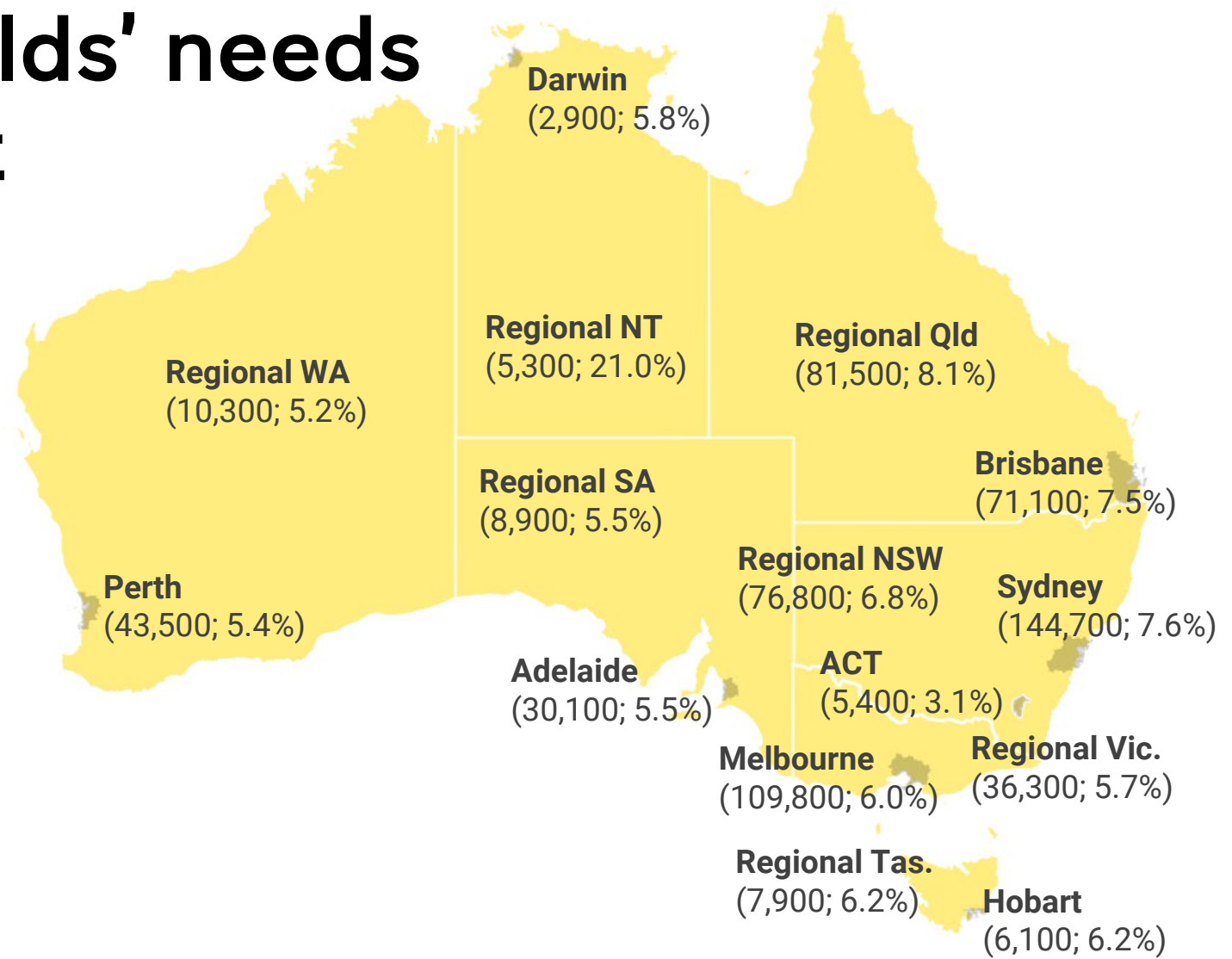# Unmet housing need

Ryan van den Nouwelant

HAFF Ready in WA | Shelter WA | 19-Sep 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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Community Housing INDUSTRY ASSOCIATION | UNSW City Futures Research Centre | UNSW SYDNEY | THE UNIVERSITY OF SYDNEY

Darwin (2,900; 5.8%)

Regional NT (5,300; 21.0%)

Regional WA (10,300; 5.2%)

Regional Qld (81,500; 8.1%)

Brisbane (71,100; 7.5%)

Regional SA (8,900; 5.5%)

Perth (43,500; 5.4%)

Regional NSW (76,800; 6.8%)

Sydney (144,700; 7.6%)

Adelaide (30,100; 5.5%)

ACT (5,400; 3.1%)

Melbourne (109,800; 6.0%)

Regional Vic. (36,300; 5.7%)

Regional Tas. (7,900; 6.2%)

Hobart (6,100; 6.2%)

The meaning of housing need:

How is the model constructed?

