REGIONAL
AUSTRALIA
INSTITUTE

Shelter
NEW SOUTH WALES

New South
Wales
Regional
Housing
Need Report

2021

# CONTENTS

## ABOUT THE REGIONAL AUSTRALIA INSTITUTE

Independent and informed by both research and ongoing dialogue with the community, the Regional Australia Institute (RAI) develops policy and advocates for change to build a stronger economy and better quality of life in regional Australia – for the benefit of all Australians. The RAI was established with support from the Australian Government.

## CONTACTS AND FURTHER INFORMATION

Dr Kim Houghton

P. 02 6260 3733

E. info@regionalaustralia.org.au

Further information can be found at www.regionalaustralia.org.au

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# BACKGROUND

## ABOUT SHELTER NSW

Shelter NSW is a non-profit advocacy organisation that promotes a vision of a secure home for all. Operating since 1975, Shelter NSW represents the values of its member organisations and individuals that want to create a housing system in NSW that is economically, socially and environmentally sustainable. Together with its members, Shelter NSW conducts collaborative research and engages policymakers to address housing insecurity in all its forms, particularly as it affects people on low incomes.

**Priorities – a housing system that delivers Triple-A housing:**

- Affordable and diverse homes

- Accessible and well-located housing

- Appropriate and high-quality development.

**Objectives – a housing system with Triple-P outcomes:**

- Productive Cities and Regions

- Poverty-free Communities

- Protected neighbourhoods.

## ABOUT THE REPORT

Shelter NSW is seeking to improve its understanding of housing issues and needs across regional New South Wales (NSW). Specifically, the regional local government areas (LGAs) where housing need is the most pronounced.

The following report provides a quantitative analysis of 94 regional LGAs in NSW and summary of the key trends and observations. The quantitative analysis is based on a purpose-built data tool that utilised data from the Australian Bureau of Statistics (ABS) 2016 Census and the Department of Communities and Justice Social Housing Dashboard for:

- Family composition

- Mortgage and rental stress

- Proportion of social housing

- Social housing wait list

The report provides specific analysis on the 10 LGAs deemed to have the highest housing need, where Shelter NSW will focus its advocacy and policy efforts. The report also includes analysis of the 10 LGAs with the lowest housing need for comparison. The report also highlights the key areas of the housing matrix that where Shelter NSW can focus its advocacy and policy efforts.

# METHODOLOGY

Seven indicators were used to produce a single index to reflect housing need across regional NSW. The data sources and methodology used in each indicator is summarized below:

| Indicator | Data source |
|---|---|
| Proportion of single-family households | ABS Census 2016 Family Composition |
| Proportion of households with a mortgage | ABS Census 2016 Tenure Type |
| Proportion of rental households | ABS Census 2016 Tenure Type |
| Proportion of households in mortgage stress | ABS Census 2016 Total Household Income and Mortgage Repayments |
| Proportion of households in rental stress | ABS Census 2016 Total Household Income and Rent |
| Proportion of social housing stock | ABS Census 2016 Dwelling Type<br><br>NSW Budget Estimates 2020-2021 Supplementary Questions |
| Number of people on the social housing waitlist | NSW Department of Communities and Justice Social Housing |

*ABS Census values of 5 and below have been removed from calculations as small cell values have been randomized to avoid the release of confidential data and no reliance should be placed on them.*

## Proportion of Households in Mortgage and Rental Stress

Mortgage and rental stress were calculated for households in the lower 40% of the income distribution. In 2015-16, Australia's 40% gross household income level cut off was at $1258 per week ($65 416 p.a.). Therefore, based on the ABS Total Household Income (Weekly) ranges, only those earning between $1-$1249 per week were included in the calculation. Households are considered to be under mortgage or rental stress if they spend more than 30% of their income on rent or mortgage repayments.

