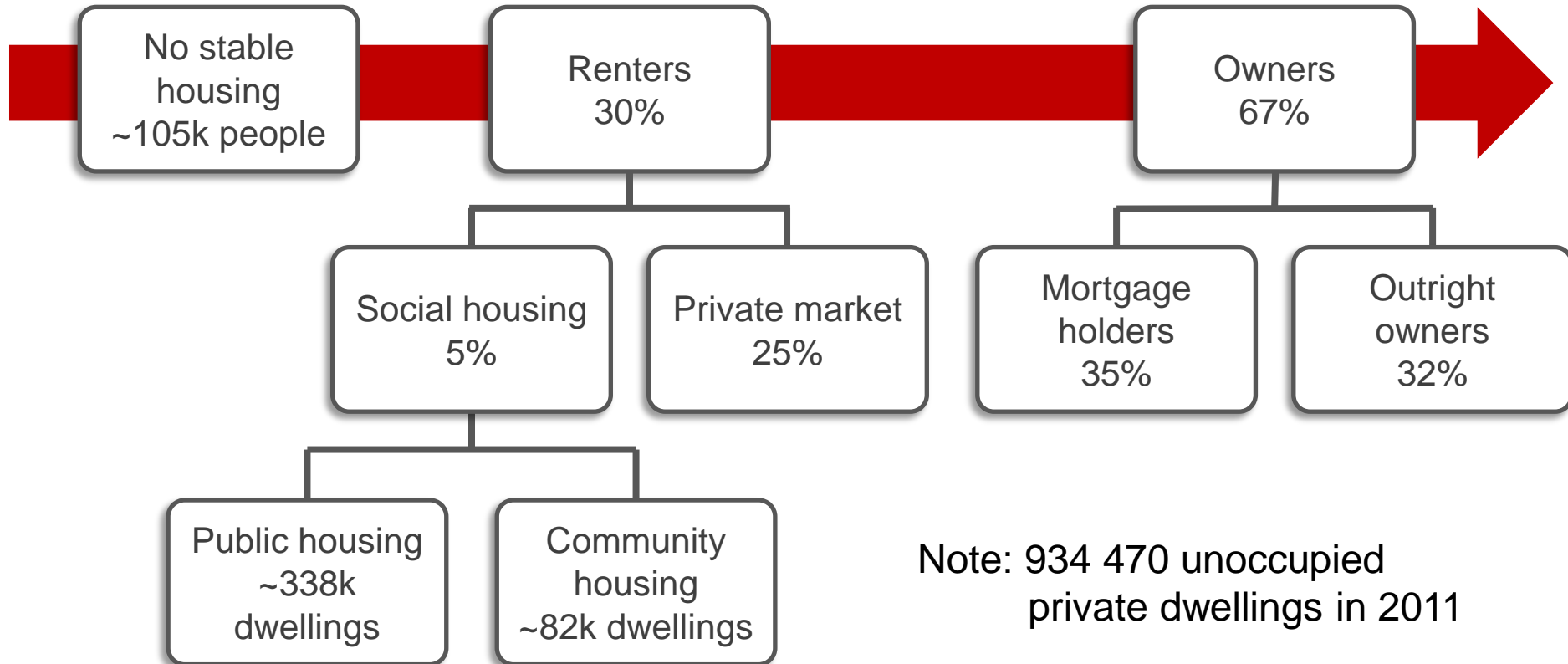


# HOMELESSNESS WEEK 2016

The changing challenges of  
homelessness in  
Melbourne

# Apparently static housing system

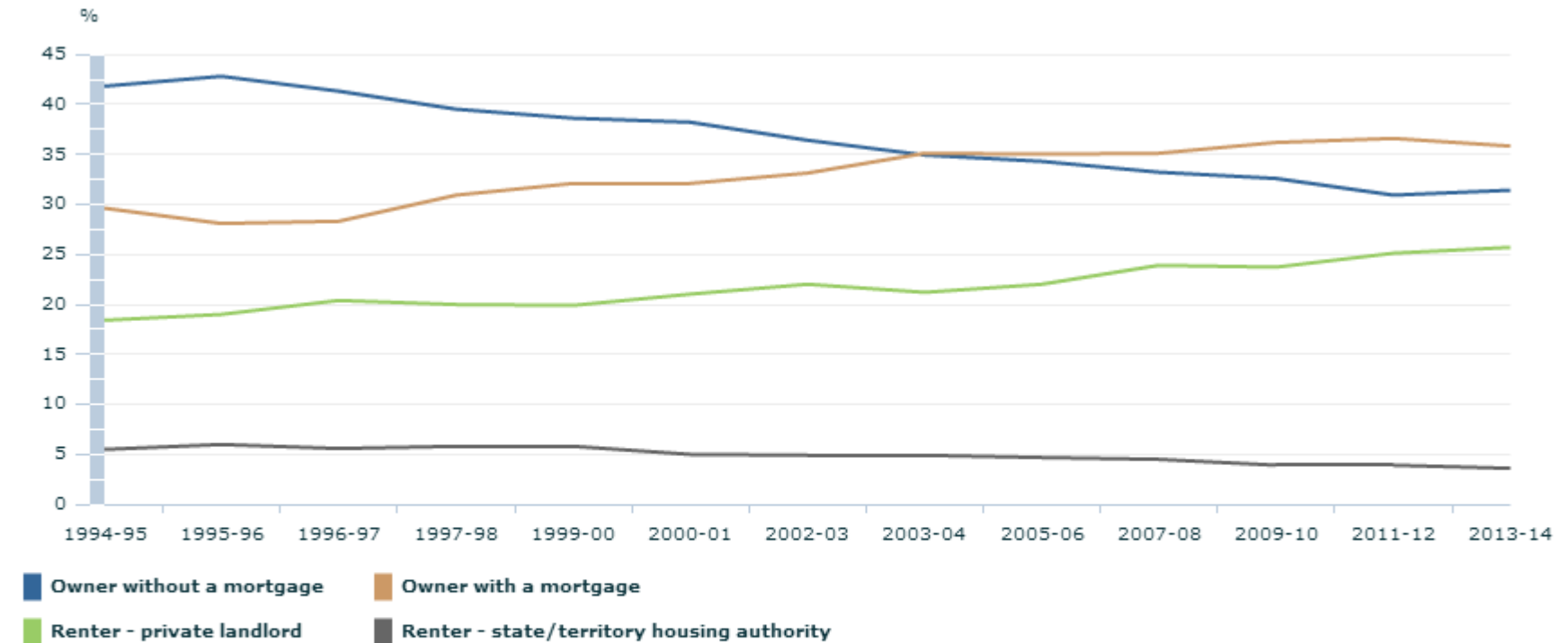


Percent of 7.76m occupied dwellings from ABS 2011 Census and 2013 admin data (includes Indigenous community housing and state owned and managed Indigenous housing)

