

From Brexit to Bellingen

Towards a National Housing Strategy: with acknowledgements to the traditional owners the Gumbaynggir people.

Was, is always will be Aboriginal land



Reflections from election night

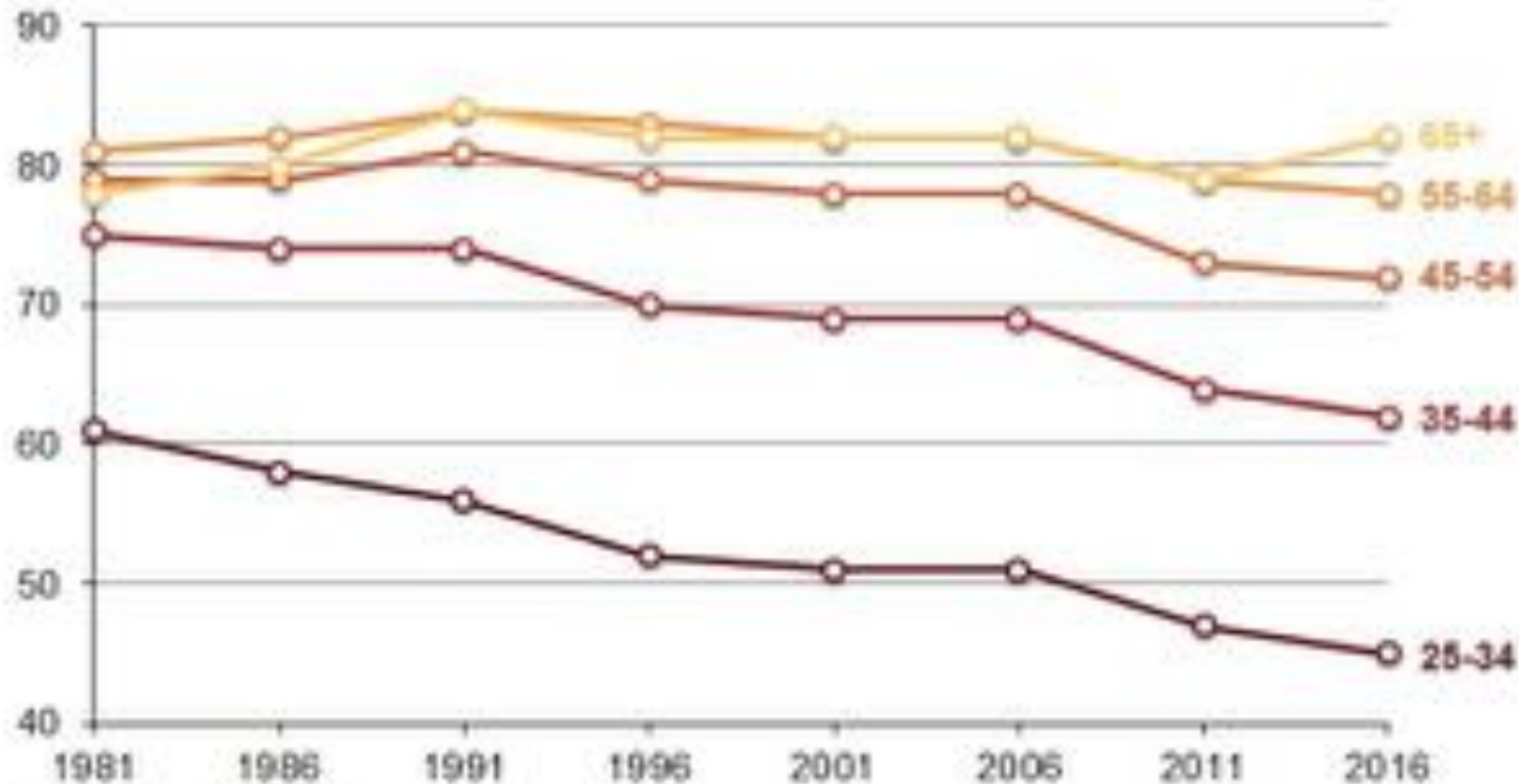
- Brexit with Tony (Unifying institutions vs workers exclusions)
- Quexit
- Coal mines and saving the planet
- Outer suburbs
- Regions
- Scares and hares
- Higher educated and paid electorates vs lower educated and paid
- A National Housing Strategy: A lost agenda?
- An unmet need

So what is going on with housing?

