

National Update

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National Update on Homelessness and Housing

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National housing and homelessness update

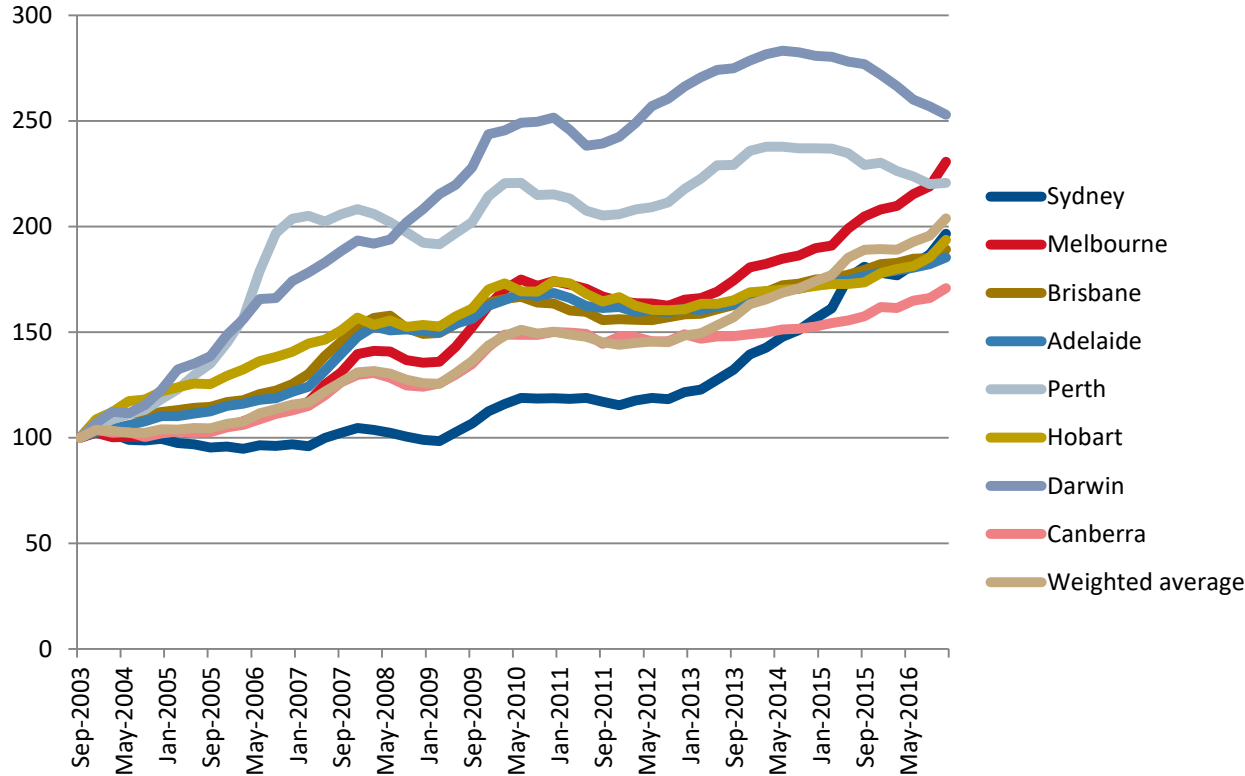
Professor Chris Leishman

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National Housing and Homelessness Update