## Proportion of Social Housing Stock

This indicator was calculated using total social housing stock in Financial Year 2016-2017 as a proportion of total private dwellings (occupied and unoccupied) from ABS 2016 Census. Social housing stock data for Carrathool, Central Darling and Unincorporated NSW LGAs were unavailable and therefore have been excluded from the final score.

## Number of People on the Social Housing Waitlist

Data for the general social housing wait list (as opposed to the priority list) was available from the NSW Department of Communities and Justice Social Housing website based on allocation zones. These were matched as closely as possible to each LGA. Some LGAs had multiple allocation zones and a summation of the number of people was done across the multiple allocation zones that was considered as 'best fit' for the LGA. Values of <5 were replaced with 4 for counting purpose.

# CREATING A SINGLE INDEX

For each indicator, the LGAs were ranked by deciles, with the higher decile reflective of a greater housing need.
This table summarizes the various indicators and assumptions made. For all indicators, except proportion of social housing stock, the assumption is that a higher proportion reflects a higher housing need and therefore is ranked as Decile 10. For social housing stock, a lower proportion corresponds to a higher housing need.

For instance, an LGA with a higher proportion in rental stress would be classified as decile 10, which equates to a greater housing need given the assumption that it could reflect a lack of affordable private rental housing in the market. For social housing, it is assumed that a lower proportion of social housing available equates to a greater housing need as there may be a lack of social housing supply.

The deciles across the seven indicators were then summed to create a single value (out of a total of 70) that shows the situations across the 94 regional NSW LGAs. The LGAs were sorted to derive the 10 LGAs with a highest and lowest housing need.

While creating a single value allows for identification of housing need across all the LGAs, it should be noted that these indicators are not exhaustive in determining the housing need for a region. Furthermore, they have not been weighted but have been given equal importance in creating a single value for identifying the housing need across an LGA. However, they are reflective of the issues and focus of Shelter NSW as well as data availability such that it can be updated for future use.

| Indicator | Assumption | Decile Score |
|---|---|---|
| Proportion of single-parent households | Higher proportion = higher need | Higher proportion = Decile 10 |
| Proportion of households with a mortgage | Higher proportion = higher need | Higher proportion = Decile 10 |
| Proportion of rental households | Higher proportion = higher need | Higher proportion = Decile 10 |
| Proportion of households in mortgage stress | Higher proportion = higher need | Higher proportion = Decile 10 |
| Proportion with rental stress | Higher proportion = higher need | Higher proportion = Decile 10 |
| Proportion of social housing stock | Lower proportion = higher need | Lower proportion = Decile 10 |
| Number of people on the social housing waitlist | Higher proportion = higher need | Higher proportion = Decile 10 |

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# RESULTS: HIGHER NEED HOUSING AREAS

| Regional NSW LGA (2016) | Proportion of single-parent families | Proportion of households with a mortgage | Proportion of rental households | Proportion of low-income households in mortgage stress | Proportion of low-income households in rental stress | Proportion of social housing stock | Number of people on the social housing waitlist | Total score |
|---|---|---|---|---|---|---|---|---|
| Central Coast | 9 | 9 | 6 | 10 | 10 | 4 | 10 | 58 |
| Byron | 9 | 5 | 8 | 9 | 10 | 7 | 9 | 57 |
| Cessnock | 9 | 10 | 7 | 9 | 9 | 4 | 8 | 56 |
| Newcastle | 8 | 8 | 10 | 9 | 9 | 1 | 10 | 55 |
| Coffs Harbour | 9 | 5 | 9 | 8 | 10 | 3 | 10 | 54 |
| Lismore | 10 | 8 | 8 | 7 | 9 | 3 | 9 | 54 |
| Maitland | 7 | 10 | 8 | 10 | 9 | 1 | 9 | 54 |
| Shellharbour | 8 | 10 | 6 | 10 | 10 | 1 | 9 | 54 |
| Tamworth Regional | 8 | 7 | 9 | 8 | 8 | 4 | 9 | 53 |
| Tweed | 8 | 5 | 6 | 9 | 10 | 5 | 10 | 53 |
| Wollongong | 6 | 8 | 9 | 10 | 9 | 1 | 10 | 53 |