# Fewer households in the most secure tenures

## Public housing and outright ownership

Graph 1 Housing tenure, 1994-95 to 2013-14

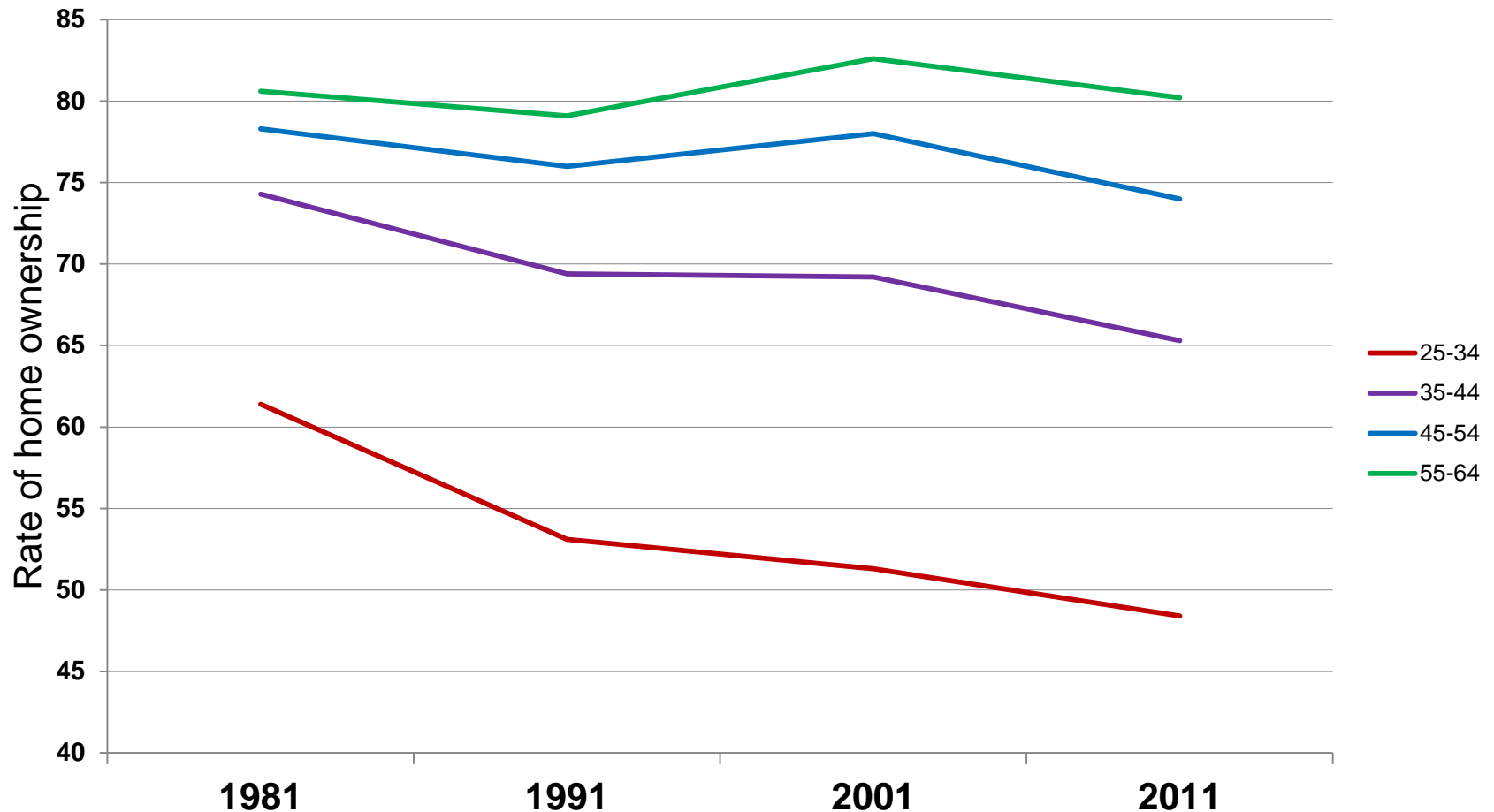


Save Chart Image