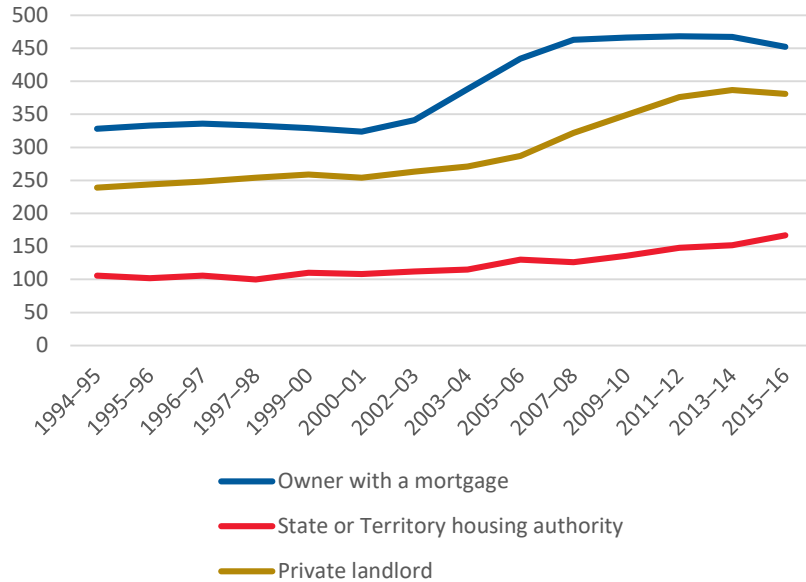
- Recent trends in housing costs
- Highlights from the Australian Homelessness Monitor
- Recent AHURI research on homelessness
- Trends in South Australia.

Housing costs in Australia

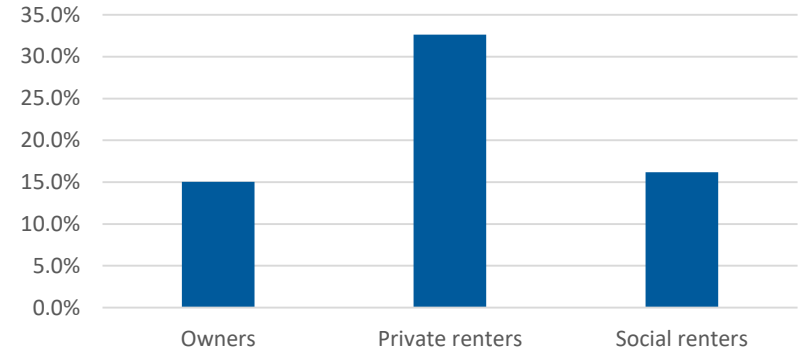


- \$7 tn
- 2.55 average household size
- \$791,000 average cost / hh
- \$61,000 average graduate starting salary (1:13)
- 116,000 homeless
- 101,000 increase in vacant homes
- 1.09 M total vacant homes

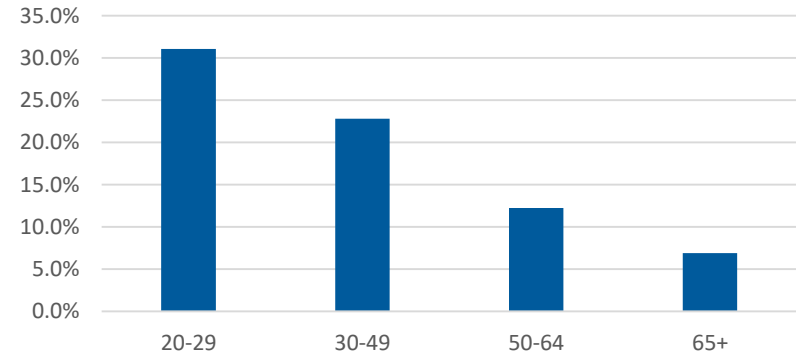
Affordability



Paying 30%+ of income



Paying 30%+ of income



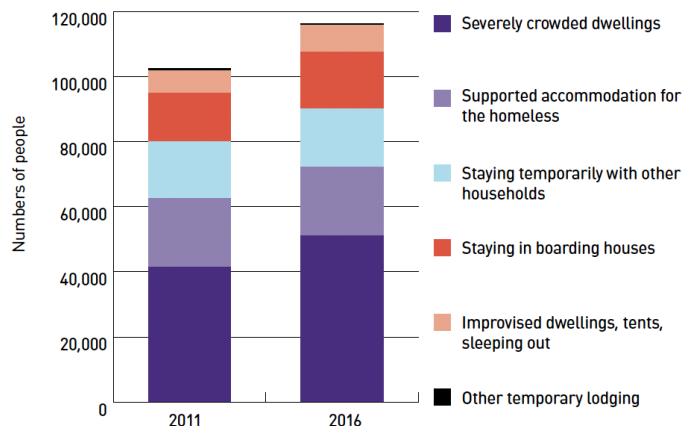
Who is affected?