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
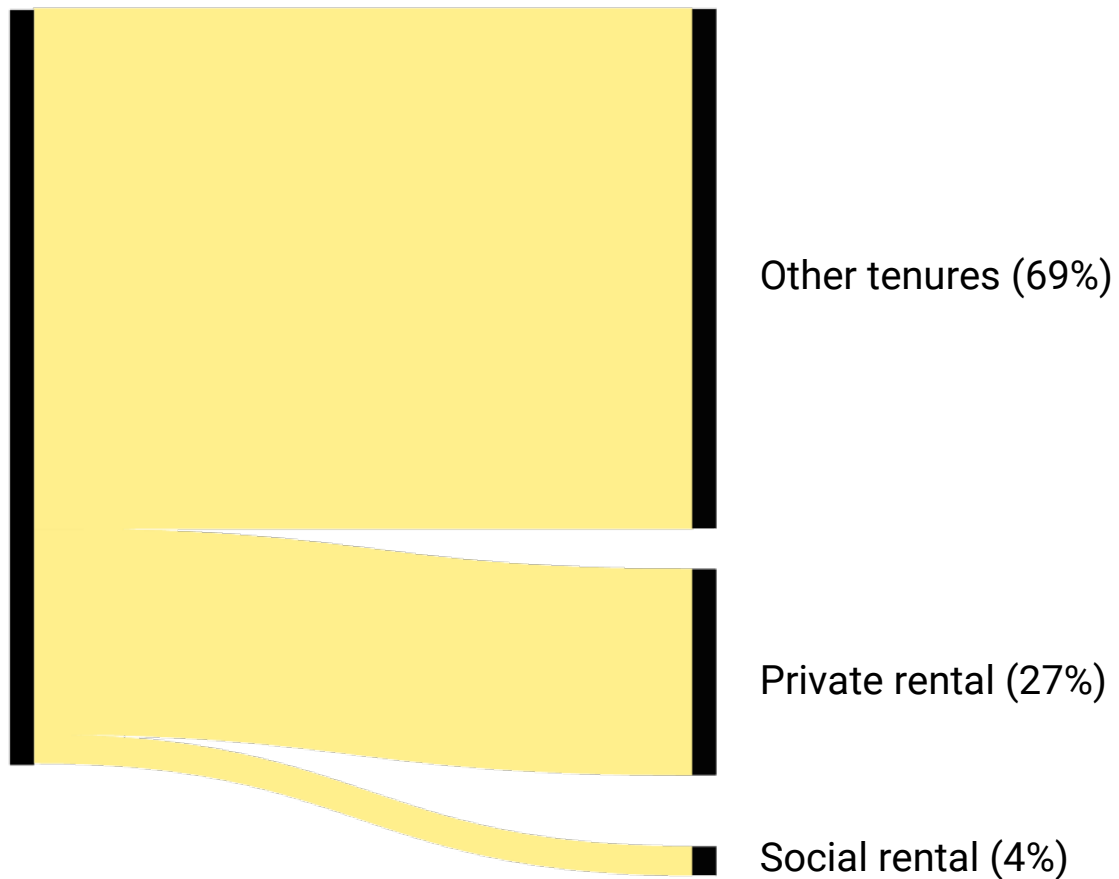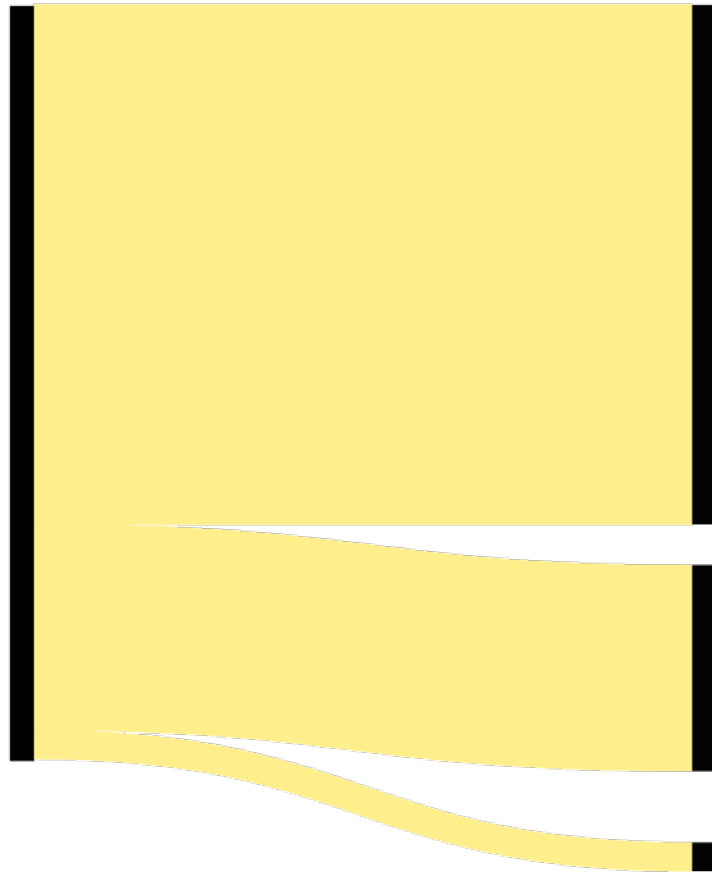(or NRAS or CRA or income support...)

What's the model?

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

What's the model?

Other tenures (69%)

Private rental (27%)

Social rental (4%)

What's the model?

➤ 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

Other renters (75%)

Low-income renters (18%)

Very-low-income renters (17%)

