



7th National Housing Conference

30 October to 2 November 2012

Brisbane Convention and Exhibition Centre

People — Place — Productivity



Housing is a human right

Queensland Shelter

'What does it take to house a young person



Barriers

- Economic Disadvantage
- Inexperience
- Stigma and Discrimination



Income

Income single no children	Weekly	Total income independent living	Total income sharing	Affordable weekly rent (30% of total income)	Affordable weekly rent share (30% of total income)
Youth Allowance	201.35	261.35	241.68	\$ 78.41	\$ 72.50
Newstart	246.3	306.8	286.63	\$ 92.04	\$ 85.99
Max CRA single weekly if rent is > \$134.37 per week	60.5				
Max CRA single share accommdation if rent is > \$107.48 per week	40.33				

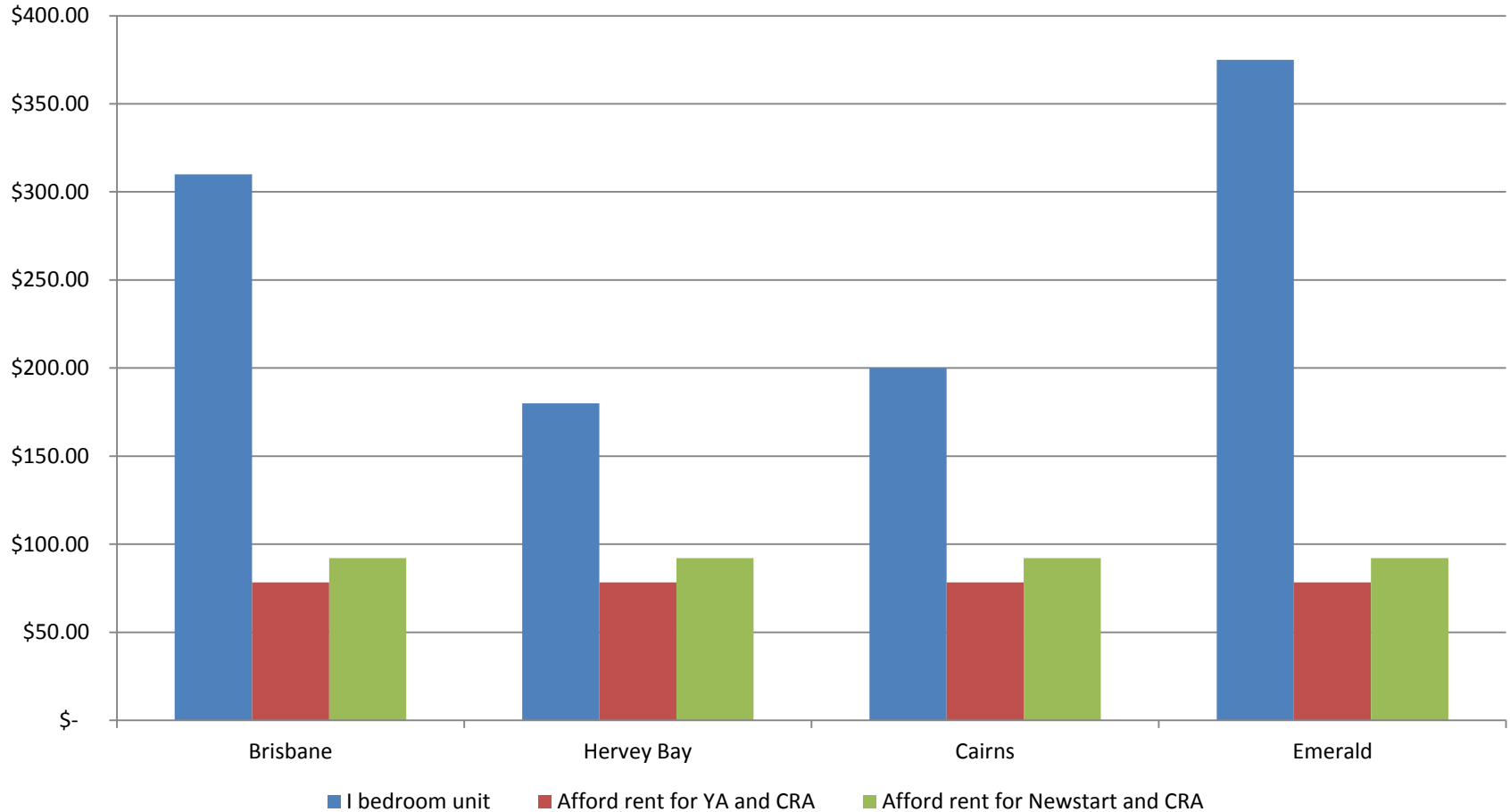
Source: Department of Human Services 2012