- Not just younger households...
- More older people with mortgages
- Less likely to get social housing
- Around 20% will be in the private rental sector 40 years from now
- Homelessness is increasing at a faster rate for (55+) than any other age group.

Age Group	% of homeowners with a mortgage			% in private rental		
	2016	2011	2006	2016	2011	2006
65 years +	14.6	11.9	9.7	7.8	7.0	6.8
60-64	35.6	29.6	22.8	11.9	10.1	9.1
55-59	50.9	45.4	37.2	14.3	12.4	10.7
50-54	63.6	59.1	52.6	17.0	15.0	12.8

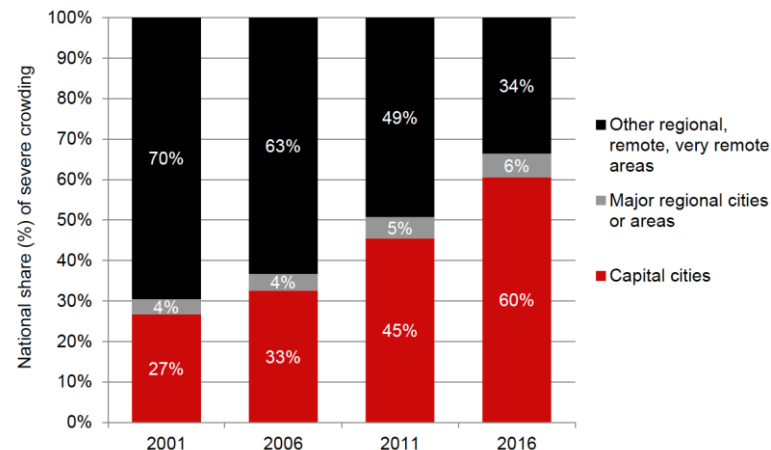
Growth in homelessness

Figure 5.6: ABS Census homelessness operational groups: Australia-wide numbers 2011 and 2016



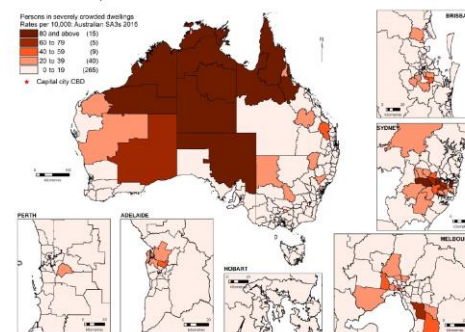
Source: ABS Census

Figure 7: Share of severe crowding by area type, 2001–2016



Source: Authors' panel dataset (ABS Census homelessness estimates).

Figure 13: Rates of operational group 6—persons in severely crowded dwellings, Australian SA3s, 2016



Source: Authors' panel dataset (ABS Census homelessness estimates). ABS digital Statistical Geography Boundaries, SA3, 2016.

