



Australian Government

Australian Institute of
Health and Welfare

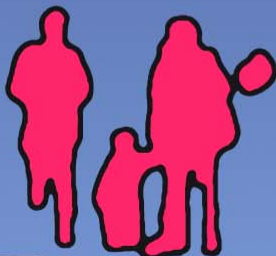
Australia's welfare



Housing and housing assistance

Kate Mallen

Housing Unit, AIHW



Overview

- Context and housing market trends
- The need for housing assistance
- Housing assistance outcomes
- Unmet need for social housing
- Future directions under the NAHA



Recent context

- Increased housing demand due to changing needs and economic capacity of households
- Changes from 2001 to 2026 due to population growth and reduced household size
 - Population ↑ 25%
 - No. of families ↑ 31%
 - No. of households ↑ 42%

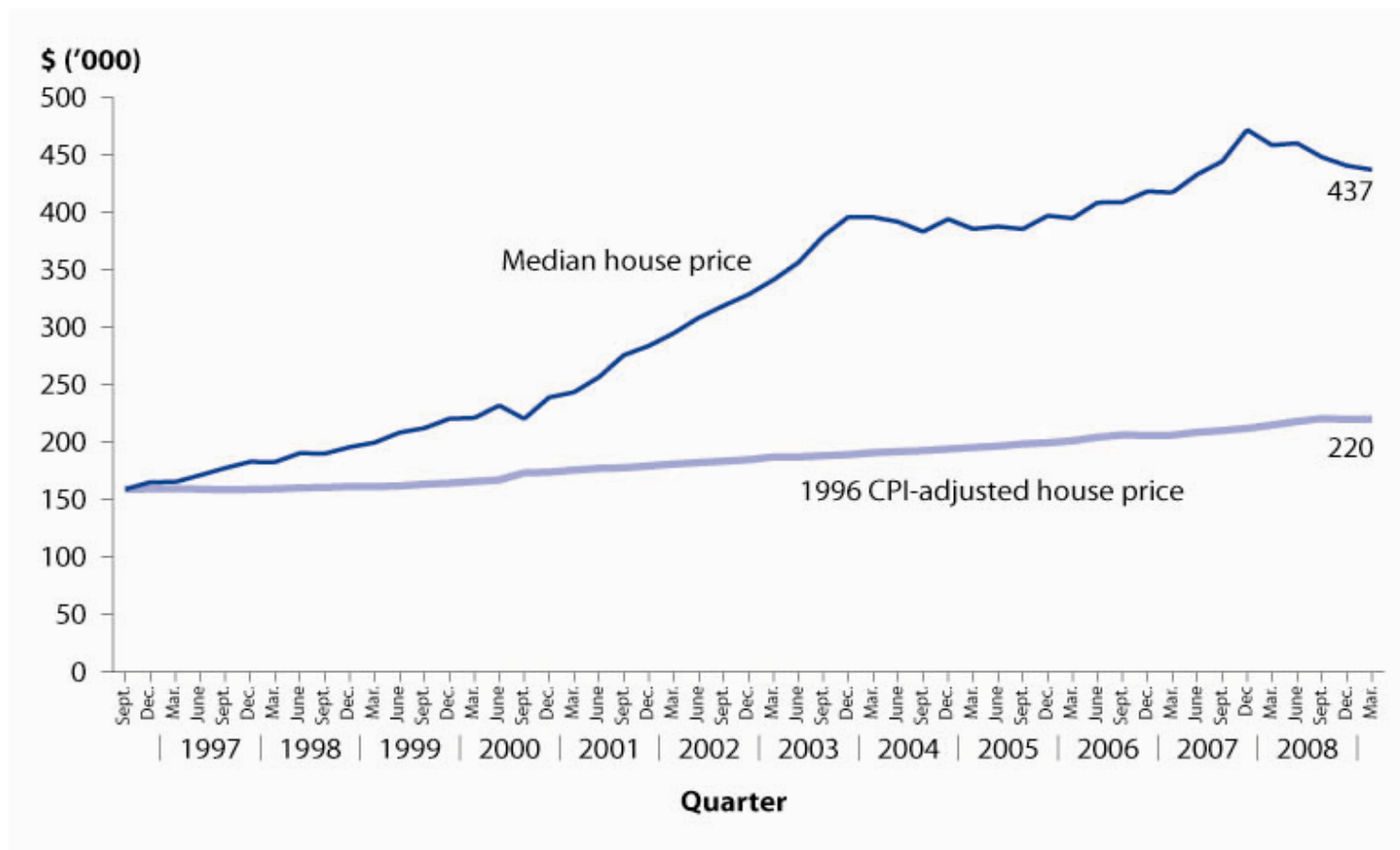


Housing market trends

- Greater demand than supply
- National Housing Supply Council
 - Future requirement equates to 153,000 dwellings per year to 2028
 - Shortfall of 85,000 dwellings in 2008