2016 Census confirms that home ownership rates continue to fall among all but the oldest Australians

GRATTAN
Institute

Home ownership rate by age, per cent



Notes: excludes 'Tenure not stated'
Source: Census data; HRECS 2015; Grattan 2017

The need for social and affordable housing grows

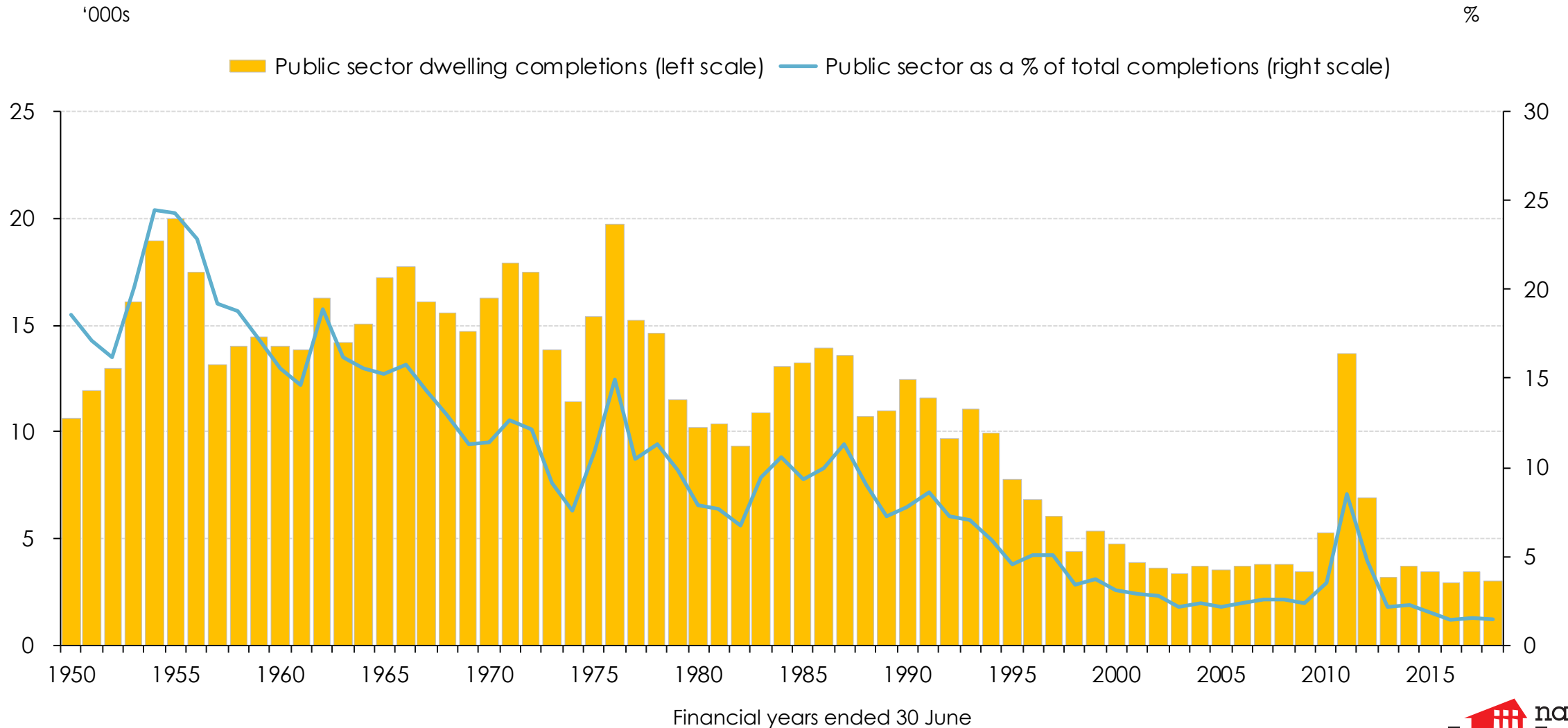
- Australia is in the grip of a critical shortage of affordable and social housing.
- AHURI estimates that the need for social housing will be 727,300 additional social dwellings over the next 20 years
- The 2016 Census shows a continuing fall in the proportion of Australian households who live in social housing, from a high point of over 7 per cent of all households in 1991 to 4.2 per cent in 2016 (which is the lowest proportion of households in social housing during the last 35 years).
- UNSW reports estimate the growing affordable and social housing need will exceed 1m dwellings by 2036