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# RESULTS: LOWER NEED HOUSING AREAS

| Regional NSW LGA (2016) | Proportion of single-parent families | Proportion of households with a mortgage | Proportion of rental households | Proportion of low-income households in mortgage stress | Proportion of low-income households in rental stress | Proportion of social housing stock | Number of people on the social housing waitlist | Total score |
|---|---|---|---|---|---|---|---|---|
| Walcha | 1 | 1 | 2 | 1 | 1 | 8 | 1 | 15 |
| Gwydir | 2 | 1 | 1 | 2 | 2 | 10 | 2 | 20 |
| Balranald | 2 | 2 | 6 | 1 | 1 | 8 | 1 | 21 |
| Weddin | 1 | 3 | 1 | 2 | 3 | 9 | 2 | 21 |
| Gundagai | 3 | 4 | 3 | 3 | 3 | 2 | 4 | 22 |
| Temora | 3 | 4 | 2 | 4 | 2 | 6 | 1 | 22 |
| Bland | 4 | 3 | 2 | 2 | 1 | 8 | 3 | 23 |
| Bogan | 4 | 2 | 8 | 1 | 4 | 3 | 1 | 23 |
| Lockhart | 2 | 7 | 1 | 2 | 1 | 9 | 1 | 23 |
| Cobar | 4 | 3 | 10 | 1 | 2 | 3 | 2 | 25 |
| Coolamon | 1 | 8 | 1 | 3 | 1 | 10 | 1 | 25 |
| Warren | 5 | 2 | 5 | 1 | 5 | 6 | 1 | 25 |

# ANALYSIS

## OVERVIEW

Overall, distinct patterns can be recognised among the higher and lower housing need LGAs of regional NSW. Higher housing need areas are almost entirely coastal, with the majority located in the North Coast, Central Coast, Hunter, Shoalhaven and New England North West, NSW Government planning regions.

In comparison, the lower housing need housing areas are located inland, in the Riverina Murray, Central West and Orana, Far West and New England North West planning regions.

Higher housing need areas have populations of at least 30,000 people and experienced population growth of between 13% and 41% over five years. Lower housing need areas are predominantly experiencing population decline and ageing, and range from 2,500 to 11,500 people.

The lower need areas tend to have lower average annual incomes, with the exception of Cobar (a mining town) which has the highest income of both lists. Higher need areas tended to have higher proportions of social housing stock.

## INDICATOR 1: PROPORTION OF SINGLE-PARENT FAMILIES

Across regional NSW the distribution in the proportion of single-parent households is quite wide ranging between 10-30%. Brewarrina had the highest share of single-parent families at 35.4%, followed by other inland regions such as Central Darling (28.7%), Walgett (26.3%) and Coonamble (24.5%).

Among the larger regional cities, Lismore and Cessnock had a high proportion of single-parent families (around 21%).

Places that have the lowest proportion of single-parent families are Yass Valley and Murray River (10.8%), followed by Kiama (11.5%) and Upper Lachlan Shire (11.6%).

A greater proportion of single-parent families has implications for the local housing market, particularly in terms of rentals as single-parent families tend to have a lower home ownership rate[1]. Therefore, there may be a a greater demand for private rentals.

Additionally, single-parent families tend to have only one income source. They could be more negatively impacted, in terms of housing access and having limited disposable income. If there was a lack of affordable housing supply, a large proportion of their income would have to be used for mortgage or rental payments.