Australian Bureau of Statistics

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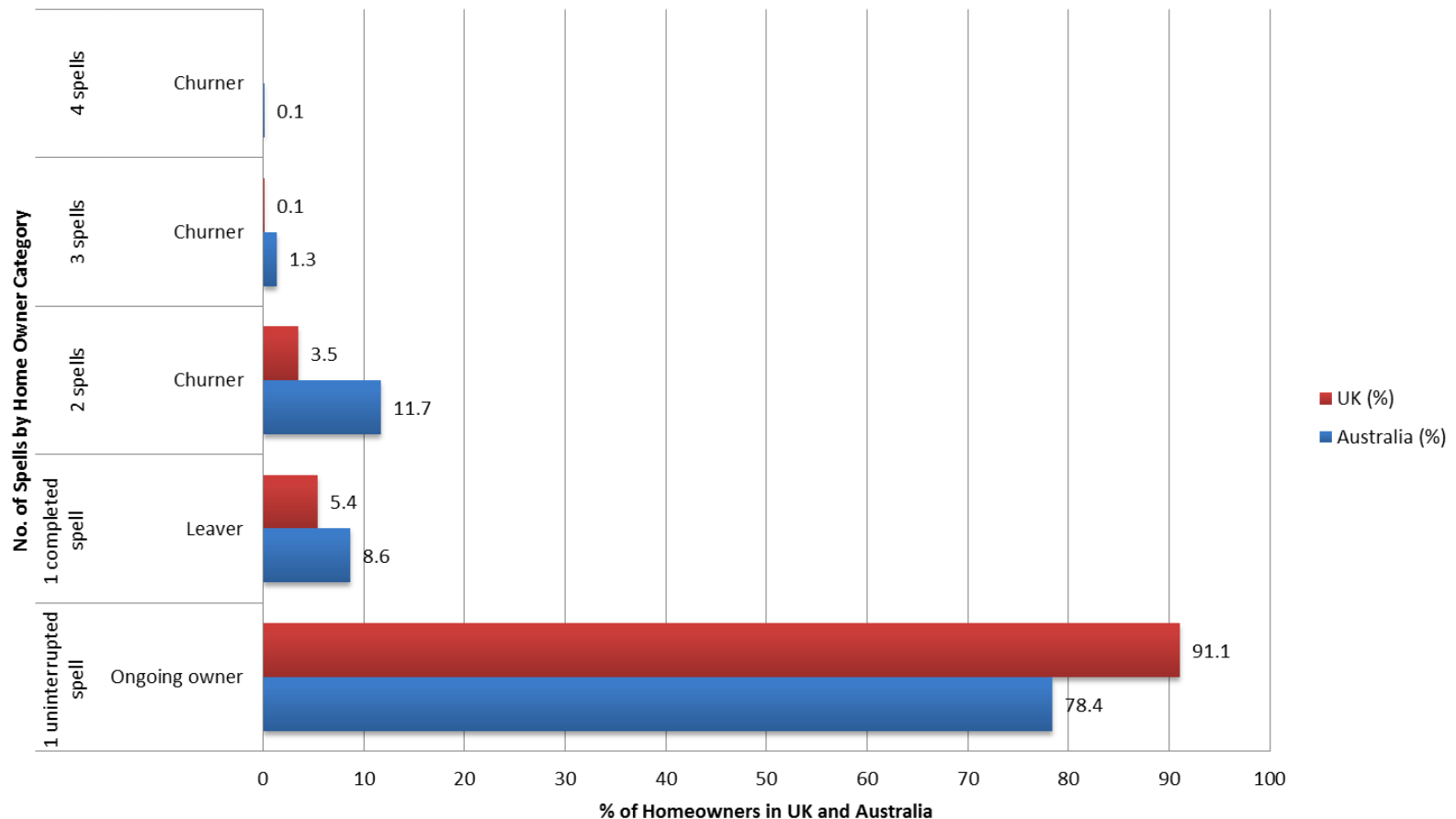
# ... and rates of home ownership are falling for younger cohorts