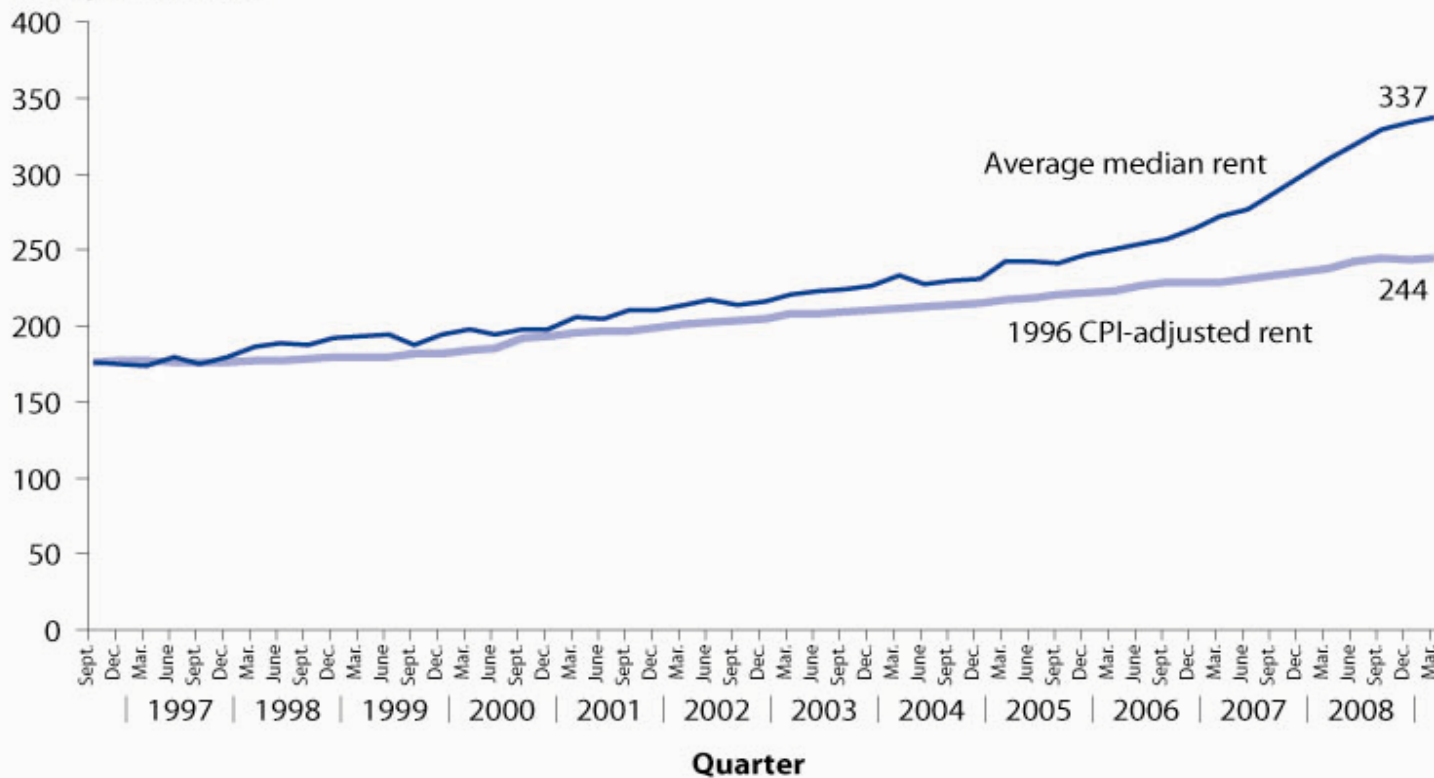


House prices 1996-2008



Rent trends 1996-2008

Rent per week (\$)



Housing outcomes

- Increasing property prices and rents lead to issues 'cascading' :
 - Potential home buyers stay in private rental
 - Tighter private rental market
 - Low income households pushed out of affordable rental accommodation



Whose need?