• https://www.ahuri.edu.au/__data/assets/pdf_file/0025/29059/AHURI-Final-Report-306-Social-housing-as-infrastructure-an-investment-pathway.pdf

• <https://www.ahuri.edu.au/policy/ahuri-briefs/census-shows-falling-proportion-of-households-in-social-housing>

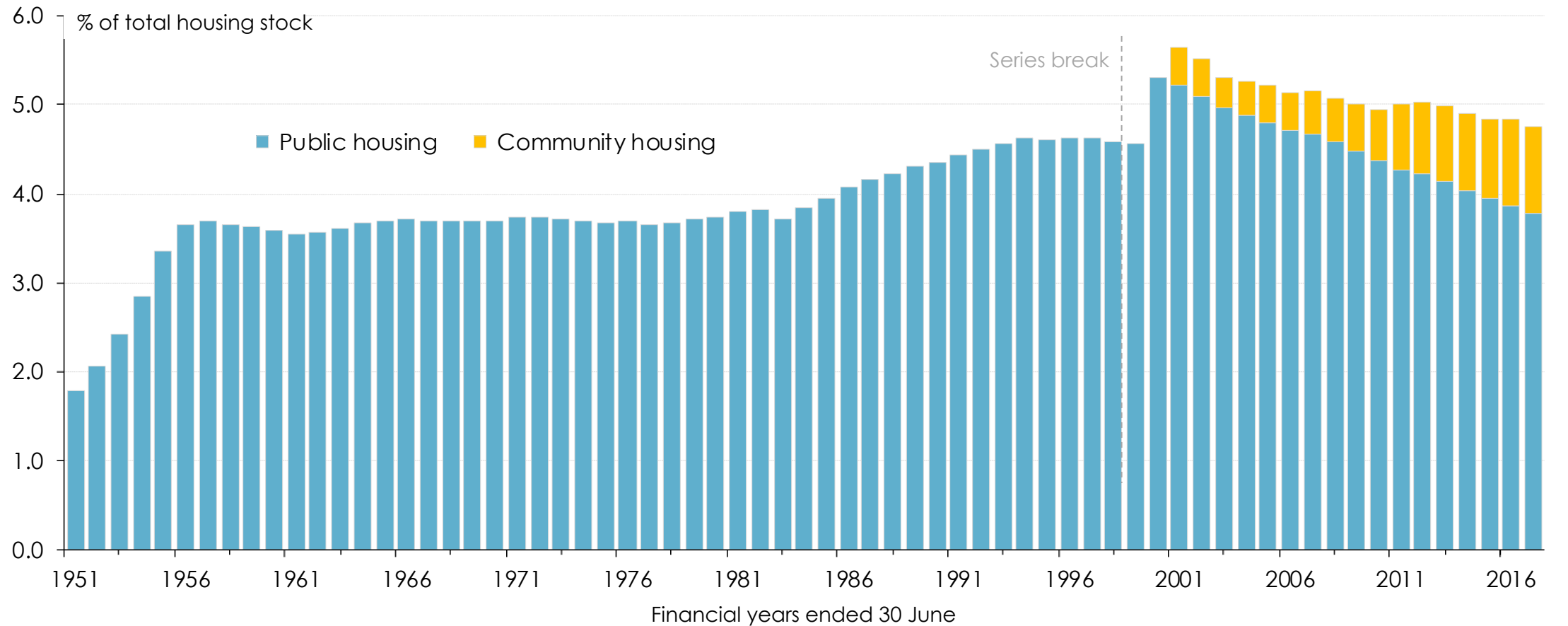
• UNSW City Futures Estimating need and costs of social and affordable housing delivery Dr Laurence Troy, Dr Ryan van den Nouwelant & Prof Bill Randolph March 2019