Source: Burke (2014) Table 4 - ABS Census, unit record files, 1981, 1991, 2001, 2011

# Households are falling out of home ownership

Ongoing owners, leavers and churners, 2001-10



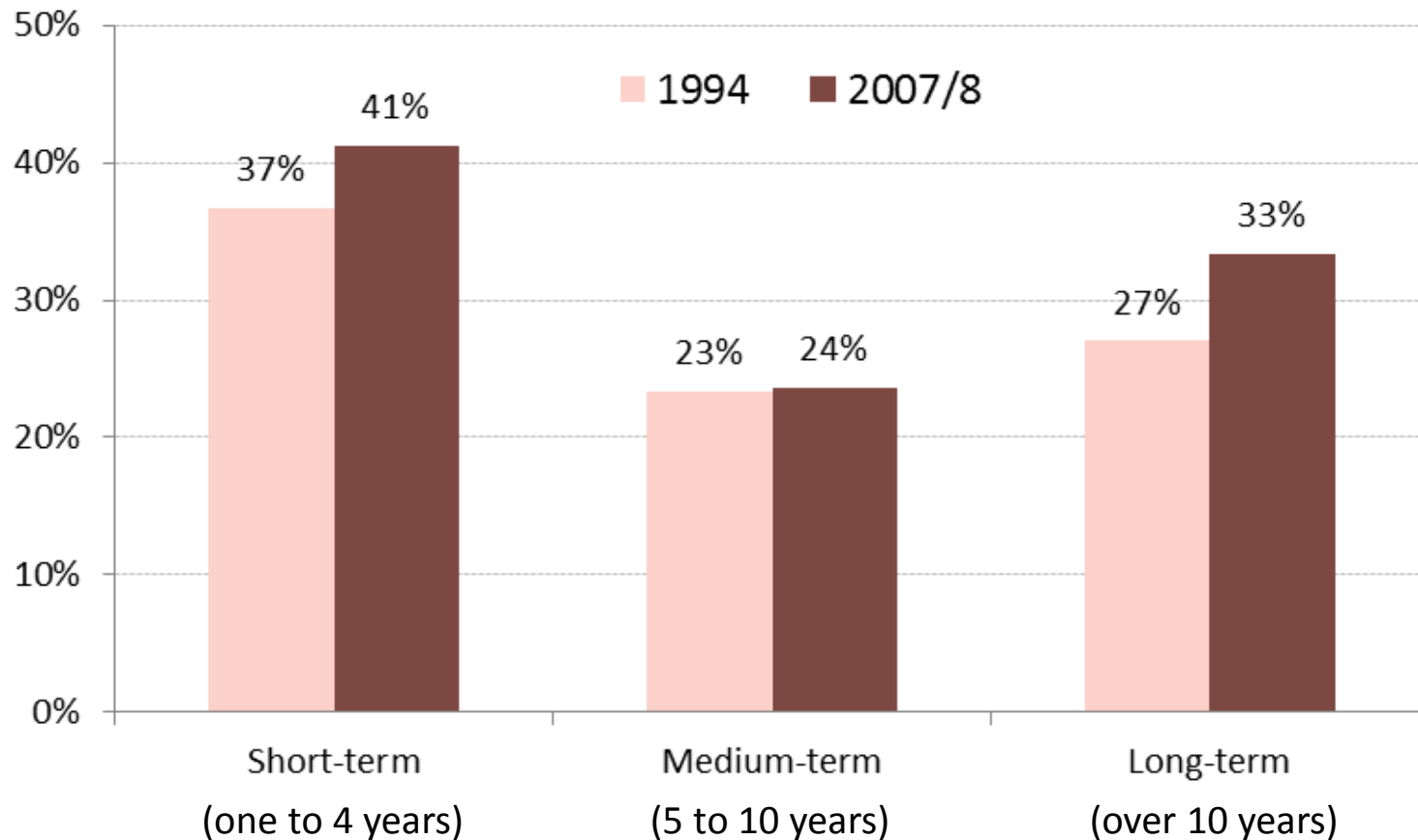
Source: Wood, G, Smith S, Ong R, and Cigdem M. (2013) - calculations from the 2001–10 HILDA Survey, 2001–08 BHPS and UKHLS wave 2