What's the model?
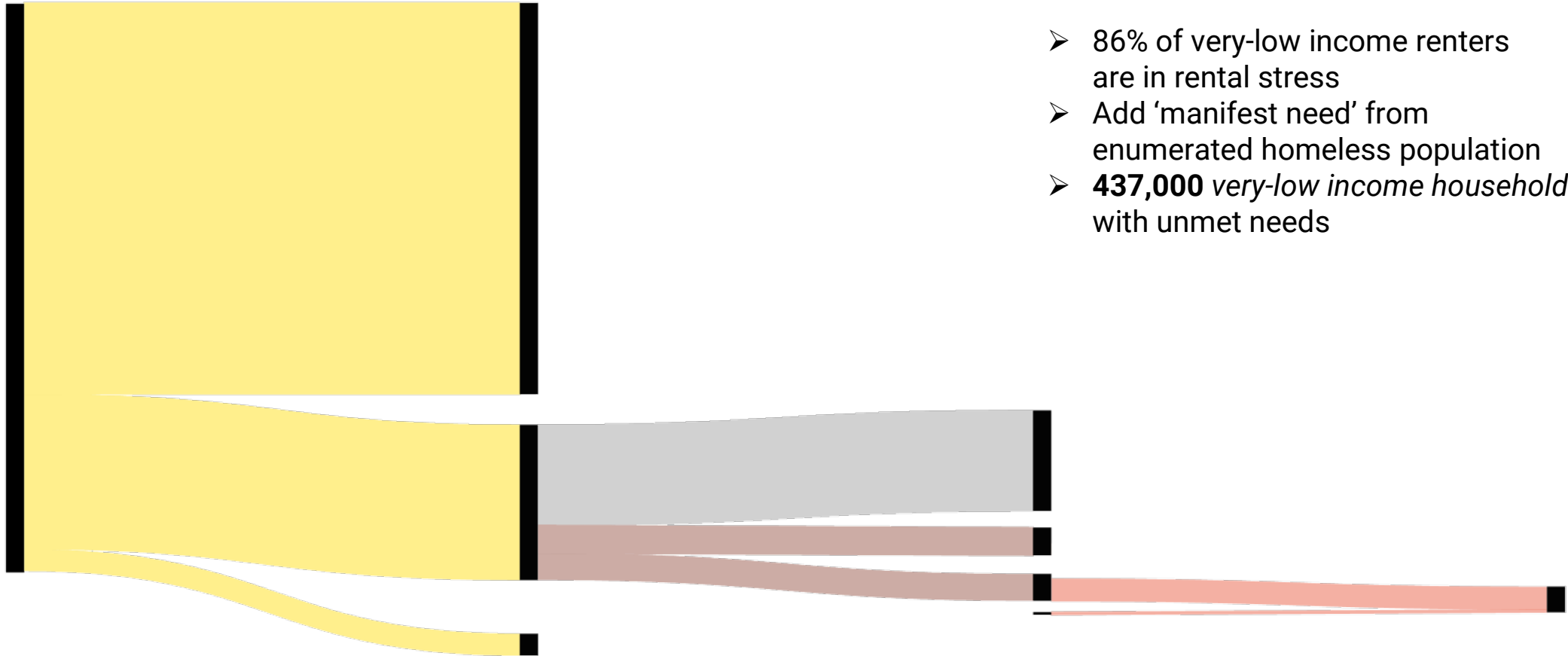
- ➢ 86% of very-low income renters are in rental stress
- ➢ Add 'manifest need' from enumerated homeless population
- ➢ **437,000** *very-low income households* with unmet needs

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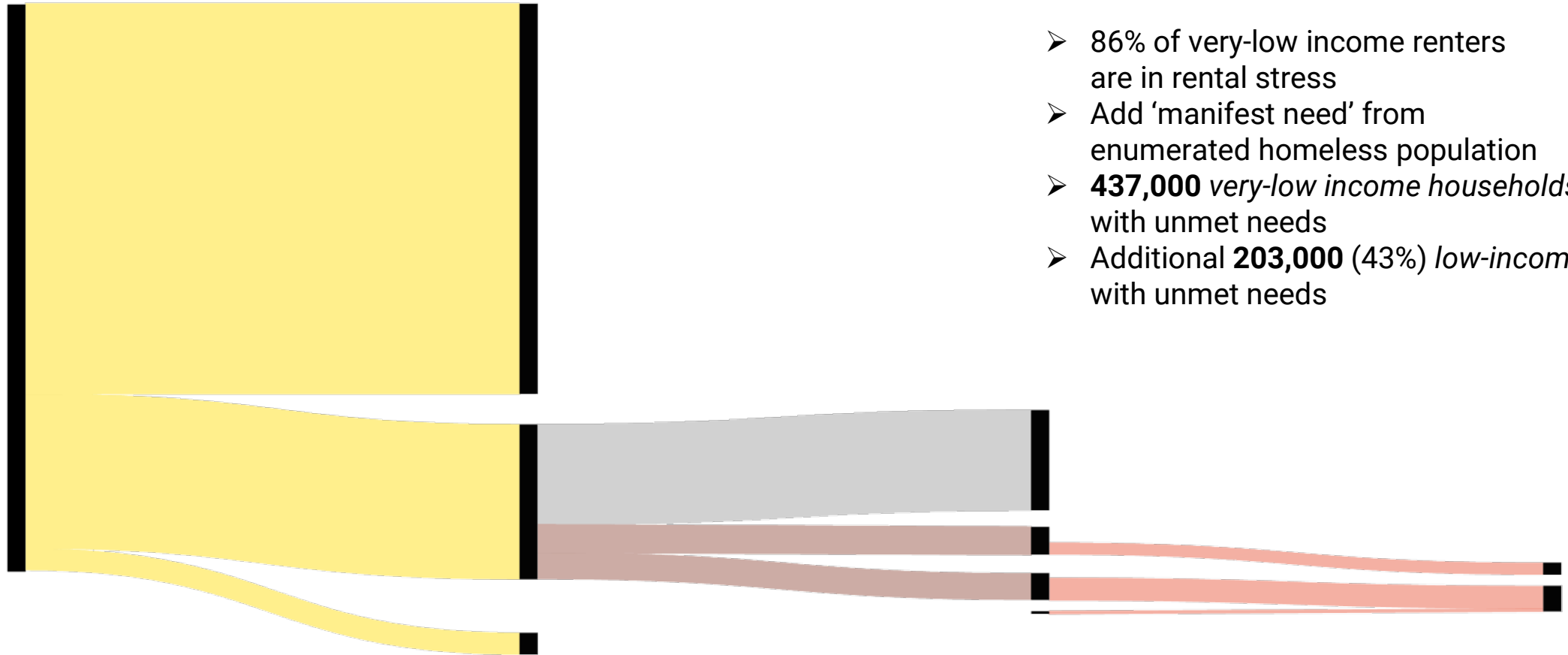
- ➢ 86% of very-low income renters are in rental stress
- ➢ Add 'manifest need' from enumerated homeless population
- ➢ **437,000** *very-low income households* with unmet needs
- ➢ Additional **203,000** (43%) *low-income renters* with unmet needs

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?

