

National Housing Conference 2008



Methodology to Estimate Small Area Housing Assistance Needs
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Housing Needs Dataset

- Our aim:

to define and measure all populations of need groups that may be targeted by housing assistance programs

- No single dataset provides sufficient coverage and detail

- Minimum content of the housing need dataset is:

LGA X Household type X Income X Tenure X
Need indicators (e.g. age, housing costs)



Potential Source Data Sets

Census

- Full coverage but insufficient detail at LGA level
- Lack of key need data (e.g. source of income)

Public Housing and SOMIH

- Only one sector of need population

Centrelink

- Excludes low and moderate income workers
- Income unit rather than household based



Segmenting Need

Income

- Low and moderate income households using nationally agreed definitions (80% and 120% median)

Tenure

- Datasets which capture households living in each tenure

Type of Tenure	Homeless		Insecure Tenure			Renters		Purchasers
	Rough sleepers	Crisis accommodation	Boarding houses	Boarders in private dwellings	Caravan parks	Social housing	Private rental	
Source datasets	Centrelink; Census	SAAP; Census; Centrelink	Centrelink; Census	Centrelink	Centrelink; Census	Social housing datasets; Centrelink; Census	Centrelink; Census	Census



Homeless Tenures

- Assumed all “homeless” households on Centrelink
- From Census:
 - LGA distribution of “improvised dwellings”
- From Centrelink:
 - LGA distribution of “single” income units, paying no rent and not sharing
- Created weights and applied to the Centrelink records to designate as “rough sleepers”
- Similar approach to assign a proportion of Centrelink records a tenure of “crisis accommodation” using SAAP data for the distribution



Private Renters

On Benefits - Centrelink dataset

- Exclude households in social housing
 - Explicitly exclude public housing households
 - Exclude other social housing households using weights according to known LGA distribution
- Weight income units to households

Not on Benefits - Census

- Defined by income and household type to simulate Centrelink benefit cutoffs



Data Sources for the Needs Dataset

Data source	Tenure	Sub-tenure
Centrelink	Private renters on Centrelink benefits	
	Insecure tenure	Boarding houses
		Boarders
		Caravan parks
Centrelink with Census / SAAP	Homeless	Rough sleepers
		Crisis accommodation
Social housing datasets	Social housing	Public housing
		SOMIH
		Community housing
		Aboriginal community housing
Census	Private renters not on Centrelink benefits	
	Purchasers	

Household Projections

- Contracted Prof Peter McDonald to produce NSW projections based at the 2001 Census
- Projections provided for:
 - 27 NSW Housing Markets (groups of LGAs)
 - Household type
 - Age (under 60; over 60)
 - Incomes below and above median household income
- Applied projections to needs dataset to project need groups forward 10 to 15 years



Now What?

- Aim is to produce a rich dataset of potential housing assistance need in NSW at a small area level, which can be projected forward 10 to 15 years
- Ways to improve on the methodology:
 - addressing undercount of Aboriginal households in public housing
- What are other states / territories doing?