DATA: Public sector housing completions, 1950-2018



Note: Data for 2017-18 are first half at annual rate. Source: ABS, Building Activity (8752.0).

Public sector housing completions, 1950-2018 as a proportion of total housing



Note: data excludes State-owned and managed Indigenous housing, and Indigenous community housing.

Source: Productivity Commission, *Housing Assistance and Employment in Australia*, Volume 2 – Research Papers, April 2015, p. 3; Productivity Commission, *Report on Government Services 2018*, Volume G, *Housing and Homelessness*, Tables 18A.3.

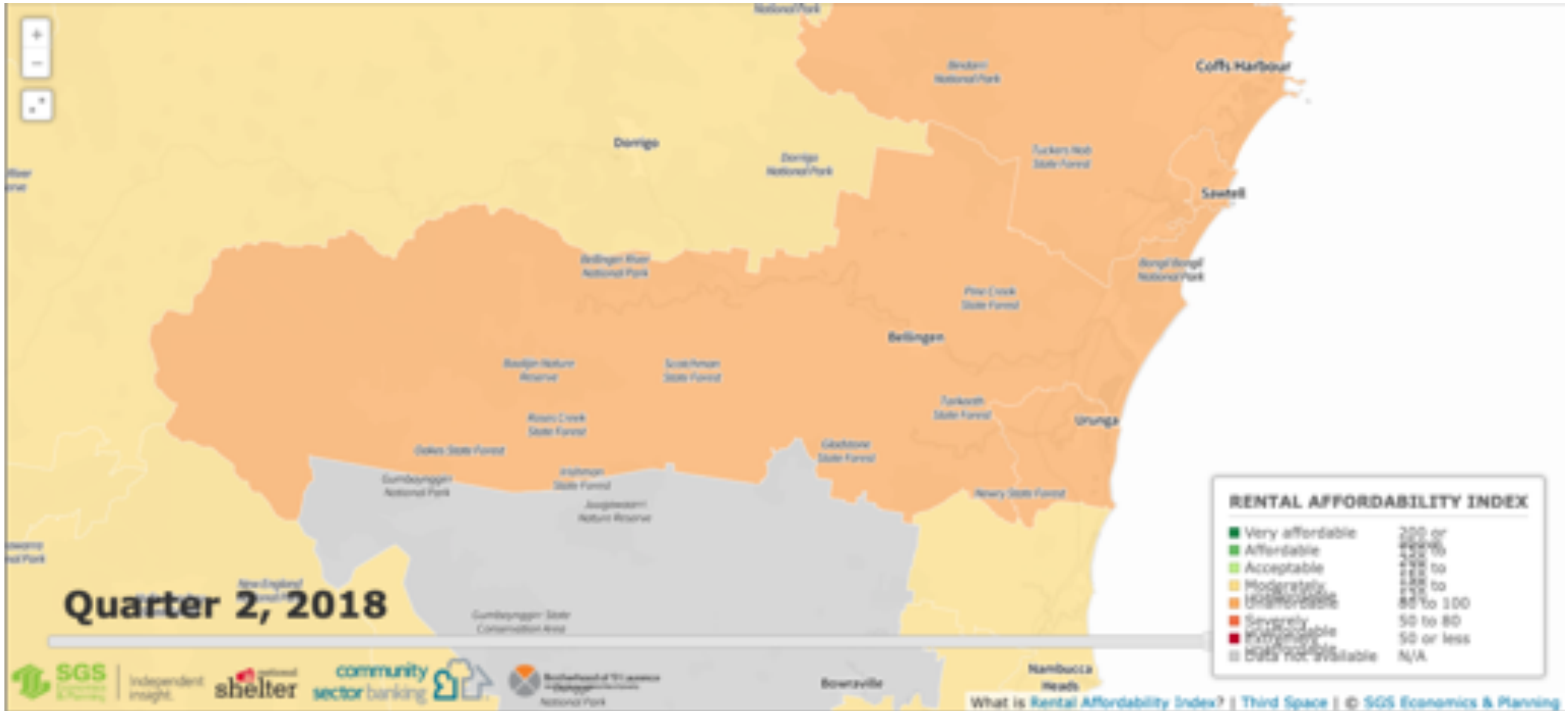
The National Tragedy of Homelessness

- The latest estimates reveal more than 116,000 people were experiencing homelessness in Australia on Census night, representing 50 homeless persons for every 10,000 people.
