The evidence base for housing in your LGA

A framework for planning and advocacy

What we'll cover today

- What we heard in consultation with local Councils

- The framework we developed to structure a housing report

- Where you can find this data in our public resources

- Something to consider when you're reporting on 'housing stress'

- Where you can get our step-by-step guide

housing.id

.id the population experts

The Housing team at .id

Georgia Allan

Consultant with the housing.id team

A team specialising in housing at .id – the population experts

.id are known for our local area demographic and economic profiles

20+ years experience working with Councils to provide planning teams awith an evidence base for
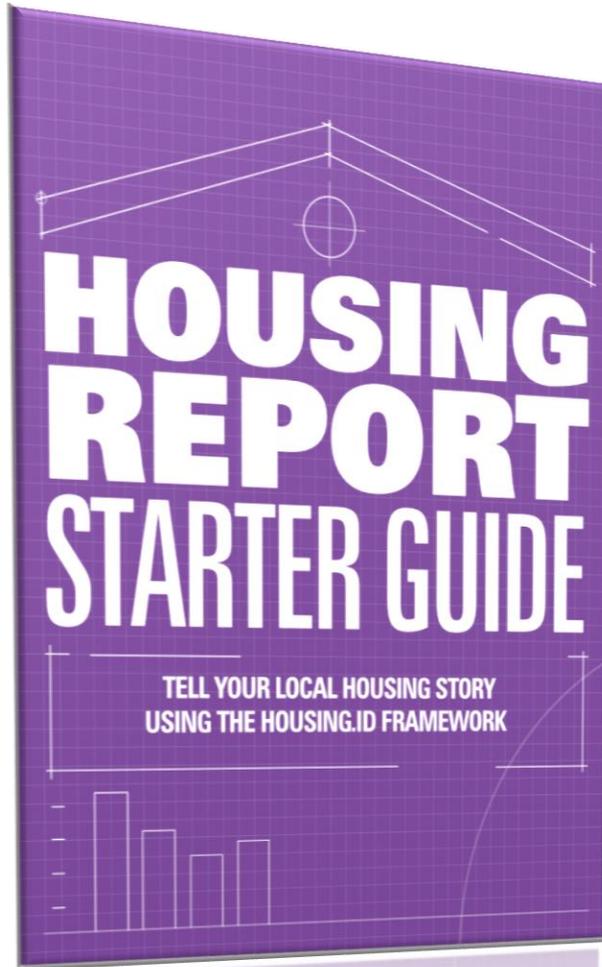
- Housing policy

- Strategic planning

- Community engagement and advocacy

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What Councils find hard about housing reports

Rather than take notes…

The housing report starter guide

A free, step-by-step guide that helps you use the same framework we developed for housing.id to tell a clear story of housing, affordability, supply, demand and demographic changes in your area.

For a copy go to: bit.ly/housingid

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Where to find the data referenced in this tour

The demographic resource centre

home.id.com.au/demographic-resources

Get a copy of the guide for a link to an information page containing other

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The framework

1. Population and households

2. Housing and approvals

3. Prices and incomes

4. Affordability and availability

1. Population and households

In this section, you want to provide an evidence base about

- [The current population (ERP) and how it is changing](#)

- [Age profile](#)

- [Household types](#)

- [Dominant tenure type and how that is changing](#)

- See the full version of housing.id for an example of how we present data about the 'Type of dwelling that different households live in'.

- Dwellings, by household type ([see example, City of Whittlesea](#))

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Who lives in what type of housing?
Percent of households in dwelling types by household type, 2016

■ City of Whittlesea   ■ Greater Melbourne

	Separate house	Medium density	High density
Lone persons (City of Whittlesea)	72.9%	23.4%	3.4%
Lone persons (Greater Melbourne)	48.7%	33.1%	16.8%
Couples (City of Whittlesea)	84%	14.7%	1%
Couples (Greater Melbourne)	66.8%	22.5%	10%
Families (City of Whittlesea)	87.7%	11.9%	0.2%
Families (Greater Melbourne)	81.3%	15.8%	2.5%
Groups (City of Whittlesea)	67.5%	26.5%	5.7%
Groups (Greater Melbourne)	40.4%	32.5%	26%

Source: ABS Census, 2016.