# ANALYSIS

## INDICATOR 2: PROPORTION OF THE POPULATION WITH A MORTGAGE

Places with a high proportion of the population with a mortgage consist of Yass Valley (44.9%), followed by Queanbeyan-Palerang Regional (41.5%), Maitland (39.1%), Singleton (38.7%) and Dungog (37.8%). These LGAs show a varied range across larger and more well-connected regional cities to smaller inland regional areas. It suggests that such places either have higher average incomes or housing is relatively affordable, hence people can buy a house. Older populations also tend to have higher rates of outright home ownership. However, this needs to be examined in relation to mortgage stress to determine if people have taken our large mortgages and are spending a large portion of their incomes financing a house.

Nonetheless, a high proportion of the population with a mortgage indicates a population with household debt that are vulnerable to changes, such as increases in interest rates.

The places with the lowest proportion of the population with a mortgage are less populated inland areas such as Brewarrina (8.2%), Central Darling (8.7%), Walgett (12.7%) and Carrathool (19.3%).

## INDICATOR 3: PROPORTION OF RENTAL HOUSEHOLDS

The highest proportion of rental households are in Muswellbrook (38.6%), Central Darling (38.2%), Moree Plains (37.3%), Burke and Cobar (around 36%). Among the larger regional cities, Newcastle has the highest rental proportion (36%).

LGAs with the lowest proportion of rental households are Upper Lachlan Shire (14%), Lockhart (14.9%), Greater Hume Shire and Dungog (15.5% and 15.9%).

A LGA with a high proportion of rental households will be more susceptible to changes in housing demand, through population structures and household income. If an LGA has a growing population it is likely that it will see increased demand for homes, including rental properties which in turn may create housing competition, pushing up rental prices. Increasing income in this situation can also fuel rental prices, as some households have increased capacity to pay more for desired housing.

As such high proportions of rental households can also represent a higher level of housing insecurity in an LGA, particularly as lower income households are pushed down the housing availability ladder.

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# ANALYSIS

### INDICATOR 4: PROPORTION OF LOW-INCOME HOUSEHOLDS IN MORTGAGE STRESS

Mortgage stress is exceptionally high in places such as Singleton, Shellharbour, Griffith, Maitland, Wollongong and Central Coast, where the proportions of low-income households in mortgage stress are above 68%. Singleton and Shellharbour have above 70% of low-income households in mortgage stress.

Singleton and Maitland were identified as LGAs with one of the highest proportion of households with a mortgage and in this case, they also have a high proportion experiencing mortgage stress. This indicates that while people might be able to buy a house, it is a significant financial burden particularly for lower-income households that are spending more than 30% of their income on mortgage repayments. This has implications on a household's consumption expenditure, personal wellbeing and financial security as they are more exposed to interest rate changes. It also has implications for housing assistance if households experience a high level of mortgage stress, particularly for older households who are going into retirement.

### INDICATOR 5: PROPORTION OF LOW-INCOME HOUSEHOLDS IN RENTAL STRESS

The proportion of low-income households in rental stress is exceptionally high in the Kiama and Byron LGAs, which have more than 80% of households experiencing rental stress. This is followed by Tweed (77%), Central Coast (76.9%), Wingecarribee (76.6%) and Ballina (74.8%).

Balranald, Bourke, Carrathool, Central Darling, Coolamn, Lockhart, and Walcha LGAs exhibit no rental-stress among low-income households, while the Bland (17.1%) and Lockhart (19.9%) LGAs have the lowest proportion of low-income households in rental stress.

High rental stress could leave households without sufficient income for other essential expenditures. An LGA with a high proportion of low-income households in rental stress could indicate a lack of affordable housing available and/or that average incomes are low. These may prevent them from moving or finding more suitable housing options. Low-income earners are paying unaffordable rental rates which may also mean more housing assistance is necessary.

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# ANALYSIS

## INDICATOR 6: PROPORTION OF SOCIAL HOUSING STOCK

Shelter NSW have identified that in order to appropriately support vulnerable communities, social housing stock should represent at least 5% of private dwellings.