- The rate of homelessness in Australia has increased 4.6 per cent between census 2011 and 2016
- People living in 'severely' crowded dwellings, defined as requiring four or more extra bedrooms to accommodate the people who usually live there, was the greatest contributor to the national increase in homelessness. 51,088 people, up from 41,370 in 2011.
- 8,200 people were estimated to be 'sleeping rough' in improvised dwellings, tents or sleeping out – an increase from 3.2 persons per 10,000 people in 2011 to 3.5 persons per 10,000 people in 2016
- Younger and older Australians have also emerged as groups experiencing increasing homelessness in Australia.

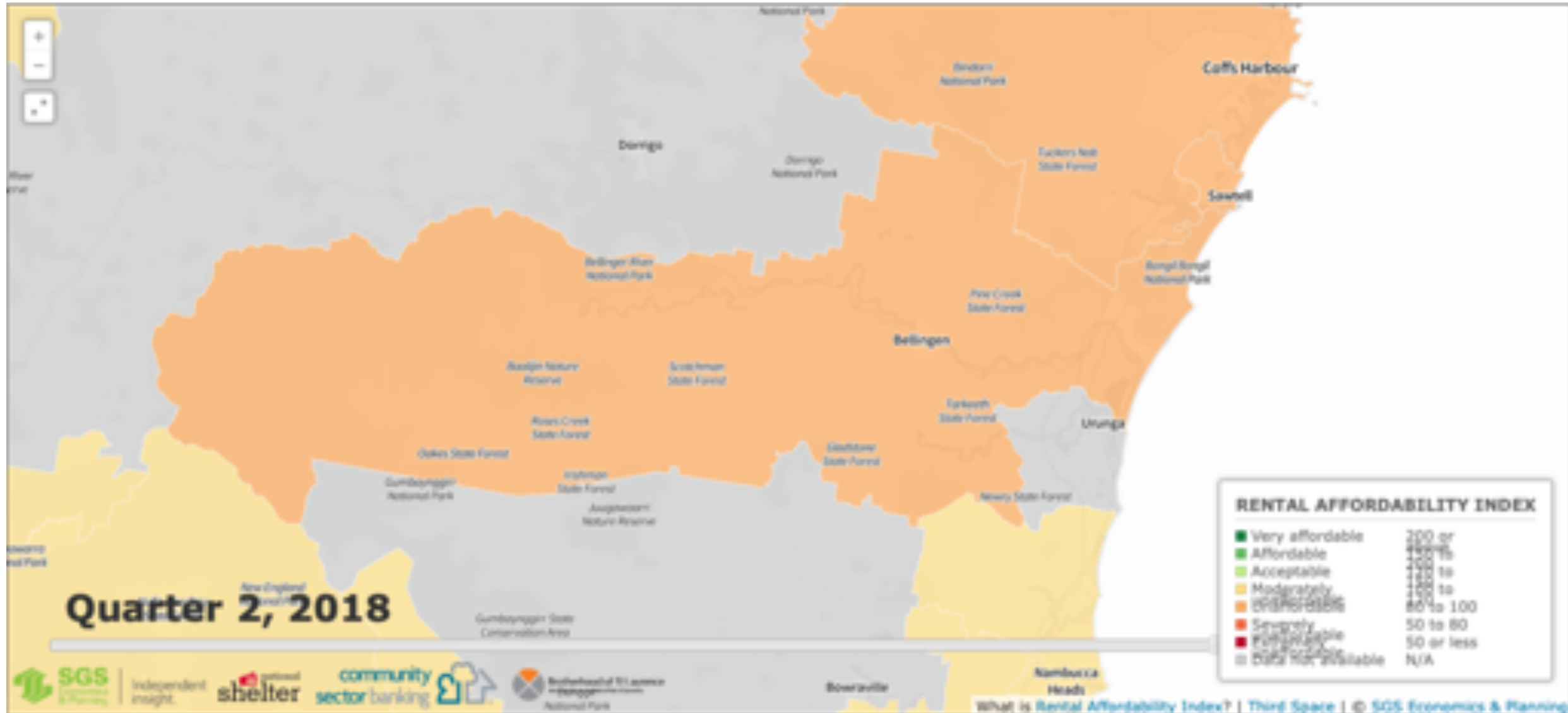
Rental Affordability Mid North Coast average earnings (80K household)