# Affordability stress higher amongst renters

	1982	1990	1996	2000	2002	2007	2009	2011
<b>Owner-purchasers</b>								
<b>Number ('000s)</b>	133.2	142.4	148.5	168.1	181.8	226.2	250.7	286.4
<b>Per cent</b>	27.9	43.7	46.4	45.5	43.4	44.2	46.2	47.6
<b>Private renters</b>								
<b>Number ('000s)</b>	217.5	265.9	413.5	436.3	469.4	472.6	533.8	643.9
<b>Per cent</b>	40.9	57.4	68.3	66.2	62.4	57.9	62.3	72.2

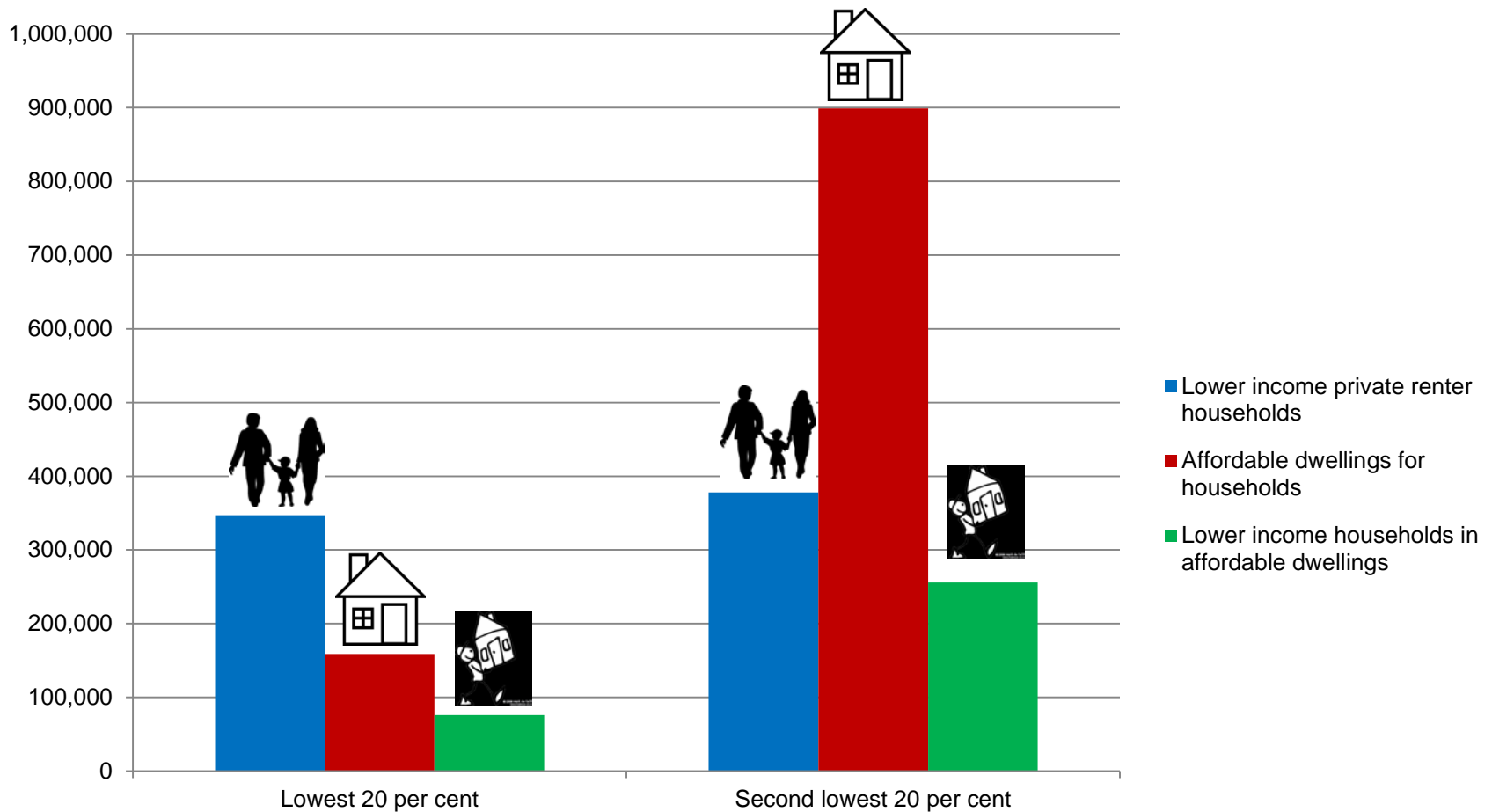
Source: 1982, 1990, 1996, 2002, 2007, 2009 and 2011 surveys of income and housing from the ABS