- 83,000 people homeless
- 40,000 households in overcrowded conditions
- 84,000 income units in extreme housing stress

	Indigenous	Non-Indigenous
Homeless	1.6 %	0.4 %
Overcrowded	4.8 %	0.5 %
Extreme housing stress	5.6 %	9.1 %



Housing assistance programs

- Social housing
 - State owned and managed (public rental housing, targeted Indigenous housing)
 - Managed by mainstream community housing organisations
- Private rent (CRA and state-based) and home purchase assistance

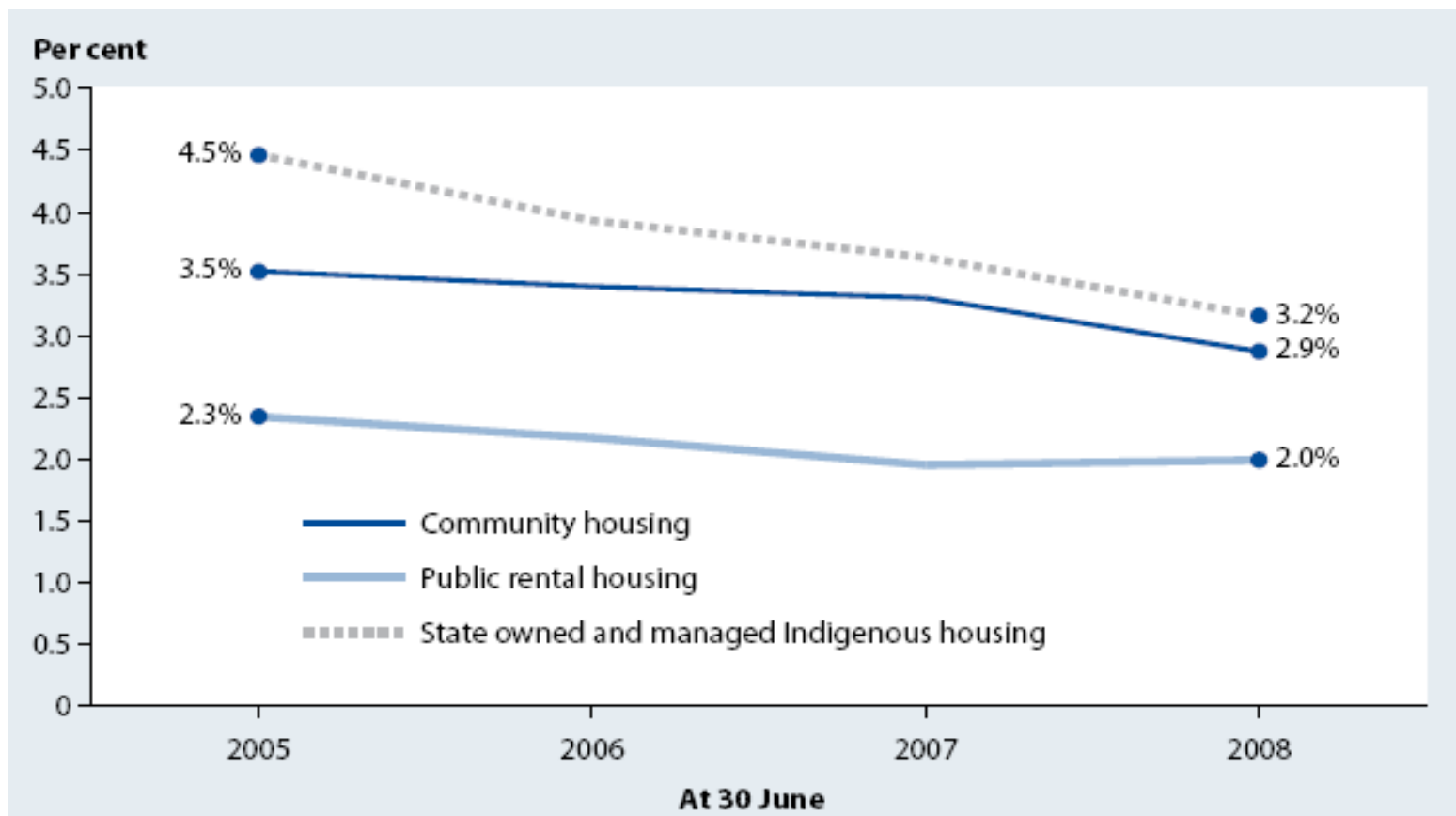


Housing assistance outcomes

- Improved affordability outcomes
 - Only 1 in 10 households are in extreme financial stress after receiving CRA (compared to 1 in 4 before receiving the subsidy)
 - Social housing offers improved affordability through a range of rent-charging approaches
- Other outcomes for social housing tenants:
 - Improved quality of life and satisfaction
 - High sustainability of tenancies over 12 months



Social housing vacancy rates



Continuing unmet need

- Providing assistance to new households
 - Decline in new allocations to public rental housing and SOMIH since 2004
 - Move to allocate based on priority status
- Waiting lists at 30 June 2008
 - Public rental housing ~ 177,000 households
 - Community housing ~ 37,000 households
 - State owned and managed Indigenous housing ~ 11,000 households



The future under the NAHA

- Improved measurement of all areas of assistance – to capture effectiveness of the NAHA and partnership agreements
- Data development:
 - Not for profit sector coverage
 - Data linkage
 - Improved Indigenous identification