Only five LGAs in regional NSW have this proportion of social housing: Wollongong (8.0%), Shellharbour (6.8%), Newcastle (6.3%), Lithgow (5.4%) and Muswellbrook (5.1%). Wollongong, Newcastle and Shellharbour LGAs have some of the highest housing need in regional NSW and so this proportion of social housing stock is promising. However, overall regional NSW does not have the social housing stock to adequately support housing needs for its vulnerable communities.

This is particularly true of smaller, inland communities. The proportion of social housing stock is lowest in Central Darling (0.0%), Murray River (0.1%), Gwydir (0.1%), Coolamon (0.2%), Greater Hume Shire (0.4%) and Uralla (0.4%). Whilst LGAs like Gwydir and Coolamon exhibit very low housing need at this time, if these LGAs were to experience any significant changes in population or housing demand, they would potentially not be able to adequately support vulnerable households.

## INDICATOR 7: NUMBER OF PEOPLE ON THE SOCIAL HOUSING WAITLIST

The general social housing waitlist has a very wide distribution with some of the large regional cities having very high numbers of people on the waitlist. Central Coast has the highest number of people at 3,170. This is followed by Lake Macquarie (2,488) and Wollongong (2,263). Newcastle and Mid-coast also have 1,911 and 1,042 people on the waitlist respectively. The rest of the LGAs have numbers below 1,000.

The numbers are particularly low for places like Balranald, Bogan, Carrathool, Coolamon, Uralla, Junee, Temora, Warren, Central Darling, Lockhart and Walcha, which all have less than 10 people on the waitlist.

However, in addition to the number of people on the waitlist, it is also important to examine the waitlist times as that also has a further influence when determining if there is a pronounced housing need in the LGA. Additionally, in some places, people may require social housing but have chosen not to apply due to the long waitlist times.
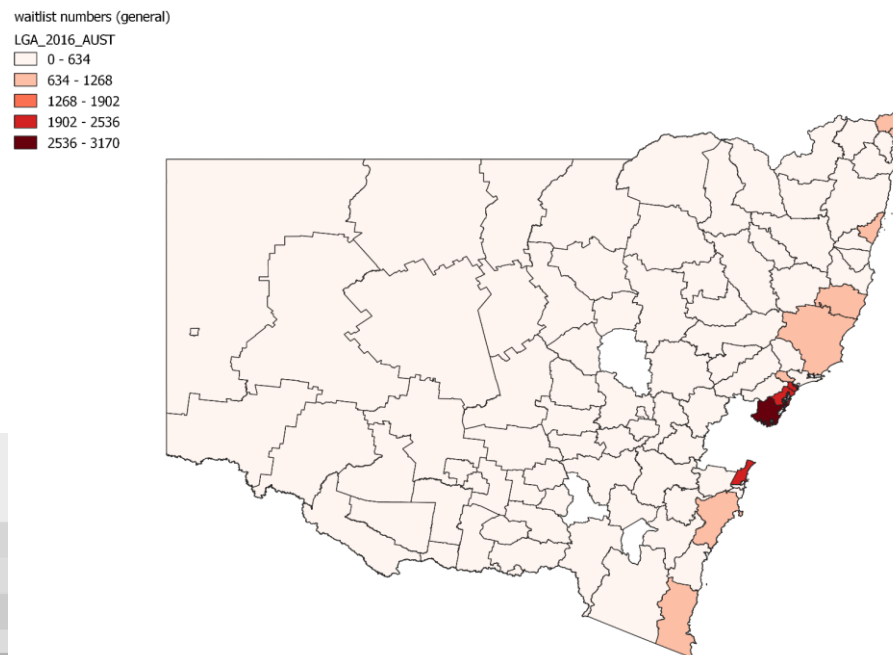
# SOCIAL HOUSING STOCK