# Long term and short term rental increasing...



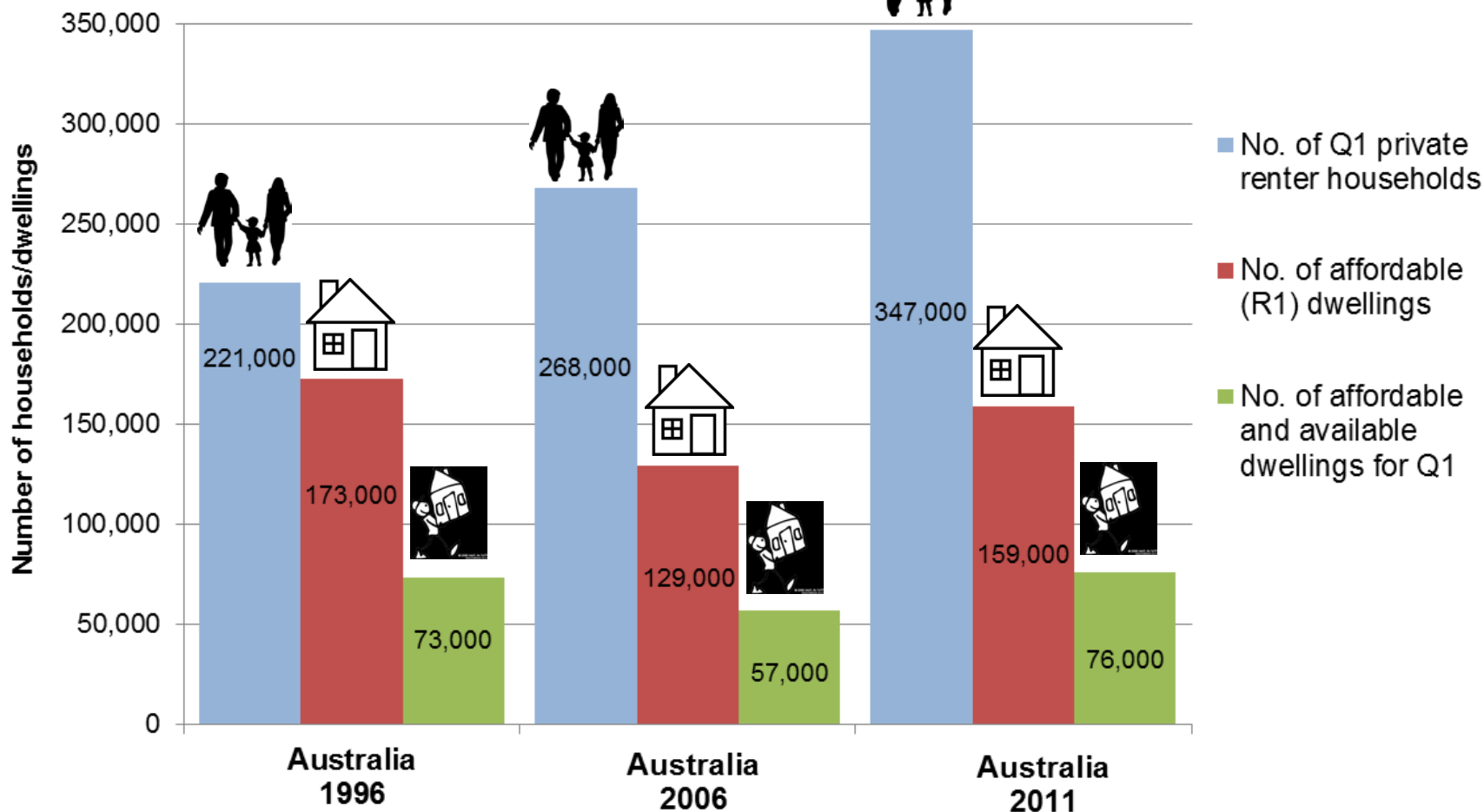
Source: 1994 ABS Rental Tenants Survey (Wulff 1997; Wulff & Maher 1998); ABS SIH 2007–08 (original), from Stone et al (2013).