Rough sleeping and other homelessness

Figure 5.1: Change in enumerated rough sleepers, 2011-16

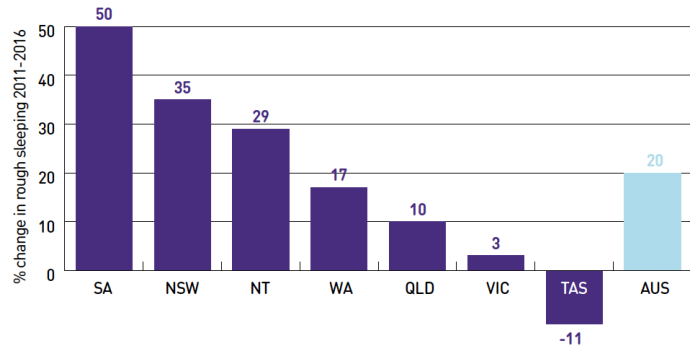
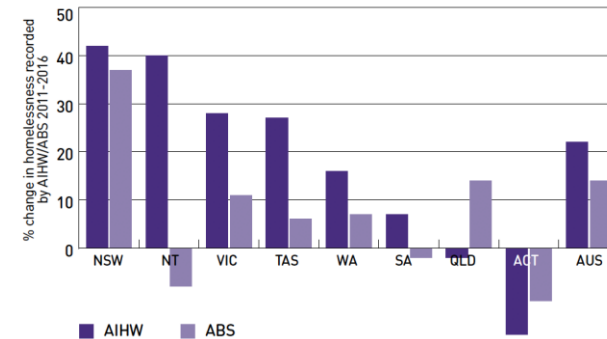


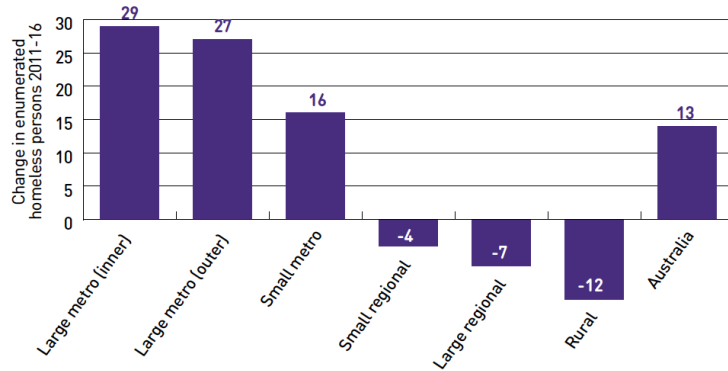
Figure 5.5: Change in scale of homelessness by jurisdiction, 2011-16: triangulating independently collated estimates



Sources: AIHW Specialist Homelessness Services statistics and ABS Census

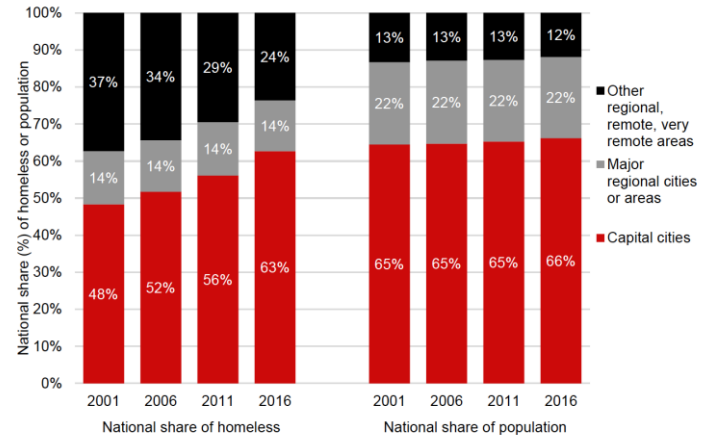
Distribution within Australia

Figure 5.13: Change in the incidence of homelessness 2011-16 by settlement type



Source: Based on ABS Census data.

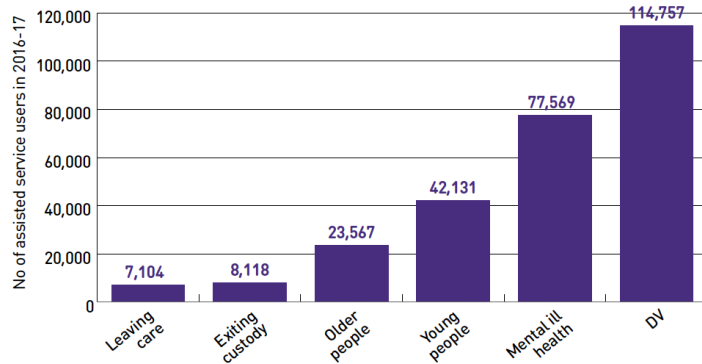
Figure 2: National shares (%) of homeless persons and population by area type: 2001, 2006, 2011 and 2016



Source: Authors' panel dataset (ABS Census homelessness estimates and TSP).

