HOMELESSNESS WEEK 2016
The changing challenges of homelessness in Melbourne
Apparently static housing system

No stable housing ~105k people

Renters 30%

Social housing 5%

Public housing ~338k dwellings

Private market 25%

Community housing ~82k dwellings

Owners 67%

Mortgage holders 35%

Outright owners 32%

Note: 934 470 unoccupied private dwellings in 2011

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

Australian Bureau of Statistics
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... and rates of home ownership are falling for younger cohorts

Households are falling out of home ownership

Ongoing owners, leavers and churners, 2001-10

Affordability stress higher amongst renters

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</thead>
<tbody>
<tr>
<td>Owner-purchasers</td>
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<tr>
<td>Number (‘000s)</td>
<td>133.2</td>
<td>142.4</td>
<td>148.5</td>
<td>168.1</td>
<td>181.8</td>
<td>226.2</td>
<td>250.7</td>
<td>286.4</td>
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<tr>
<td>Per cent</td>
<td>27.9</td>
<td>43.7</td>
<td>46.4</td>
<td>45.5</td>
<td>43.4</td>
<td>44.2</td>
<td>46.2</td>
<td>47.6</td>
</tr>
<tr>
<td>Private renters</td>
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<tr>
<td>Number (‘000s)</td>
<td>217.5</td>
<td>265.9</td>
<td>413.5</td>
<td>436.3</td>
<td>469.4</td>
<td>472.6</td>
<td>533.8</td>
<td>643.9</td>
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<tr>
<td>Per cent</td>
<td>40.9</td>
<td>57.4</td>
<td>68.3</td>
<td>66.2</td>
<td>62.4</td>
<td>57.9</td>
<td>62.3</td>
<td>72.2</td>
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Long term and short term rental increasing...

Lack of affordable housing for low income renters

Source: ABS Census of Population and Housing 2011, data Lowest two quintiles (From Hulse et al. 2014)
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

<table>
<thead>
<tr>
<th>Australia</th>
<th>1996</th>
<th>2006</th>
<th>2011</th>
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<tbody>
<tr>
<td>Shortage</td>
<td>-48,000</td>
<td>-138,000</td>
<td>-187,000</td>
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<tr>
<td>Shortage of affordable and available</td>
<td>-147,000</td>
<td>-211,000</td>
<td>-271,000</td>
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<tr>
<td>Per cent in housing stress</td>
<td>67</td>
<td>79</td>
<td>78</td>
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</tbody>
</table>
Social housing stock numbers declining

Source: ROGS 2014, Table 17A.3; ABS 3101
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