# Lack of affordable housing for low income renters





# Shortages have grown over time 1996-2011



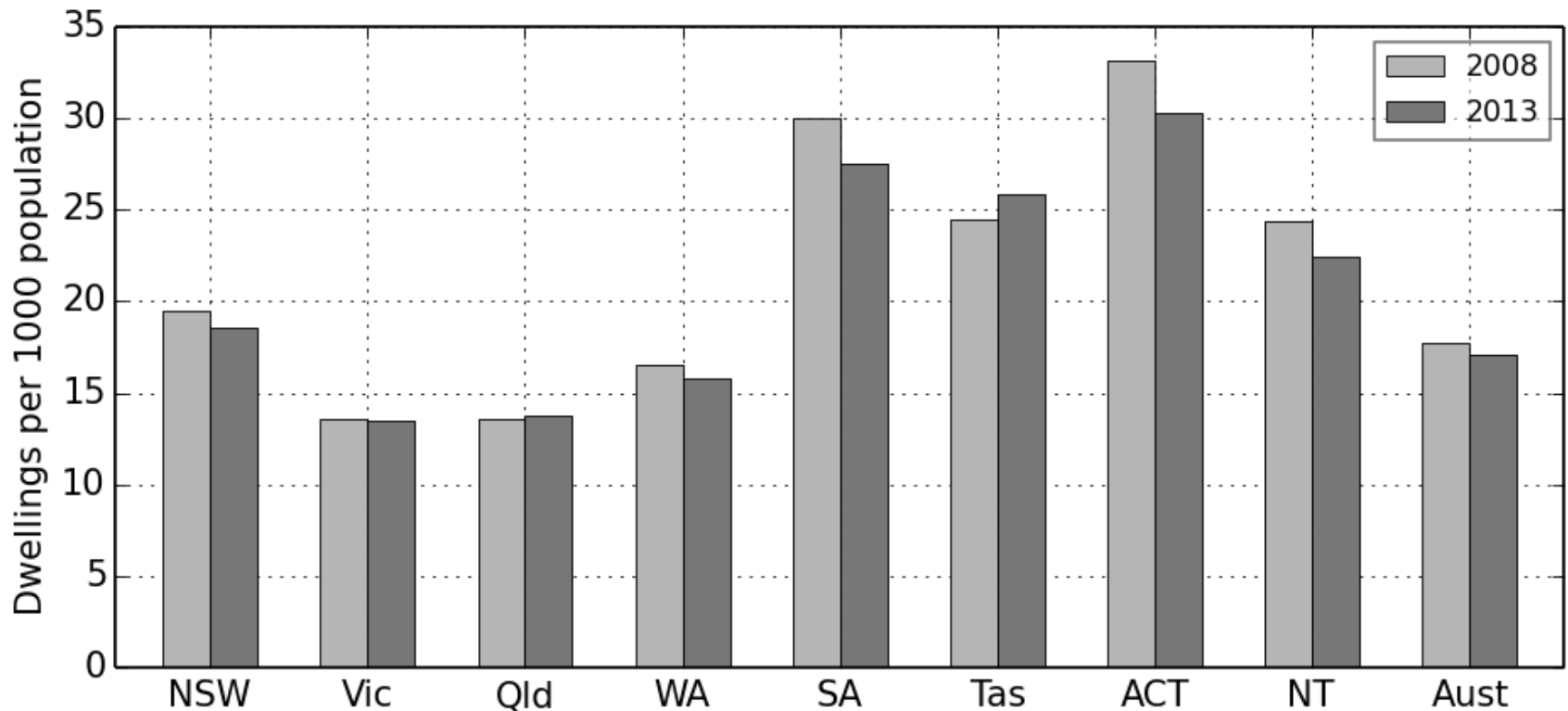
Source: Hulse et al. 2015, customised ABS 1996, 2006 and 2011 ABS *Census of Population and Housing data*