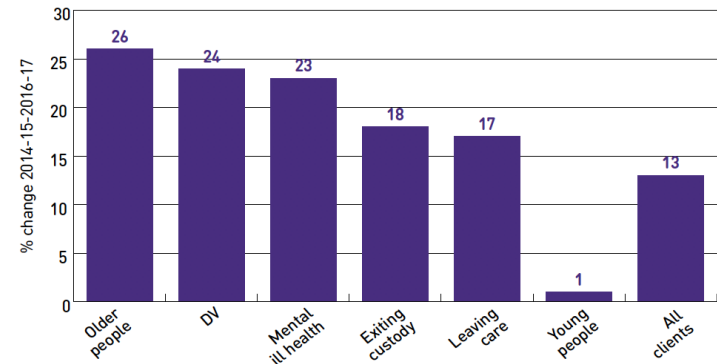
Correlation with other issues

Figure 5.16: Assisted homelessness service users in 2016-17: number with identified 'associated issues'



Source: AIHW Specialist Homelessness Services statistics.

Figure 5.17: Assisted homelessness service users with associated issues: % change 2014-15 – 2016-17



Source: AIHW Specialist Homelessness Services statistics.

Housing assets and homelessness in SA

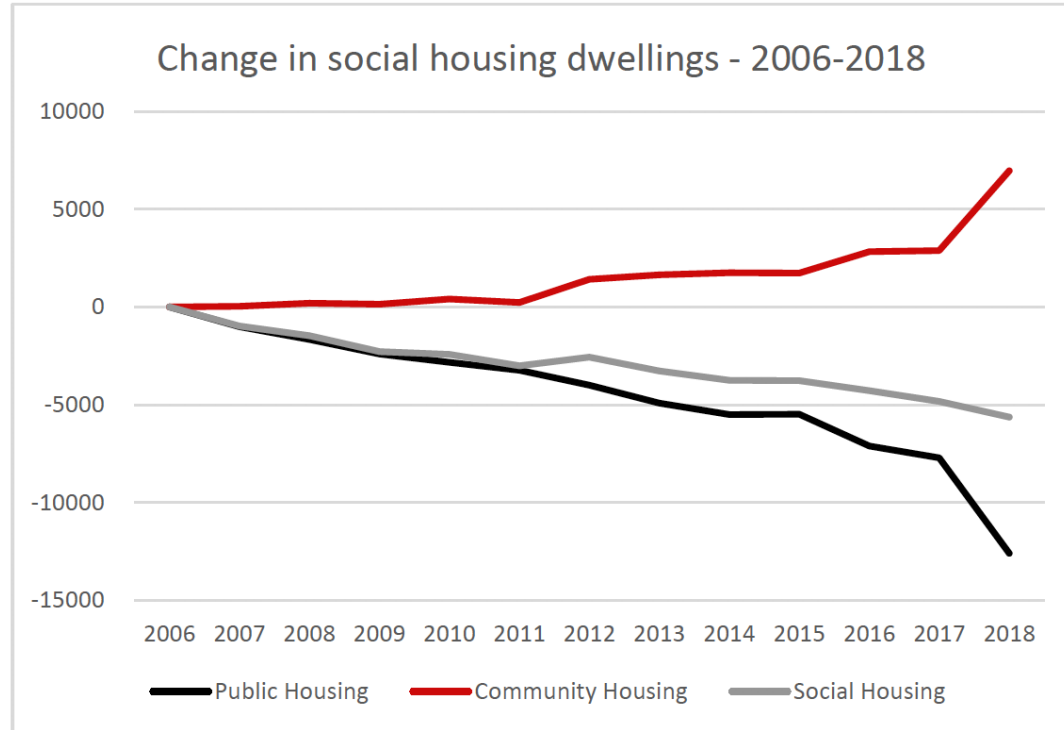
Table 1: Tenure structure in Greater Adelaide and rest of South Australia

