



# Housing for Vibrant Communities

5 June 2019

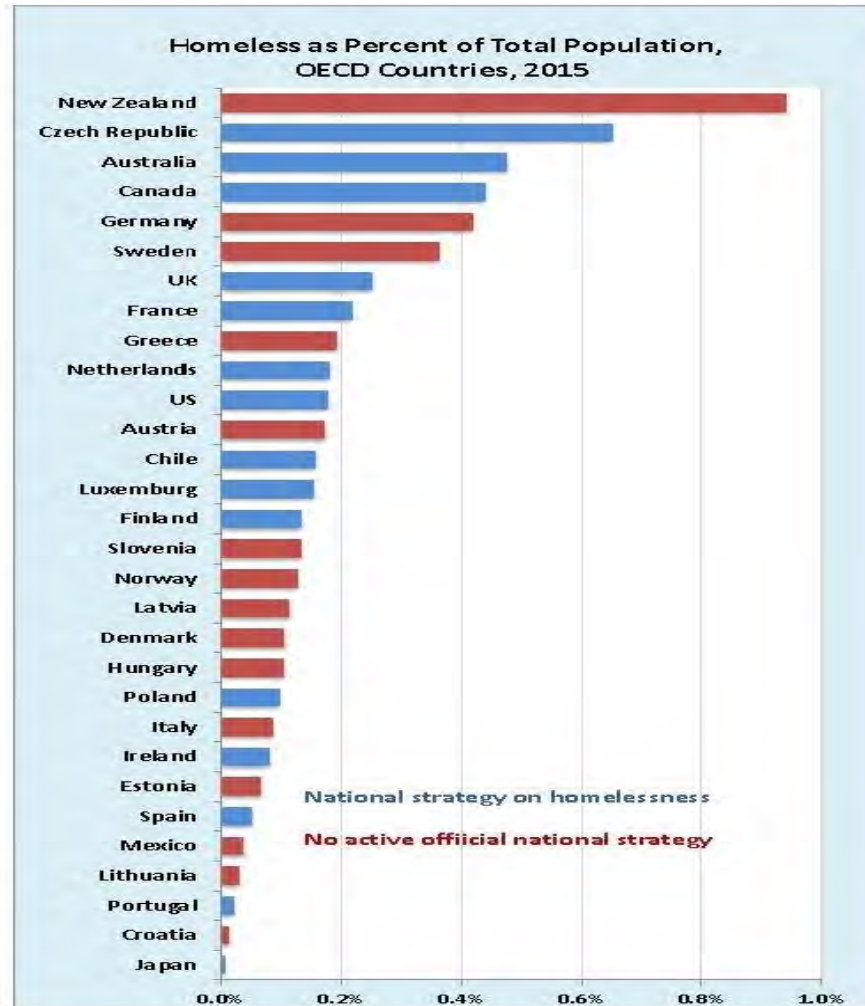
LGANT Community Services Reference Group

# Today

- Homelessness and Social Housing
- Affordability
- Infrastructure
- Local Communities, Services and Cohesion

# Homelessness

# Comparative Rates of Homelessness



Source: Yale University, Yale Global Online, 13 July 2017

# Put in perspective

Country	Homeless as % of total population
New Zealand	0.94%
Czech Republic	0.65%
Australia	0.47%
Northern Territory	5.6%

Source: OECD Affordable Housing Database, HC3.1 Homeless Population, last updated 24/7/17

# NT Homelessness in Numbers

- 12x national average
- 88.5% identify as Aboriginal persons
- 83% in severely overcrowded dwellings
- 71% in remote communities