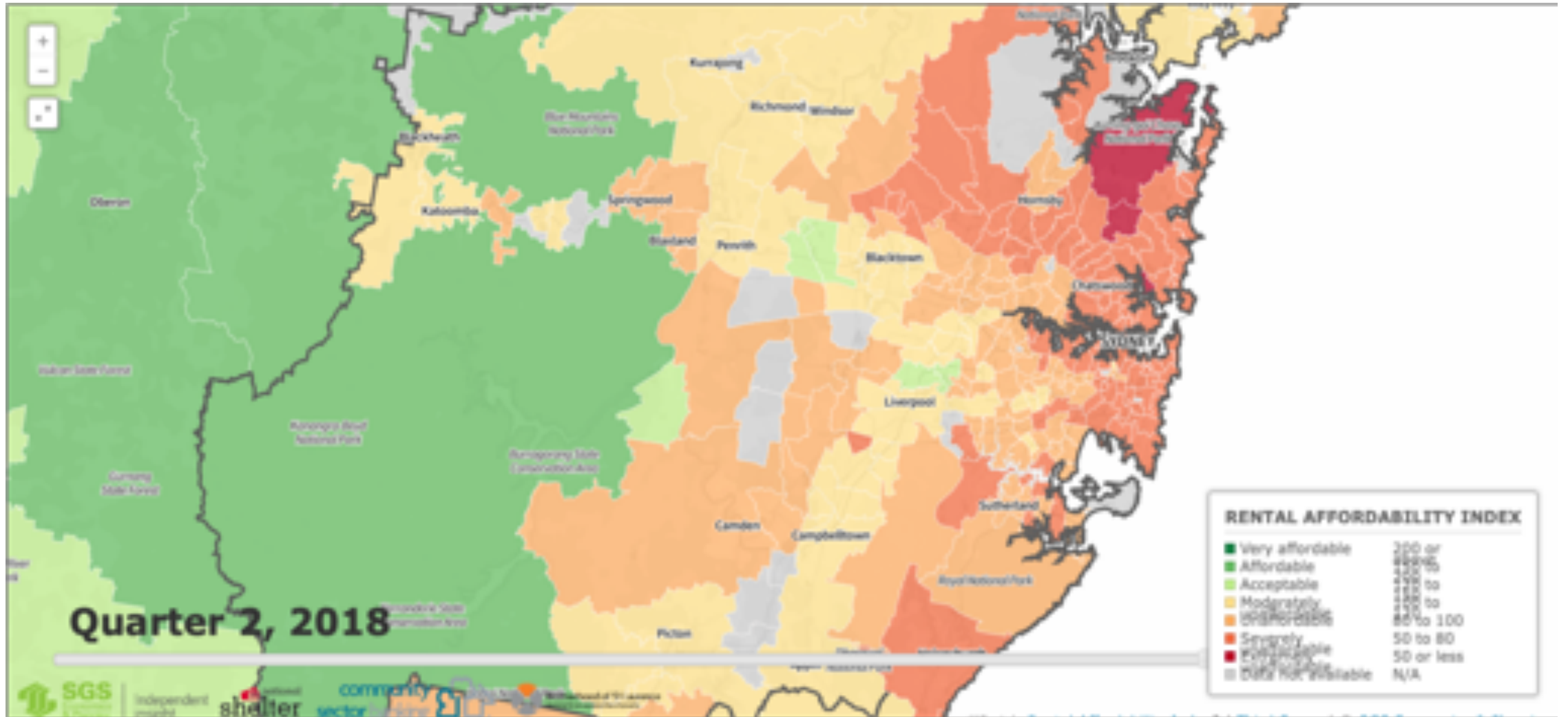
Rental Affordability Mid North Coast- 60K p.a.