Tenure	Greater Adelaide			Rest of South Australia			SA—2016	
	2006	2011	2016	2006	2011	2016	Number	%
Owned Outright	32.5%	30.7%	29.6%	37.6%	36.2%	35.5%	208,739	31.0%
Owned with Mortgage	34.8%	35.4%	35.1%	29.2%	30.0%	29.3%	227,204	33.7%
Rented	25.7%	27.5%	28.0%	25.5%	26.7%	26.0%	185,417	27.5%
Other Tenure Type	1.3%	1.4%	1.6%	1.2%	1.5%	1.4%	10,459	1.6%
Tenure Type Not Stated (NS)	5.8%	5.0%	5.7%	6.5%	5.7%	7.8%	41,727	6.2%
Total (N)	465,856	491,684	514,742	144,052	152,210	158,804	673,546	100%

Table 4: Housing costs—crude indicators

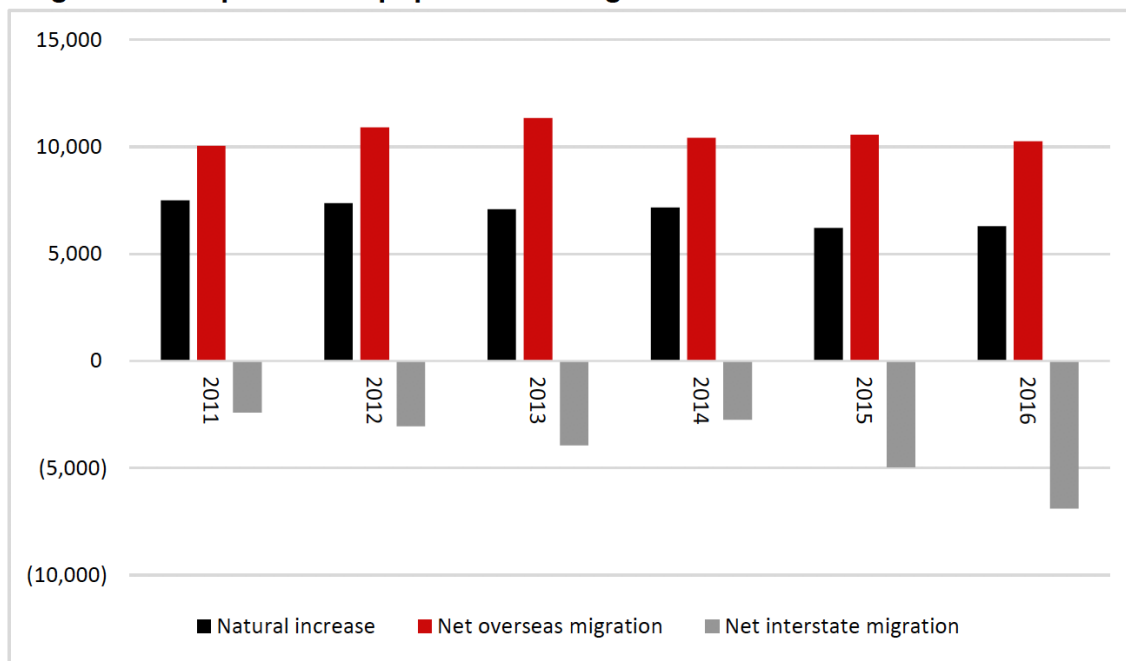
Housing costs	Greater Adelaide			Rest of South Australia		
	2006	2011	2016	2006	2011	2016
Median rent:HH income	17.8%	22.6%	22.6%	15.3%	17.5%	18.4%
Median mortgage:HH income	29.1%	34.8%	30.1%	27.5%	33.1%	28.4%