Rents in Queensland

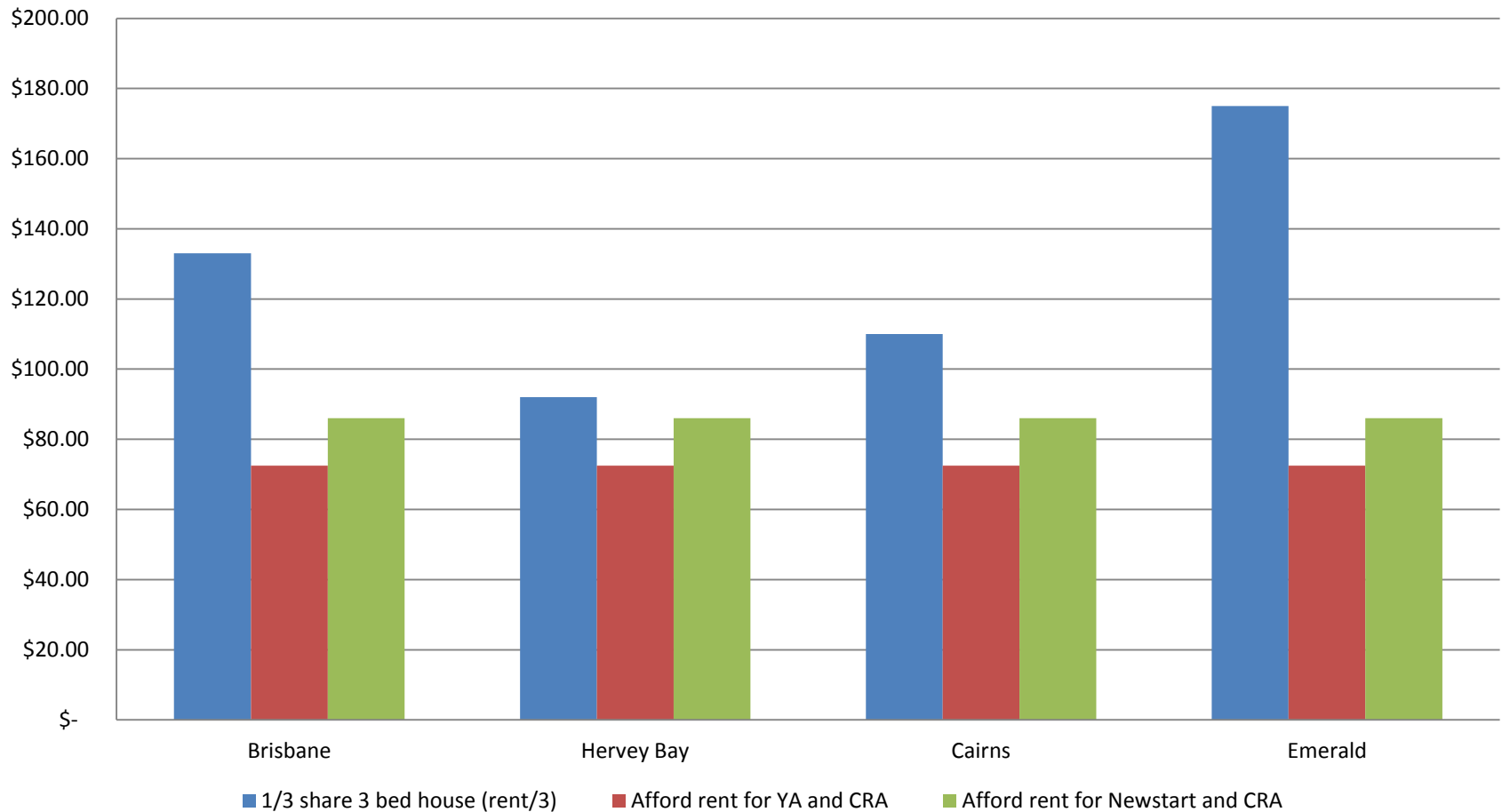
	1 bedroom unit	Change since Sept 2009	1/3 share 3 bed house (rent/3)	Change since Sept 2009
Brisbane	\$ 310.00	11%	\$ 133.00	5%
Hervey Bay	\$ 180.00	20%	\$ 92.00	6%
Cairns	\$ 200.00	11%	\$ 110.00	10%
Emerald	\$ 375.00	14%	\$ 175.00	35%

Source: RTA Median Weekly Rents Sept 2012

Comparison of young people's affordable income and rent for 1 bedroom unit



Comparison of young people's affordable income and share house rent



Young people are diverse



There needs to be a diversity of responses

The cost of action

- ▶ **NRAS** – \$3452.80 per household per annum
- ▶ **Rent Connect** – \$1425 per household – but only cost effective if alleviating housing stress
- ▶ **Public Housing** – \$12,680 per household per year
- ▶ **Intensive Support** – \$16 000 per individual per year

Cost of Inaction

“if preventing a period of homelessness results in reduced utilisation of health and justice services over the client’s remaining life, the value of the offsets is much larger...ranging between \$186,004 to \$1,140,122’ and added

“We have also not considered the savings to the community that come from areas such as lower incidence of crime and better health outcomes. These would all add to the potential benefits arising from providing homelessness support. For all programs, the value of annual ‘population offsets’ is at least twice annual program cost, including opportunity cost of capital, resulting in a significant potential net government cost savings from providing assistance.”

Zaretzky, Flatau and Brady (2008)

Recommendations:

➤ Local Government:

- Ensure planning guidelines promote the best utilisation of existing stock

➤ Federal Government:

- Increase Income support

➤ State Government:

- NRAS incentives
- Innovative funding
- Same House Different Landlord
- Fund Social Return on Investment on housing options for young people



Thank you