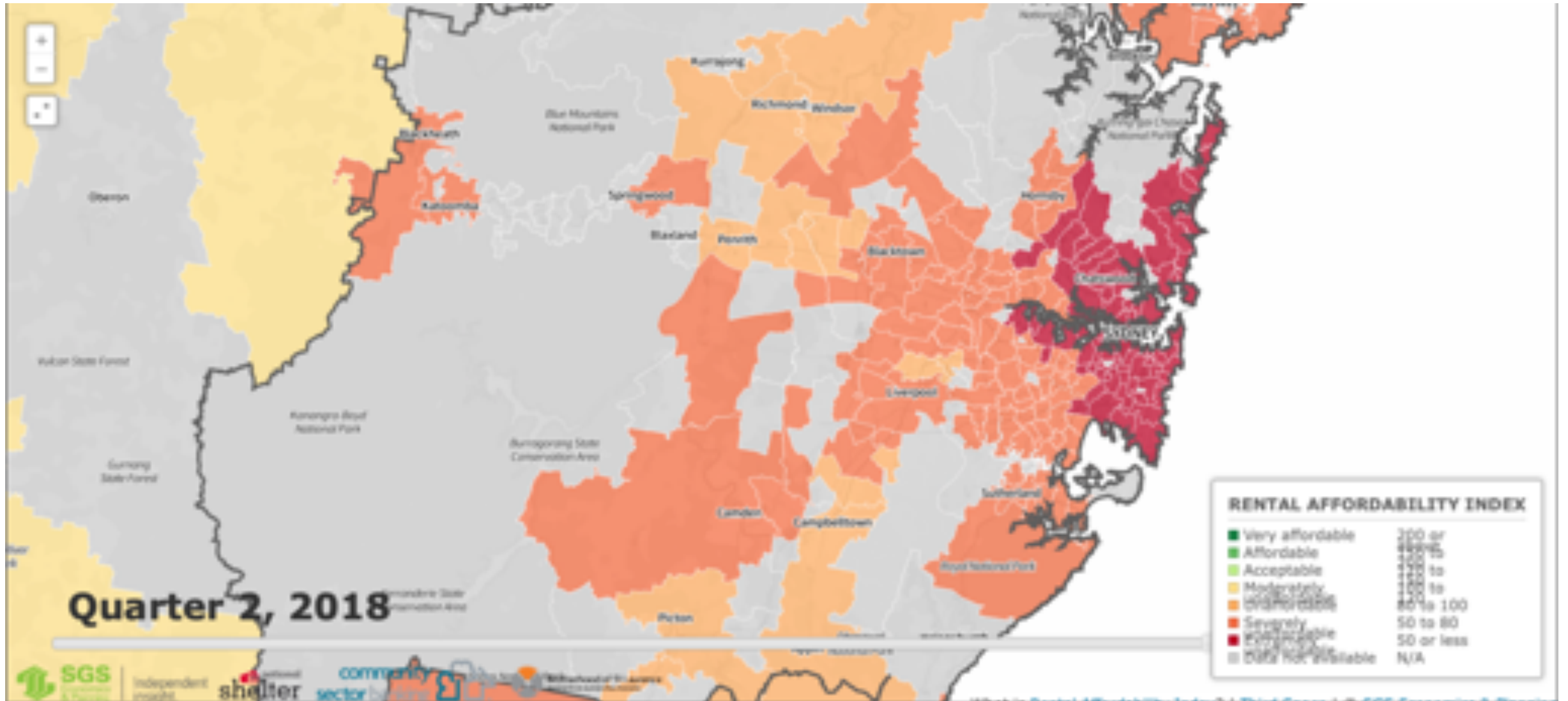
RAI Pensioner Couple MNC



Compared to Sydney Average Incomes



A Pensioner couple



The growing importance of renters

- Renters are now 31% of all households
- Anglicare estimates less than 1% of all rental dwellings on their census day are affordable and available to low income households
- Home ownership is in decline especially among the young
- But also at every level
- Renting in Australia designed as short term
- Now the average length of renting is Over 10 years
- Millennials (without the bank of mum and dad) expect to rent for life
- Yet renting is expensive, insecure and poor quality

DISRUPTED

The consumer experience of renting in Australia



CHOICE

**national
shelter**
2018



Disrupted key findings

51% of people who rent are living in a home that is currently in need of repairs.

Almost **7 in 10** (68%) Australians who rent are concerned that a request for repairs could mean a rent rise.

Nearly **1 in 10** (8%) think they will be forced to move in the next 12 months.²

83% of people who rent express concern about the stress caused by the effort needed to move.

1. QUALITY

Across Australia, people who rent are reporting that their homes need repairs. New South Wales and Victoria – states with the largest population of people renting – report the highest numbers of people living in properties that need repairs.



51%

of people who rent are currently living in a home that is need of repairs.¹

Homes that need repair



Despite this, Australians who rent are concerned about asking for repairs. This concern ranges from simply being ignored indefinitely, to being plagued with higher rent prices, to being evicted.

SPOTLIGHT: AUSTRALIAN WOMEN OVER 55 WHO RENT



66% have previously owned a residential home and no longer own it, compared with **27%** of other renters

