

# **Changing Demographics and Housing Typologies: Addressing Social and Affordable Housing in Australia**

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## Core Partners



**Family &  
Community  
Services**



## Project Partner



## Project Affiliates

**Access Housing - CHIA – Housing SA - KPMG – NAHC - NSW UDIA –  
Power Housing Australia - Vic. Dept of Human Services**

# SBEncr Social Housing Research Projects

## Rethinking Social Housing Aug 14 - Sept 15

### Develop Framework Strategy

Applicable to future innovative delivery models.  
Timescale, location & granularity.

Productivity-based framework  
- benefits to: tenant; macro-economic; fiscal & non-economic.

Establish Elements:

- 9 Domains, 53 outcomes & over 160 indicators
- Associations
- Return on investment
- Data

## Valuing Social Housing March 16 - March 17

### Develop Elements

Establish methodologies for:

- Associations
- Composite Return on Investment (CROI)

Identify data needs, sources & availability.



## Procuring Social & Affordable Housing Apr 17 - Sept 18

### Develop Procurement Criteria

**Typologies & Demography:**

- Review literature
- Demographic changes

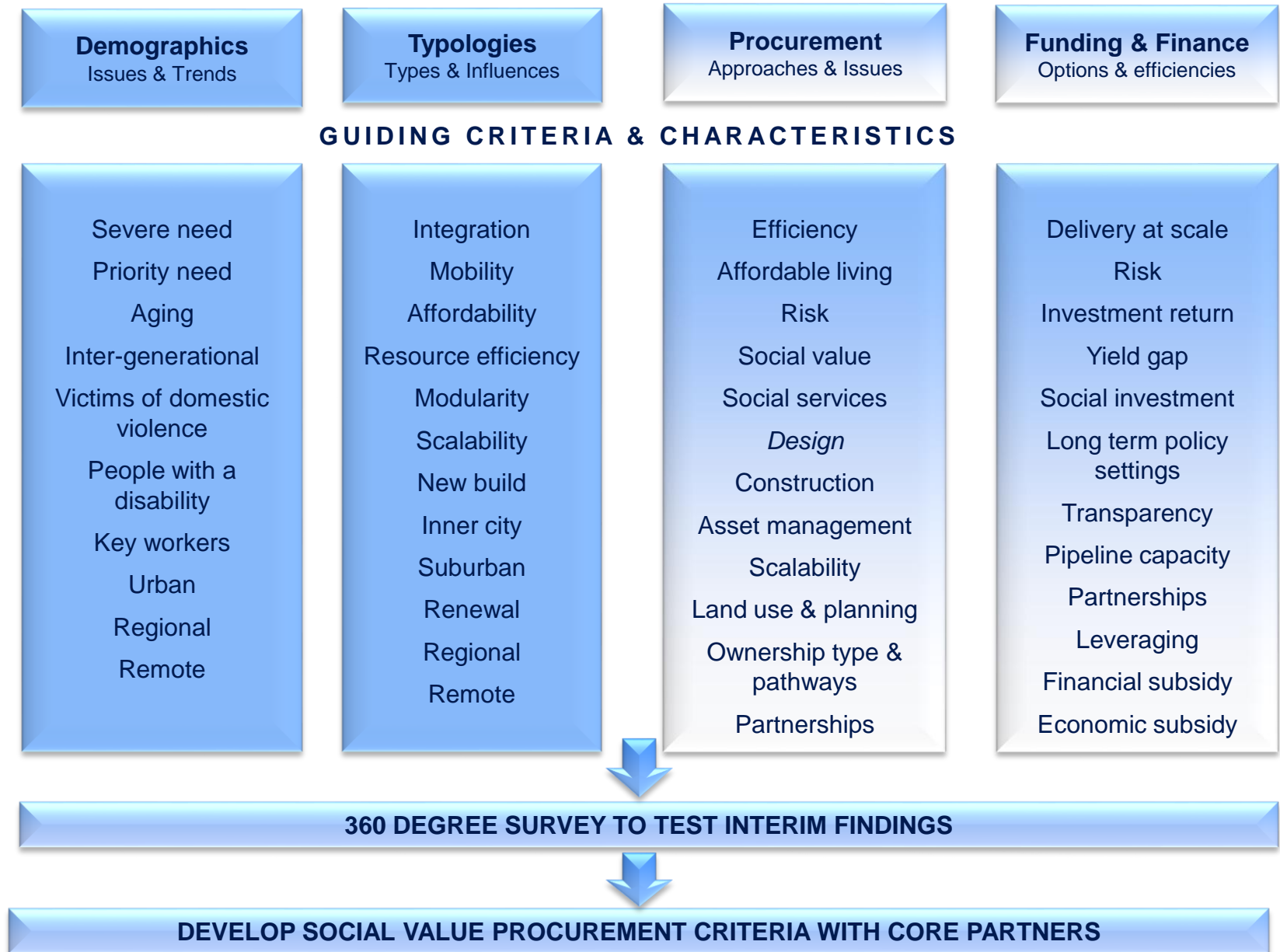
**Procurement approaches**

- compare & contrast approaches
- 360 survey

Review **funding & financing** models

Develop **criteria for social value procurement**

# Research approach



# Demographics and housing typologies: A critical link for future system resilience

How housing typologies need to change to address growing demands, demographic variations and sustainability issues?



# Starting with

Limited review\* of academic and industry literature to address:

- **Demographics** – better understanding of the changing nature, needs (new, current & future) and composition of each cohort.
- **Typologies** – identifying current types of housing provided in WA, Qld & NSW; addressing the need to diversify housing responses according to emerging demand.