Figure 3: Increase / Decrease in social housing dwellings 2006 to 2018



Source—Productivity Commission, 2014 and 2019 Report on Government Services

Figure 6: Components of population change in South Australia



Source: ABS

Profile of public housing tenants

Table 16: South Australia: Percent of persons who live in state or territory housing authority rental by age 2006, 2011, 2016

Year	Less 20	20–30	40–59	60+	Total
2006	21.5%	13.3%	29.4%	47.1%	23.2%
Individuals in this age group	98,785	128,767	70,045	40,731	342,328
2011	15.8%	9.8%	24.2%	42.0%	18.4%
Individuals in this age group	111,890	153,242	87,173	46,275	395,580
2016	11.4%	7.6%	19.5%	36.0%	14.8%
Individuals in this age group	118,037	164,382	94,961	52,850	430,230

Source: ABS

Longer term trends

Table 21: South Australian totals for Homeless Operational Groups 2006, 2011 and 2016

	improvised dwellings, tents, or sleeping out	supported accommodation for the homeless	staying temporarily with other households	living in boarding houses	in other temporary lodgings	living in 'severely' crowded dwellings	All homeless persons
2006	436	1,474	1,328	977	30	1,362	5,607
2011	257	1,620	1,389	975	27	1,714	5,982
2016	387	1,433	1,323	906	31	2,140	6,224
% change	-11.2%	-2.8%	-0.4%	-7.3%	3.3%	57.1%	11.0%

Source: ABS—Estimating Homelessness 2049.0

Acknowledgements (further reading)

- SA growth in rough sleeping
- Over crowding
- Increase in housing costs more

modest **but**

- Polarisation: younger **and** older individuals.



Specialist homelessness services 2017-18: South Australia

Homelessness can profoundly affect a person's mental and physical health, their education and employment opportunities, and their ability to fully participate in society. Governments across Australia fund a range of specialist services to support people who are homeless or at risk of homelessness.

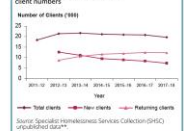
Specialist homelessness services (SHS) deliver services for specific groups such as people experiencing domestic and family violence and young people as well as more generic services for people in housing crisis.

How many people were assisted?

One in 88 people in South Australia (SA) received homelessness assistance, lower than the national rate (1 in 85). The top 3 reasons for clients seeking assistance were:

- housing costs (81%, compared with 79% nationally);
- domestic and family violence (53%, compared with 37%);
- inadequate or inappropriate dwelling conditions (24%, compared with 24%).

Figure 1: Trends in South Australia client numbers



*Major data for 2013-14 to 2016-17 have been adjusted for non-response. Due to improvements in rates of agency participation across SA, 2017-18 data are not yet available. The removal of missing data has resulted in a small increase in the number of clients from 2016-17 to 2017-18. For more information on the methodology used in this report, please refer to the Technical comments section.

Quick facts

- 19,841 clients were assisted, representing 7% of the national Specialist Homelessness Services population (286,775 total clients)
- 40% were homeless on first presentation, higher than the national rate (34%).
- 10 clients (51%) at risk of homelessness were assisted to remain housing.
- 6 in 10 clients (57%) who were homeless were assisted into housing.

Table 1: South Australia client characteristics, 2017-18

	SA	Australia
Sex (%)		
Male	40	38
Female	60	62
Indigenous (%)	27	25
Major cities	74	82
Inner regional	8	23
Outer regional	12	11
Remoteness		
Remoteness	5	5
Living alone	26	36
Overcrowded	29	36
Living with others	13	12
Living arrangements (%)		
Couple	6	5
Single	27	18
Other family or group	10	12
Employment (%)		
Unemployed	41	48
Labour force (%)		
Not in labour force	50	40
Education		
Less than Year 10	77	76
Year 10	55	38
Year 11	23	32
Year 12	22	29
Proportion receiving		
Domestic violence	53	37
Family violence	53	37
Domestic and family violence	53	37



The changing geography of homelessness: a spatial analysis from 2001 to 2016

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