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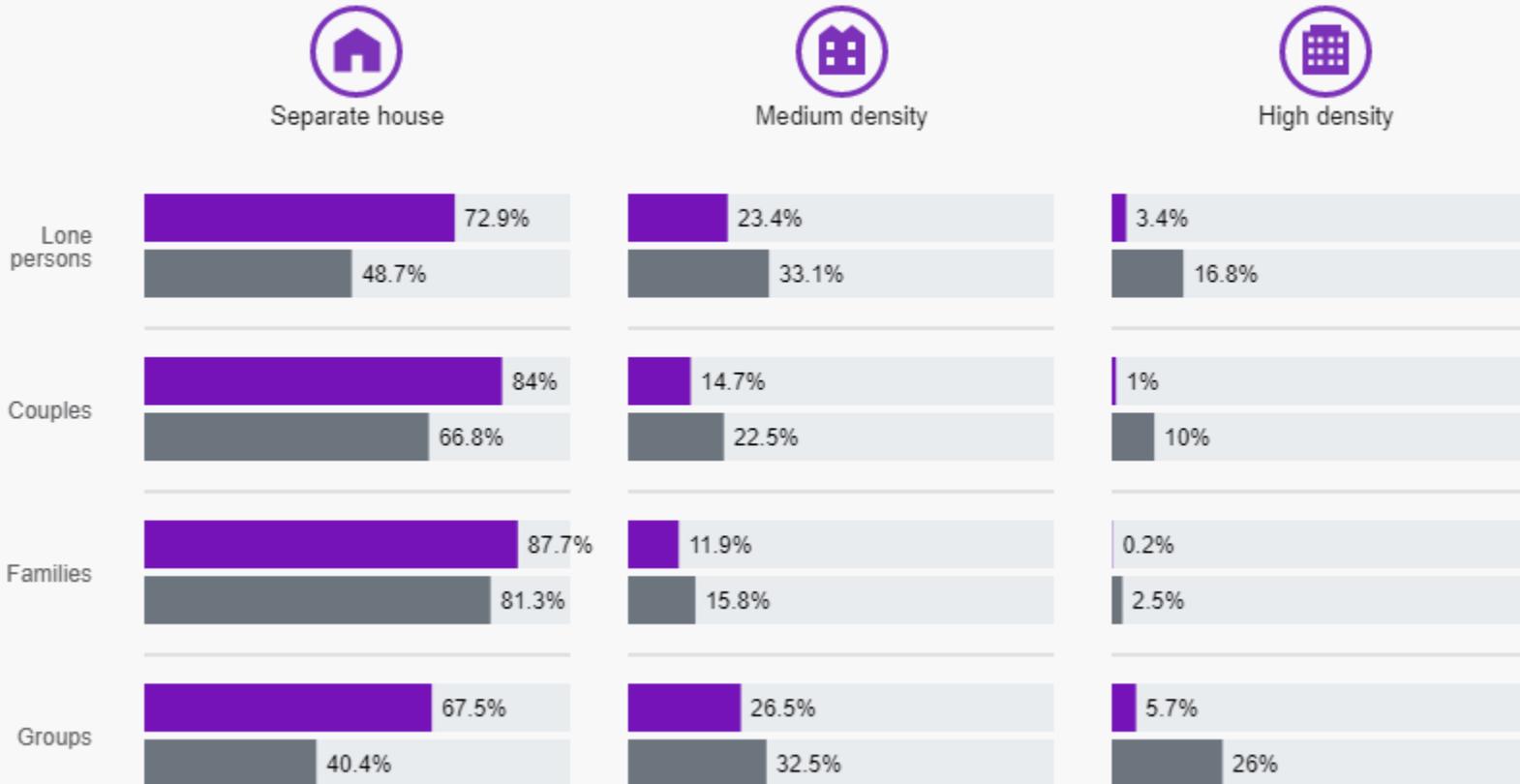
2. Housing and approvals

- Next, we want to see what's happening with the physical dwellings in your area.

- [What is the dominant dwelling type and how is that changing?](#)

- [Number of bedrooms](#)

- [Forecast future dwellings](#)

- See the full version of housing.id for an example of how we present data about **Building approvals and completions**

- 'How is supply activity tracking?' ([see example, City of Whittlesea](#))

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3. Prices and incomes

- Then, put the data on house prices and local household incomes side-by-side.

- Household income quartiles

- Historical change in income

- Cost of housing
    - Buying a home – house prices
    - Renting a home – rental prices

4. Affordability and availability

- Finally, draw the evidence base from parts 1-3 together, to draw conclusions about the suitability, affordability and availability of current supply.

- Choosing a definition of housing stress that is relevant to your area
  - NATSEM (the 40/30 approach)
  - Very low, Low and Moderate incomes method

- How many households are experiencing housing stress?