\* AHURI, HILDA, ABS WA, Qld & NSW; Canada, US, UK & EU



# Key findings to date

## Demographics\*

- Ageing population (estimated to double in 2030)
- Increase in number and diversity of households compared to population growth
- Complex life course trajectories
- Multiple presentations of family arrangements
- Longer stay of young adults in the parental home

\* AHURI, HILDA, ABS



# Key findings to date

## Typologies

- Mismatch between the changing demographics of those in need and current housing stock
- Diversity of dwelling types required
- Trend to holistic approach to achieve resilient and sustainable communities
- Inner-city infill is a priority in capital and large cities
- Community engagement and input is a valuable resource to identify needs of future tenants
- Resource efficient housing and developments are needed and becoming mandatory.





# Demographics

New South Wales



Current population:  
7,480,228  
(64% in Greater Sydney)

Estimated population by  
2050:  
11,360,000

Queensland



Current population:  
4,883,739  
(46% in Greater  
Brisbane)

Estimated population by  
2050:  
8,000,000

Western Australia



Current population:  
2,623,164  
(80% in Perth and Peel  
region)

Estimated population by  
2050:  
3,500,000



# Demographics

## Social & affordable housing demographic cohorts

Lowest quintile (~\$22,000pa)

Ageing (65+)

Young people (Millennials, GenY)

Single person household

Single parent family

Multi generational

Key workers

Victims of family and domestic violence

Those exiting from Justice system

Indigenous Australians

People with disability

Migrants

Homeless

## Sydney, Brisbane and Perth

Household composition	Average %	Trend
Couple with dependent children	44	
Couple without children	38	
Single person	23	Grow
Single parent family	15	Grow
Young people (25-39 years: Millennials and Gen Y)	7.5	Grow
Ageing (65+ years)	5	Grow
Multi generational	4	Grow

Key target cohorts for social and affordable housing will see increasing Ageing, Young people (Millennials and GenY), Single person and Single parent family households.

# Typologies

Lack of affordable housing is impacting all age cohorts across the nation.

## Current social and affordable housing typologies

Typology	NSW	Qld	WA
Detached house	66%	78%	78%
Semi-detached house	11%	11%	14%
Apartment	20%	11%	6%

ABS 2018

Demographic trends reveal the need to address **affordable living** to meet emerging demands with innovative solutions: sustainable communities, smaller units with access to green spaces, amenities and public transport.



## Typologies

Early findings from the 360 Survey indicate similarities in the current types of social and affordable housing provided and preferred to to improve access in the three states and Victoria:

### Current types provided

#### Social housing portfolio

- Detached single family
- Low-rise units

#### Affordable housing portfolio

- Detached single family
- Low-rise units

### Preferred types to improve access

#### Social housing portfolio

- Low-rise units
- Mixed-use medium density
- Townhouses
- High-rise apartments
- Studio apartments

#### Affordable housing portfolio

- Mixed-use medium density
- Low-rise units
- Townhouses
- High-rise apartments
- Studio apartments



# Typologies

## Emerging affordable living typologies

### Housing diversity to address:

- Sustainable communities
- Demographic cohorts
- Lifestyle preferences
- Improved access to public transport, amenities, services and green public space
- Resource efficient developments.

### Small to medium scale developments to offer:

- Medium-density diversity of dwelling types
- Co-housing apartment buildings
- Dual/multiple occupancies
- Small lots and houses
- Micro lots (under 100m<sup>2</sup>).

### Emergency and transitional accommodation:

- Tiny houses
- Caravans and caravan parks
- Mobile homes
- Shelters
- Pop ups using vacant infrastructure.

# Typologies

## Urban infill – Medium density typologies “missing middle housing”



MissingMiddleHousing.com is powered by Opticos Design.  
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Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

(Parolek 2015)

## Early conclusions

- Australian heritage of the detached house still constrains thinking.
- Demographic changes related to population growth, longer life expectancy & migration.
- Trends to one person & multigenerational households.
- Trends reflect household composition, lifestyles & demand for appropriate housing.
- Cities need to ensure multi-residential typologies for social & affordable housing e.g. medium density developments.
- Holistic approach to community design needed - integrating costs of dwelling, transport, food, & clothing, amenities, green space, education, health and jobs.
- Review of local planning systems/regulations needed – esp. density & diversity.
- Community input valuable resource for diversity, flexibility & sustainability.
- Sustainable communities as foundation for affordable living - facilitates decision-making, and resilient & sustainable infill.




# Summary

## Demographics

Key target cohorts:

- Lowest quintile
- Ageing
- Young people (24-40)
- Single person
- Single parent family
- Multi-generational
- People with disability
- Indigenous Australians
- Victims of family & domestic violence
- Those exiting from Justice system
- Key workers
- Migrants
- Homeless



## Housing system resilience

## Typologies

Emerging typologies:

- Medium density (urban infill)
- Diversity of types
- Co-housing
- Dual/multiple occupancies
- Small lots and houses
- Micro lots villages

## Sustainability

Holistic approach:

- Affordable living
- Sustainable communities
- Community engagement and input
- Resource efficient developments  
(Medium density scale precincts, TODs)



# Thank you

*1.54 Procuring Social and Affordable Housing at:*  
<http://www.sbenrc.com.au/research-programs/1-54>

*1.41 Valuing Social Housing at:*  
<http://www.sbenrc.com.au/research-programs/1-41-valuing-social-housing/>

*1.31 Rethinking Social Housing at:*  
<http://www.sbenrc.com.au/research-programs/1-31-rethinking-social-housing-effective-efficient-equitable-e3/>