Most households (90%)
generally have their housing
needs met by market housing
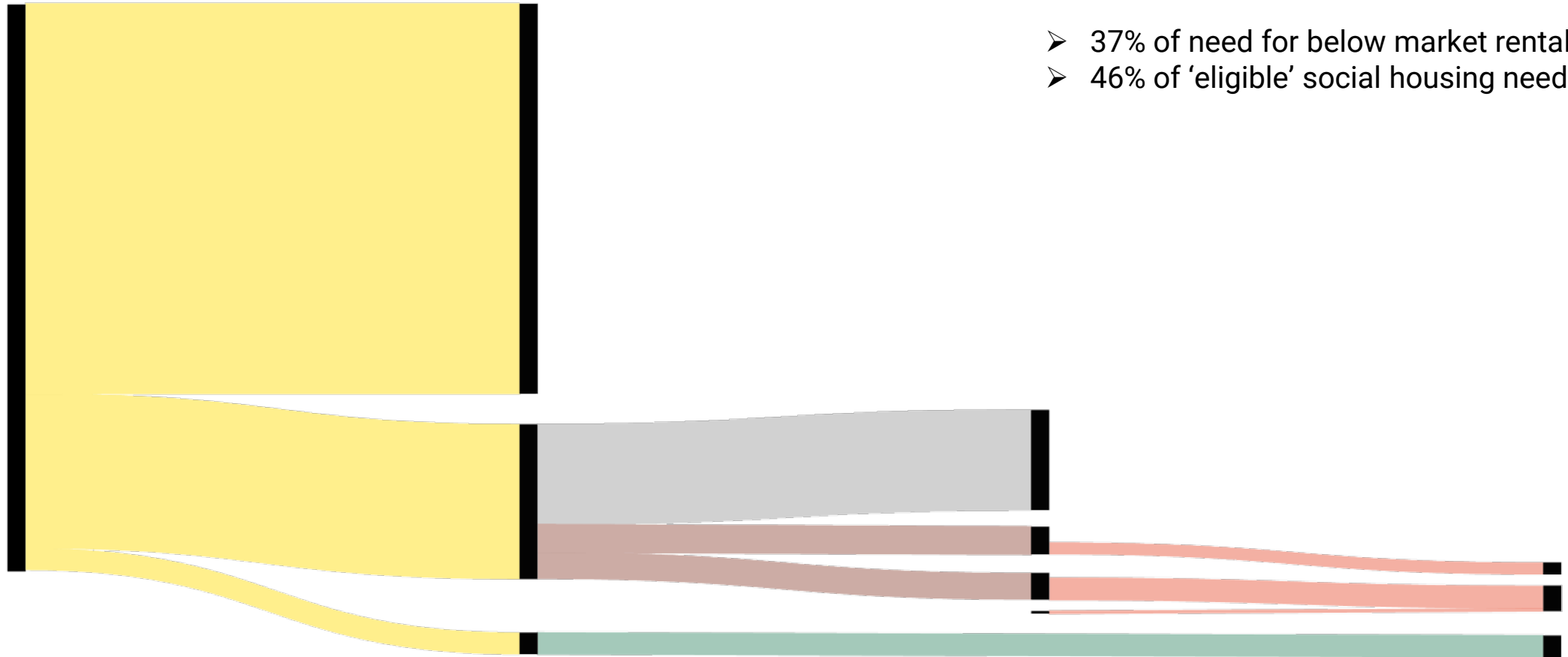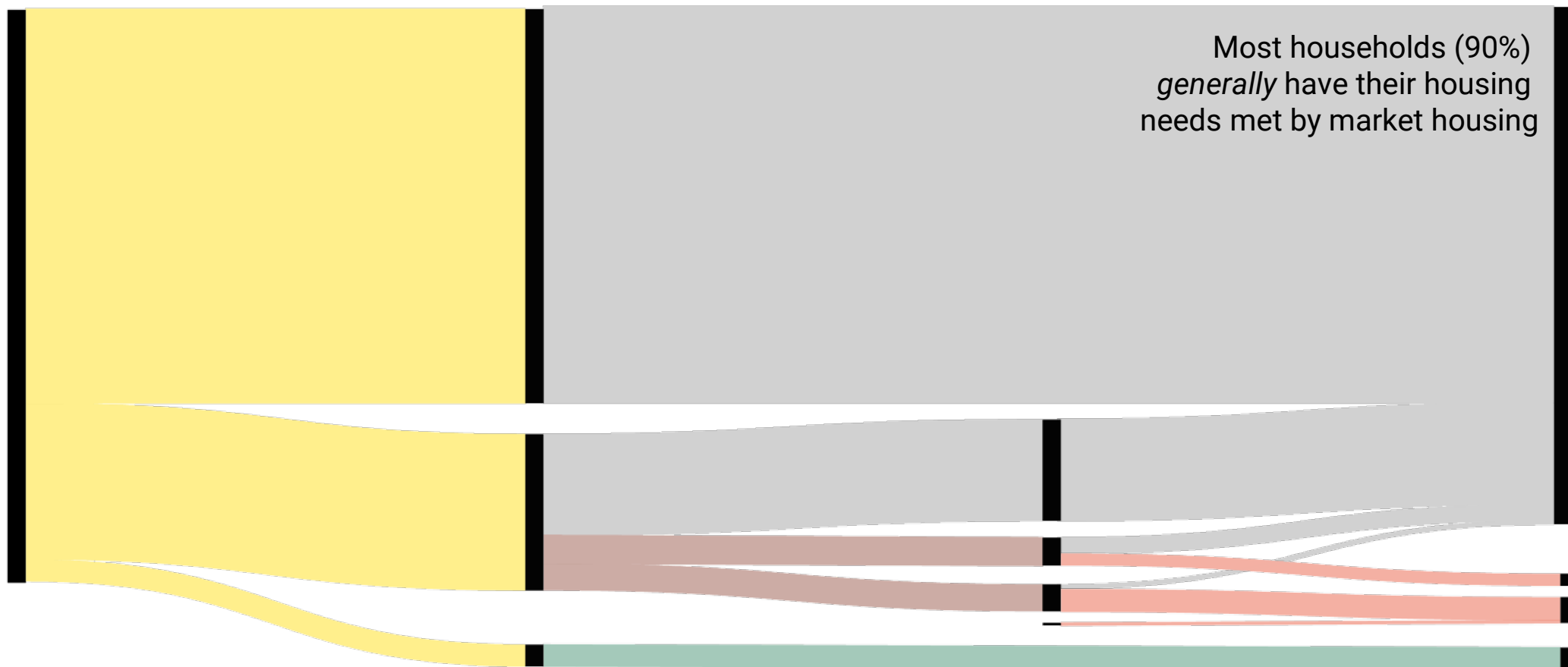
Headline findings:

What does the model tell us?

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

NSW	●●●●●●●●●● ●●●●●●●●●	221.6k
Vic	●●●●●●●●●● ●●●	146.1k
Qld	●●●●●●●●●● ●●●	152.6k
WA	●●●●●	53.8k
SA	●●●●	39.0k
Tas	●	13.9k
ACT	●	5.4k
NT	●	8.2k

1. Unmet need is everywhere

NSW		221.6k
Vic		146.1k
Qld		152.6k
WA		53.8k
SA		39.0k
Tas		13.9k
ACT		5.4k
NT		8.2k

1. Unmet need is everywhere

NSW		7%
Vic		6%
Qld		8%
WA		**5%**
SA		5%
Tas		6%
ACT		3%
NT		11%
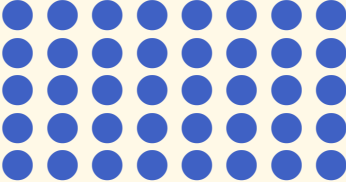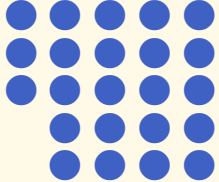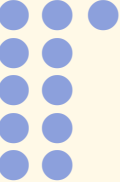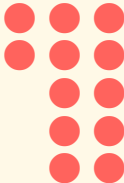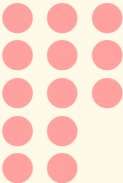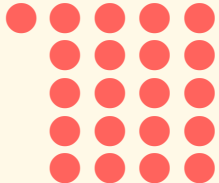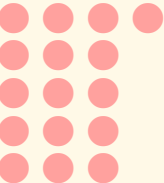
2. Unmet need is not uniform

	Australia	
	Q1 rent stress	**Q2 rent stress**
Family		
Couple		
Single		
Homeless		
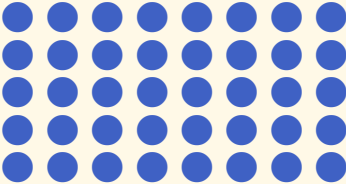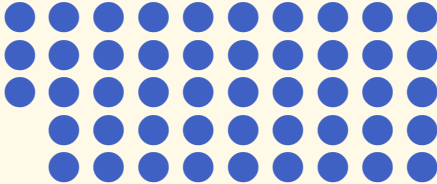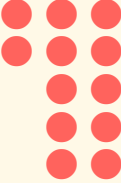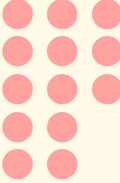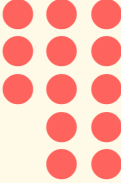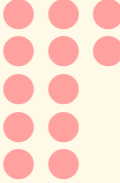
Compare four regions' unmet housing needs:

- Inner city: Inner Perth
- Urban fringe: Northwest Perth
- Regional: Wheatbelt
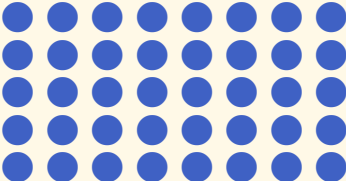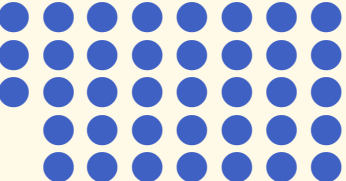- Remote: North WA Outback
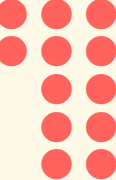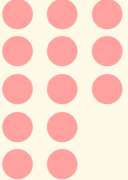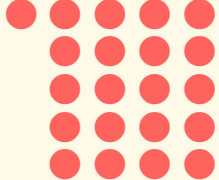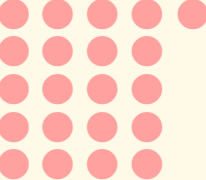
Inner city: High costs, affecting Q2