- Examples of how we present this data in the full version of housing.id

Mortgage stress compared
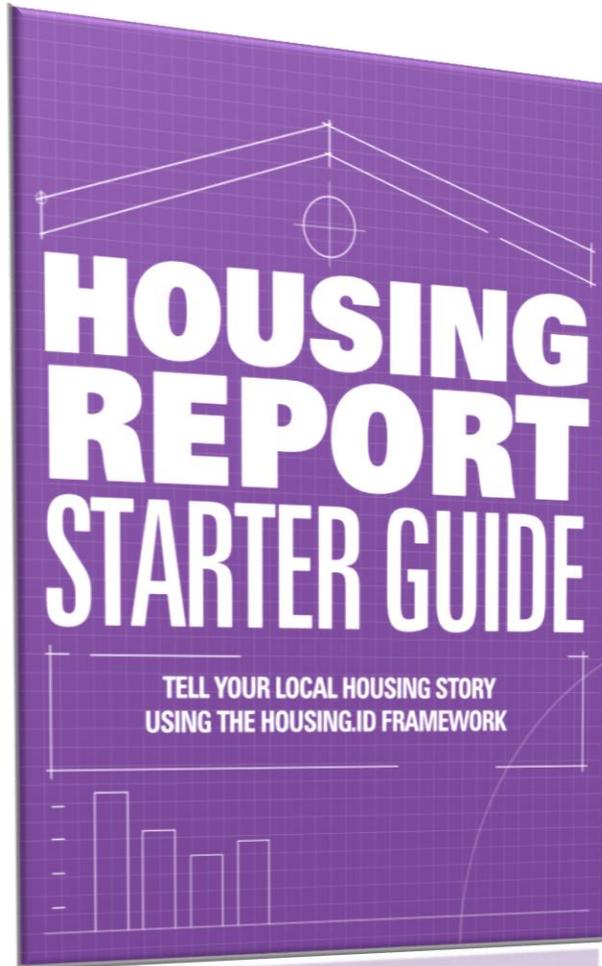Households with a mortgage in housing stress

25%
20.3%
20%
15.6%
15%
10%
5%
0%
City of Whittlesea   Greater Melbourne
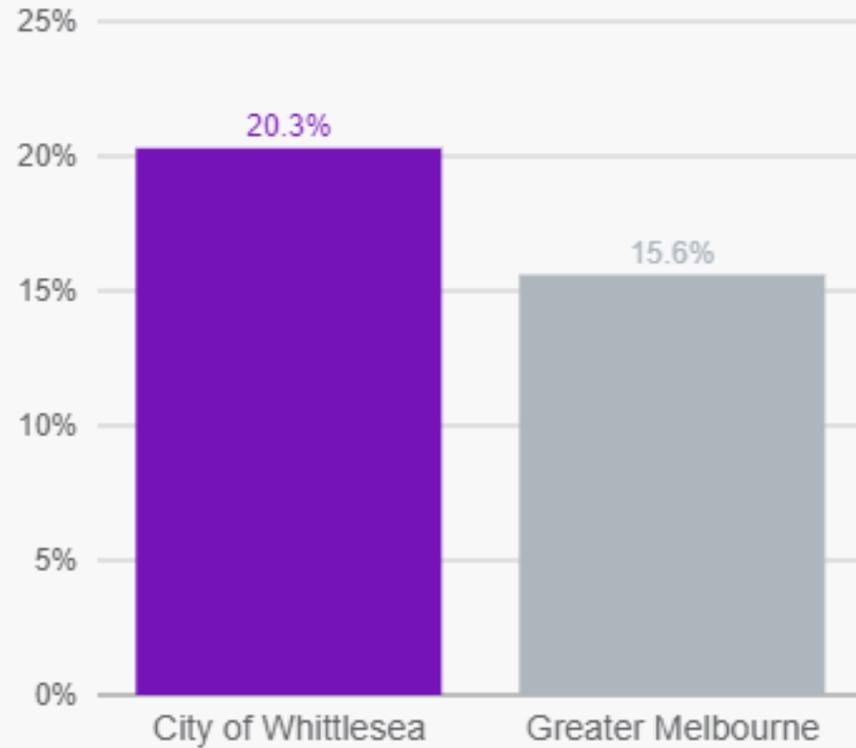
Source: ABS Census 2016.

Mortgage stress by income
Households with a mortgage in housing stress by income band

■ City of Whittlesea   ■ Greater Melbourne

Very low income   73%
                   69.6%

Low income   51.9%
              46.9%

Moderate income   25.7%
                   25.6%

0%   20%   40%   60%   80%

Source: ABS Census 2016.

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Where to get the step-by-step guide

For a copy go to: bit.ly/housingid

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Get in touch

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