## SOCIAL HOUSING STOCK

This map shows the spatial distribution of the proportion of social housing stock (out of total private dwellings). The proportion of social housing stock ranges from 0-8% for regional NSW. The highest proportion is in Wollongong, followed by other regional cities such as Shellharbour and Newcastle. However, not all regional cities have a high proportion of social housing stock. Regional cities such as Tweed, Port Stephens and Shoalhaven have a low proportion of around 2.5%.
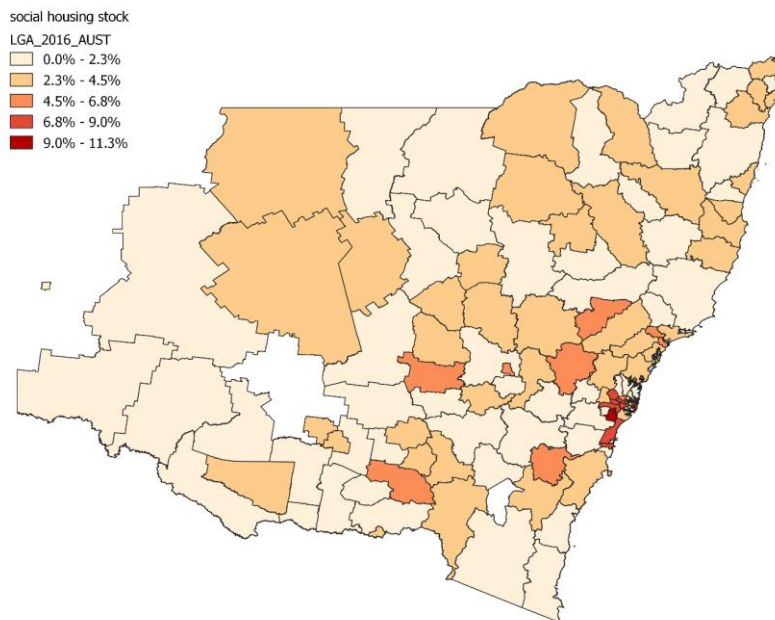
## GENERAL WAITLIST NUMBERS

This map shows the spatial distribution of the general social housing waitlist numbers. The numbers on the waitlist ranges from 0 to over 3,000 for regional NSW. The highest numbers are in large regional cities like Central Coast, Lake Macquarie and Wollongong, which all have more than 2,000 people on the waitlist.

social housing stock
LGA_2016_AUST
- 0.0% - 2.3%
- 2.3% - 4.5%
- 4.5% - 6.8%
- 6.8% - 9.0%
- 9.0% - 11.3%

waitlist numbers (general)
LGA_2016_AUST
- 0 - 634
- 634 - 1268
- 1268 - 1902
- 1902 - 2536
- 2536 - 3170

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# SOCIAL HOUSING STOCK

## ONE- AND TWO-BEDROOM PROPERTIES

The following maps show the spatial distribution of social housing waitlist times for different housing types (refer to the appendix for methodology).

For studio/one-bedroom properties, the highest waitlist times are along the coastal areas such as Bega Valley, Tweed, Central Coast, Byron, Kiama and Coffs Harbour. The majority of LGAs also require a wait of more than two years.