	Australia				Inner Perth	
	Q1 rent stress	**Q2 rent stress**			**Q1 rent stress**	**Q2 rent stress**
Family						
Couple						
Single						
Homeless						
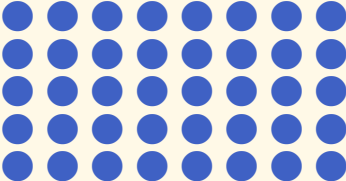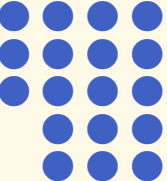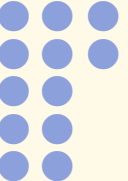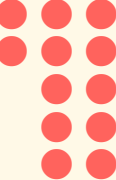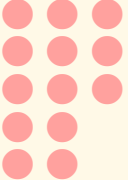
Urban fringe: Destination of Q1 families

Regional: No options for singles

Remote: crowded non-market housing

3. Unmet need is not a 'spike'

Capital cities

Thousands

- Sydney (+11%)
- Melbourne (+4%)
- Brisbane (+5%)
- Perth (-5%)
- Adelaide (-10%)
- Hobart (-3%)
- ACT (+6%)
- Darwin (+7%)

150 / 125 / 100 / 75 / 50 / 25 / 0

2016 — 2021

Balance of states

Thousands

- Regional Qld (-6%)
- Regional NSW (-4%)
- Regional Vic (-3%)
- Regional WA (-10%)
- Regional SA (-6%)
- Regional Tas (-4%)
- Regional NT (-2%)

75 / 50 / 25 / 0

2016 — 2021
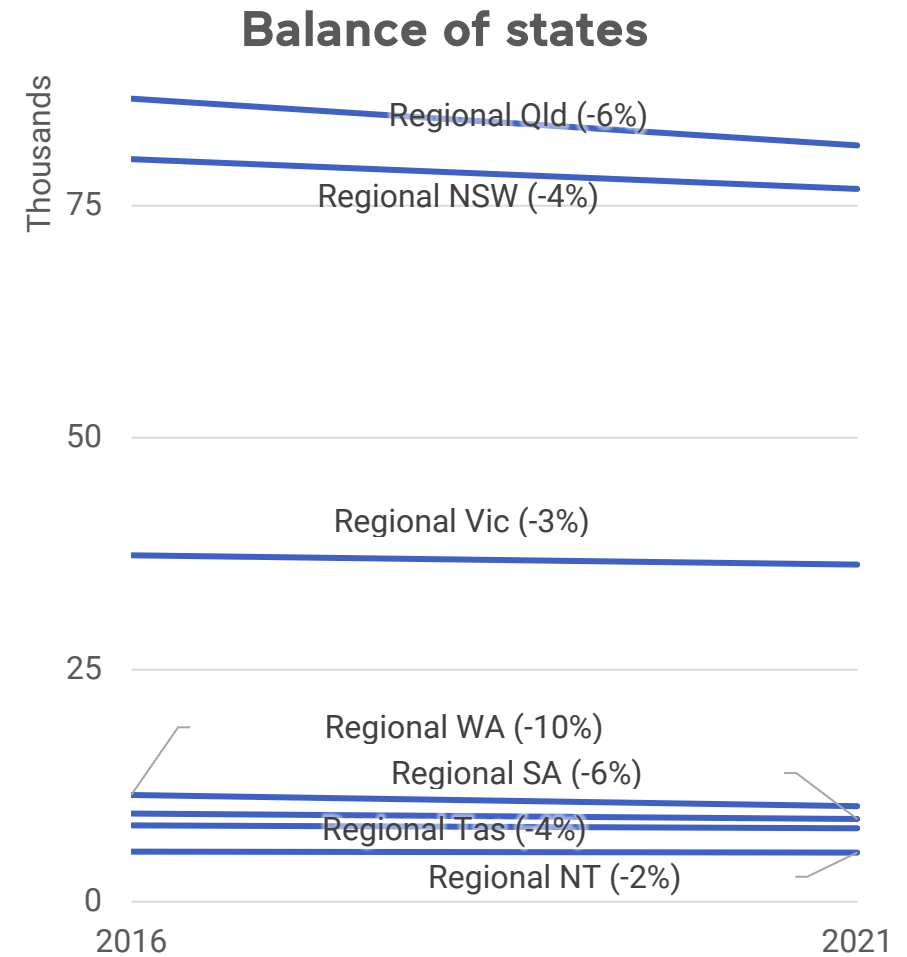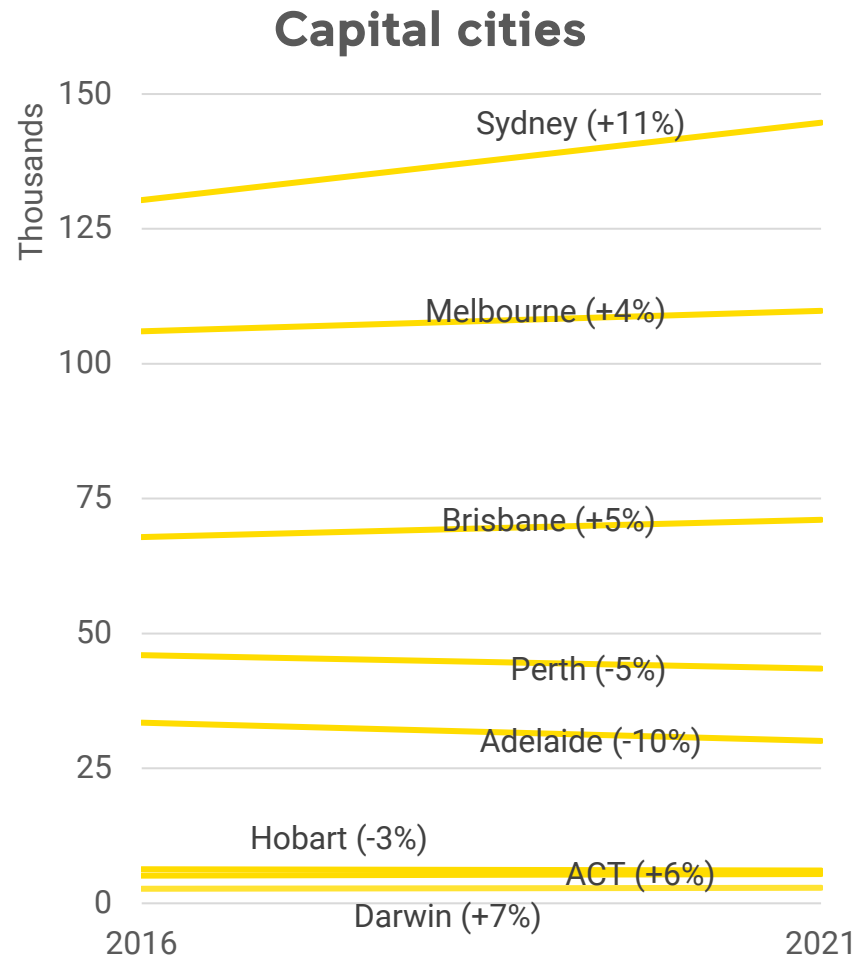
4. Unmet need can be met!