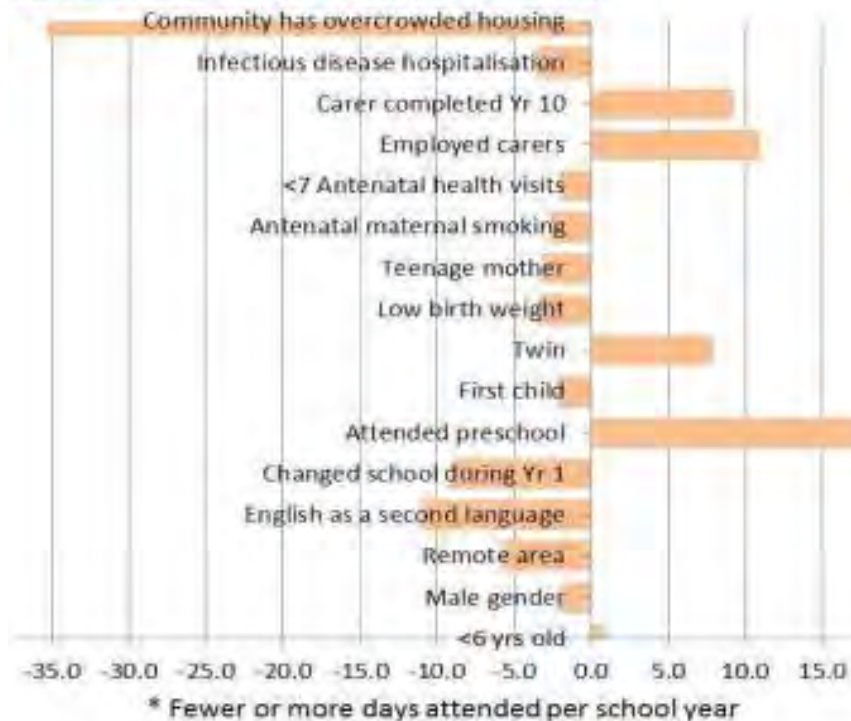
# Soaring demand for services

- 9,285 sought assistance in 2017–18
- 14% increase over past 2 years
- National average demand 117 clients per 10,000
- NT average 377 per 10,000 (x 3)
- Regional and outback NT – 537.7 per 10,000



# Addressing overcrowding – generational benefits

**Figure 5.3 Predicted effect of selected factors on Year 1 school attendance for Aboriginal students**



Source: NT Data Linkage Study, Early Pathways to School Learning, Menzies School of Health Research 2018



# A very long wait for a home

Region	1 bedroom	2 bedroom	3 bedroom
Darwin/ Casuarina	6 to 8 years	2 to 4 years	4 to 6 years
Palmerston	4 to 6 years	Less than 2 years	2 to 4 years
Alice Springs	4 to 6 years	4 to 6 years	4 to 6 years
Katherine	6 to 8 years*	4 to 6 years	4 to 6 years
Nhulunbuy	4 to 6 years	2 to 4 years	2 to 4 years
Tennant Creek	6 to 8 years	More than 8 years*	4 to 6 years

Source: NT.GOV.AU website. Estimated wait times as at 31 December 2018



# Affordability

# What is “Rental Stress”?

- ❑ The 40/30 rule
- ❑ Low income earners in the lowest two quintiles (bottom 40%) who pay more than 30 per cent of their income in rent
- ❑ Families with a member of the family with a disability – twice as likely to be in lowest income decile

# Anglicare Affordability Snapshot 2019

- ❑ 1409 rental listings examined across NT
- ❑ No properties affordable and appropriate for those on income support (Newstart, Single Parents, Disability Support etc.)
- ❑ 24 properties (2%) suitable for a couple with both on Age Pension
- ❑ 253 properties (18%) suitable for households on minimum wage

# Benefits of Private Rental

## For Agents / Landlords

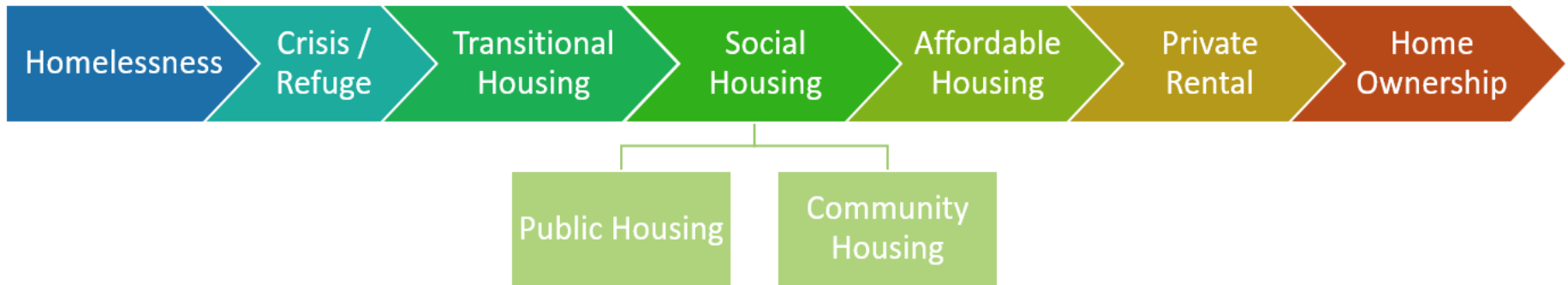
- ▶ Income stability (head leasing, longer term leasing)
- ▶ Advertising cost savings
- ▶ Reduced vacancy periods
- ▶ Letting “hard to let” rentals
- ▶ Risk mitigation (selection, prompt response)
- ▶ Assistance with tenancy management and early intervention
- ▶ Decreased risk of damage or disturbance