# High proportions of private renters in housing affordability stress Q1

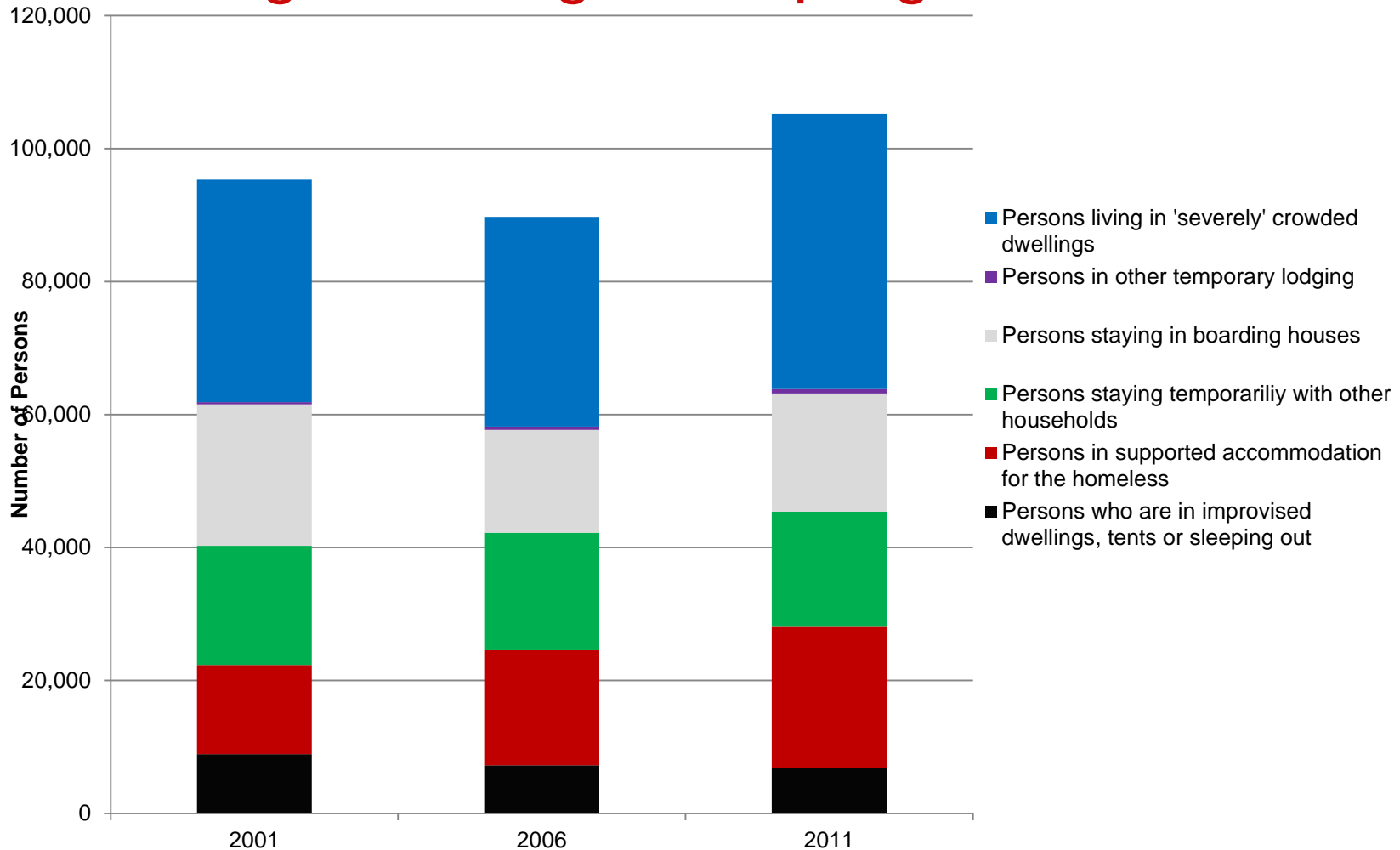
<b>Australia</b>	<b>1996</b>	<b>2006</b>	<b>2011</b>
Shortage	-48,000	-138,000	-187,000
Shortage of affordable and available	-147,000	-211,000	-271,000
Per cent in housing stress	67	79	78

# Social housing stock numbers declining

Social Housing Stock (excluding Indigenous specific housing)



# Higher homelessness linked to crowding not rough sleeping



Source: ABS 2049, *Census of Population and Housing*, Estimating homelessness 2011

# Conclusion

## Long run structural change in the Australian Housing system

- Home ownership falling—entries, fall outs and affordability stress
- Private rental growing—long term, supply shortages and high affordability stress
- Social housing supply falling and three quarters of allocations to those in highest need
- Housing context difficult and getting worse

# Policy options for new supply of dedicated affordable housing

- a) Inclusionary zoning
- b) Tax credits (NRAS style)
- c) Equity sharing (retain subsidy)
- d) Support social purpose entities (real estate agencies, developers, housing associations, financiers)
- e) Social housing reform to drive financial viability
- f) Government borrowing:
  - to build
  - to lend
  - to guarantee/ underwrite



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