Are almost three times more likely to be renting due to 'other personal or financial circumstances' than other people who rent.

48% are living alone, compared with **22%** of the rest of the population



66% of women over 55 would find a rent increase of 10% very difficult or difficult to afford, compared with 30% of the rest of the population



I've rented all my life and I'm 62. I can't afford to buy, being on a disability pension. I long to be settled somewhere.

[My] current landlord has ignored my maintenance requests for 4 months now. He won't spend money unless it's an absolute emergency and then only when threatened.

One landlord... put in an illegal fire over the stove that did not let fumes escape to outdoors. When I said I was going to Consumer Affairs I was threatened with and got a notice to leave without reason."

Debra 62, VIC, single

So why a National Strategy?

- Many elements involved in addressing housing markets, affordable housing, homelessness
- Tax Reform
- Planning
- Investment
- Financing
- Tenancy
- Governments
- The Community Sector
- Data

A Vision we maintain

- Growing social and affordable housing using a variety of means
- Community Housing
- Tiny Houses (Planning and land use measures)
- Inclusionary Zoning
- An affordable rental incentive
- Capital Grants
- Leveraged borrowing (NHFIC)
- NGO real estate (agents but also land)
- Community Land Trusts, coops and collectives

Villages and Megacities

- Solutions must solve local problems
- Mechanisms and programs need flexibility to fulfil local needs
- Connect with the lived experience of real people
- Understand the different paths people take
- Housing first not people last
- No getting around the need for massive government subsidy
- A layered solution with roles for all
- A suite of tools which enable