## For NGOs & Clients

- ▶ Preferential notification (pre-market opportunities)
- ▶ “Trial” or “probationary” tenancies
- ▶ Offers of hard-to-let properties
- ▶ A foot in the door for clients
- ▶ An opportunity for good rental record / history
- ▶ Potential discount to market rent

# Infrastructure

# The Housing Continuum



# Huge Housing Shortfall

- ❑ Australia – 9.9 million dwellings, 5% classified social and affordable
- ❑ Estimated >500,000 affordable housing shortfall over 10 years
- ❑ Public Housing in NT and elsewhere has fallen
- ❑ Commonwealth incentives being wound back – NRAS



# Disability Accommodation

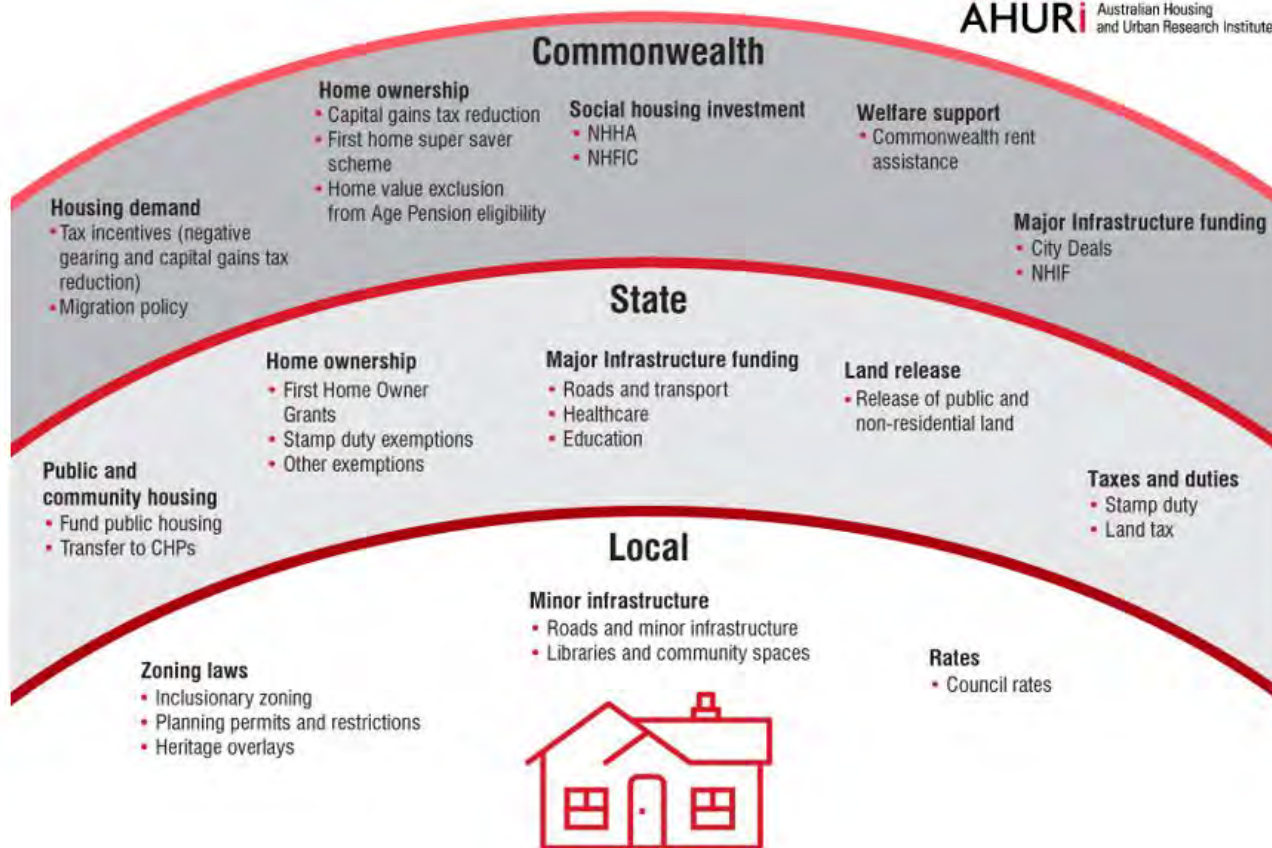
Provider Specialty	Approved Providers (NT)	Active Providers in NT
Tenancy Assistance	134	3
Home modifications, design & construction	54	2
Specialised Disability Accommodation	70	1

