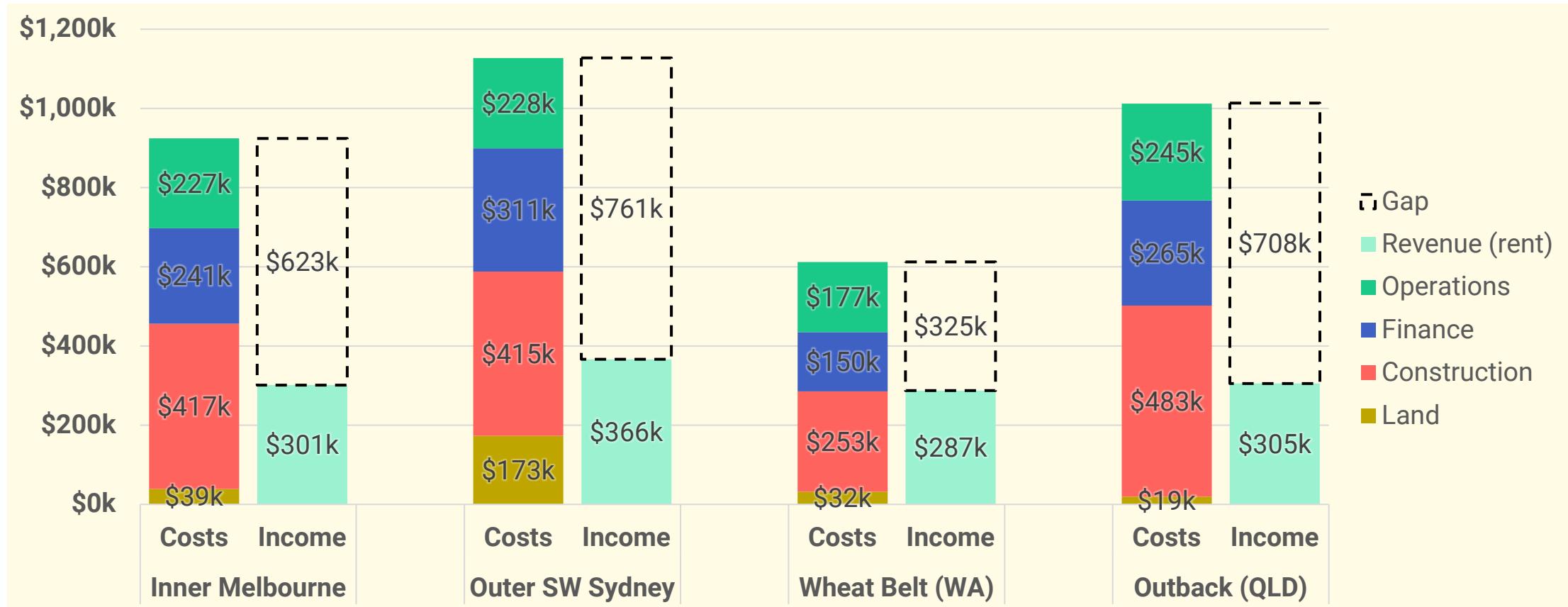
Regional: No options for singles



Remote: Crowded non-market housing



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

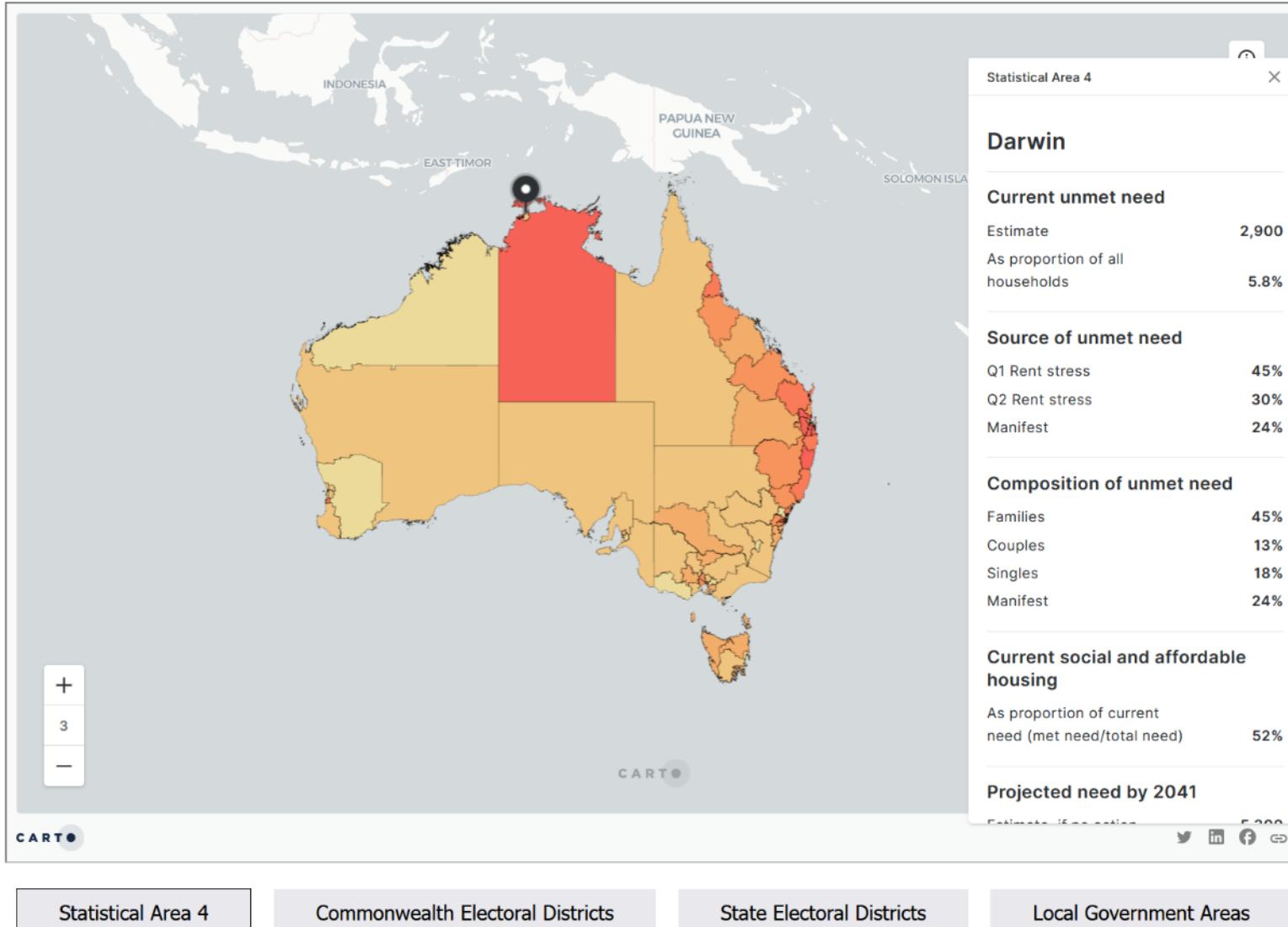


Value of a number!

Influence public discourse

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





For more, go to:
[cityfutures.ada.unsw.edu.au/cityviz/
housing-need-dashboard/](http://cityfutures.ada.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!***