Adding the needed housing stock by 2041
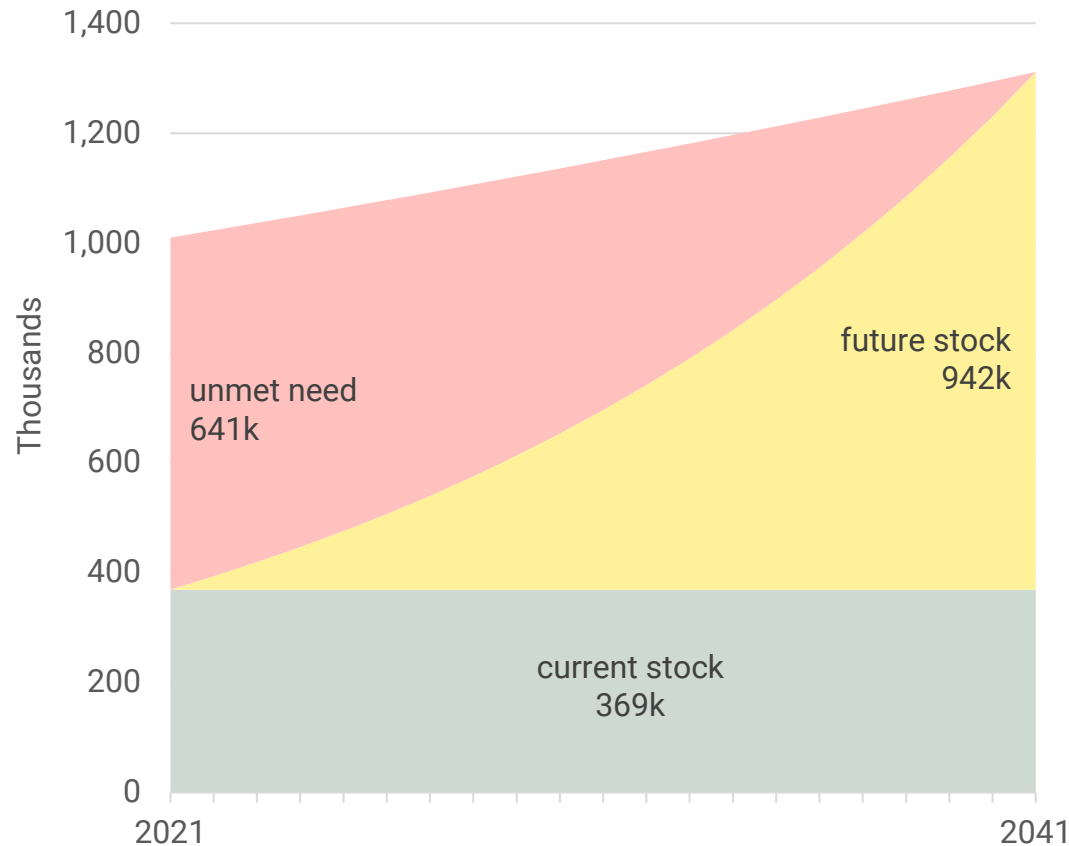
Annual growth (on existing social housing):

6.5%

(from 2.2% to 13.3%)