# Commonwealth Contribution

- Commonwealth Rent Assistance
- National Housing Strategy including NRAS mark 2
- National Housing and Homelessness Agreement (NHHA)
- Commonwealth infrastructure investment
  - Crisis and transitional accommodation
  - Transitional Accommodation Program
  - Regional Deals

# Local Communities, Services and Cohesion

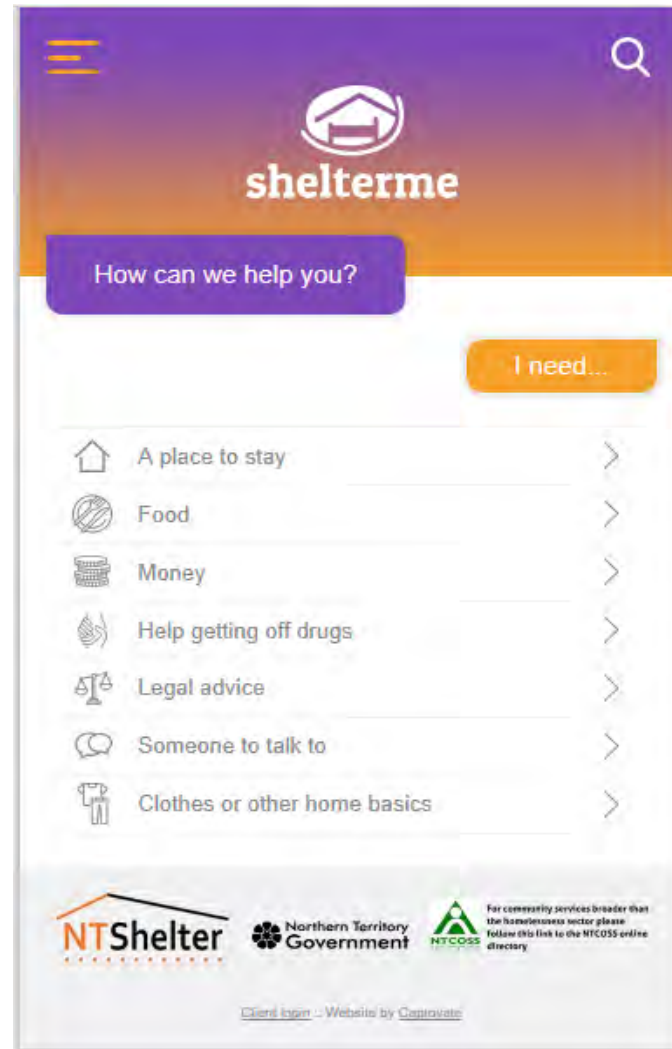
# Local Government & Housing Policy Levers



# Community Building

- Build to Rent (B2R) developments
- Inclusionary Zoning
- Community Centres
- Visitor Accommodation and management
- Non-government organisation engagement and alignment to Community Strategic Plans

# Support for Homeless Persons



[www.shelterme.org.au](http://www.shelterme.org.au)



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