4. Unmet need can be met!

Impact of added housing stock on need to 2041
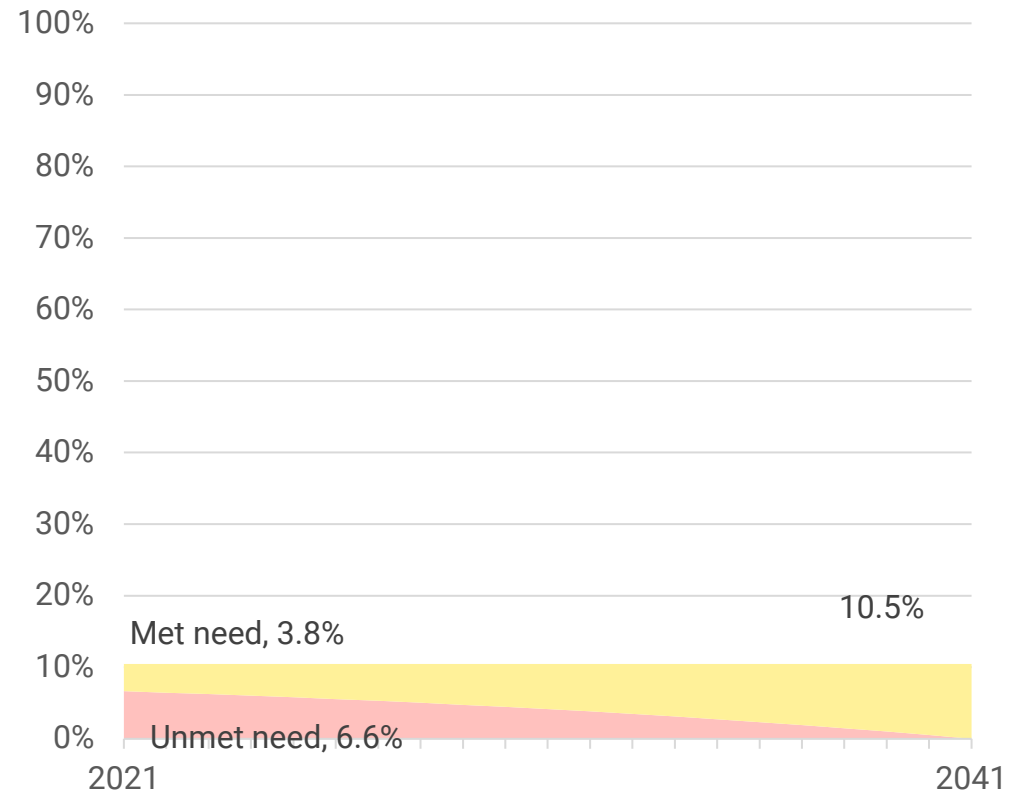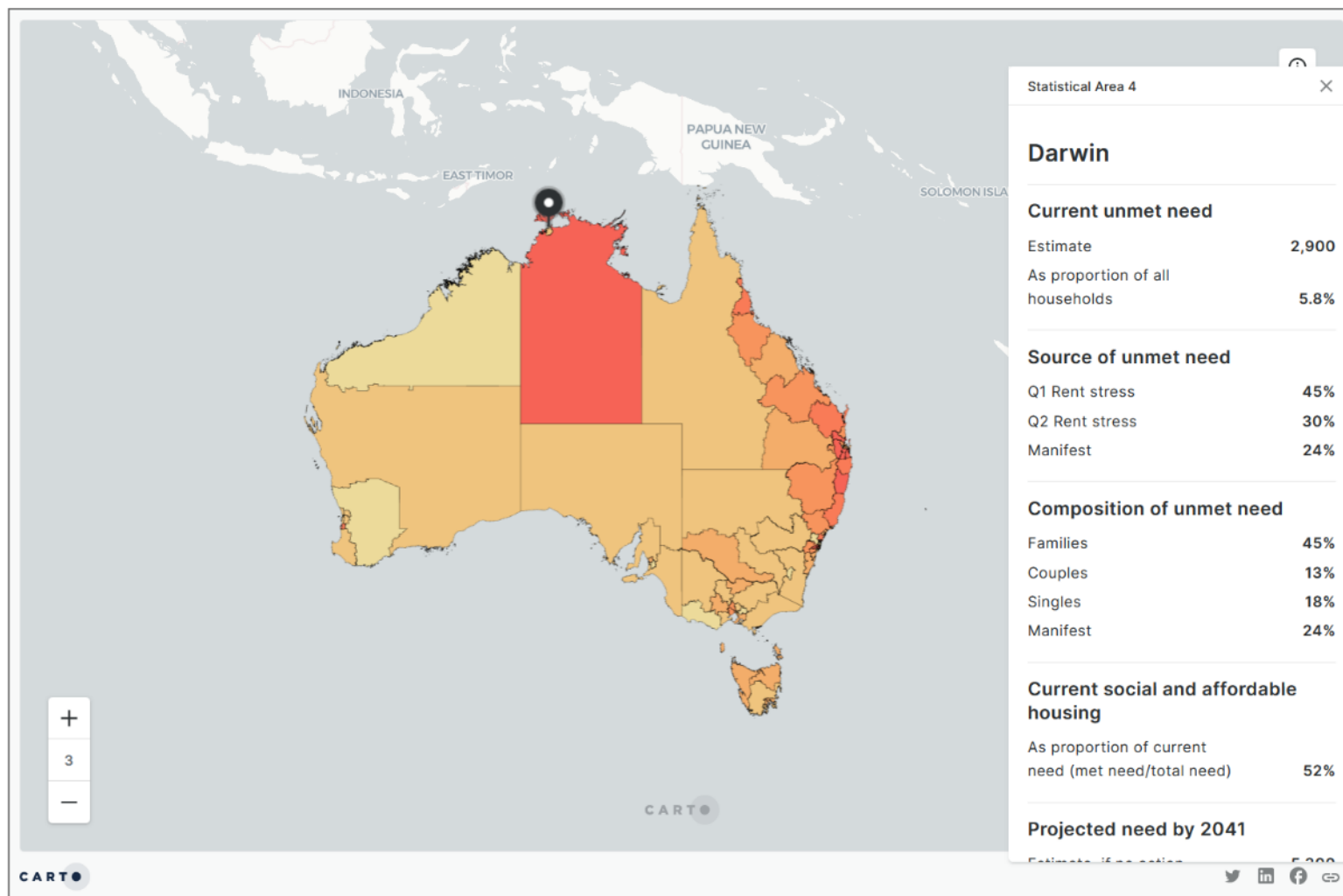

Chart showing "Impact of added housing stock on need to 2041" with y-axis from 0% to 100% and x-axis from 2021 to 2041. Labels on chart: "Met need, 3.8%", "10.5%", "Unmet need, 6.6%".

Any questions?
ryan.v@unsw.edu.au

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