Similarly for two-bedroom properties, there are few LGAs with a waitlist time of less than two years. Some of the inland areas such as Coolamon and Warrumbungle Shire have also a longer waitlist time of 10+ years.
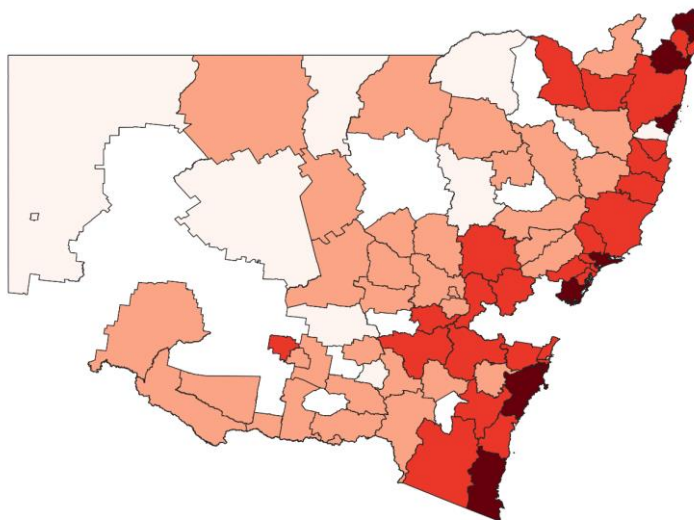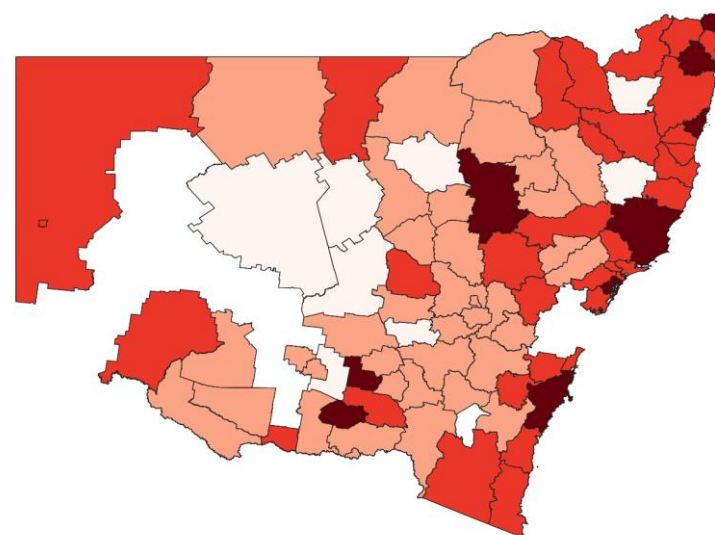
# SOCIAL HOUSING STOCK

## THREE- AND FOUR-BEDROOM PROPERTIES

For the three-bedroom properties, there is quite an equal distribution across the time frames, with only a few LGAs that have a 10+ waitlist timeframe. These include Tweed, Parkes, Dungog, Coffs Harbour, Ballina, Byron and Central Coast.

For some LGAs, the bedroom properties have a longer waitlist time and there are more LGAs that would at least take five to 10 years instead of two to five years.

The major regional cities like Byron, Central Coast, Central Darling, Tweed have more than one property type that has a waitlist timeframe of 10+ years.  Particularly, Coffs Harbour average waitlist time across the four different property type is 10+ years.
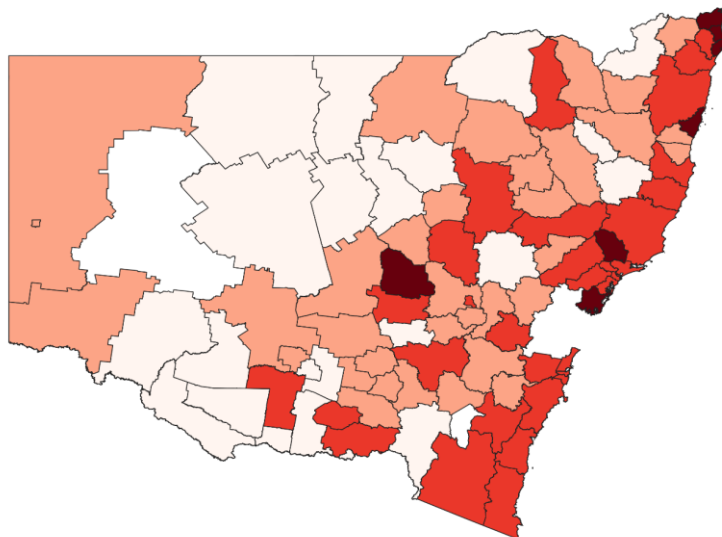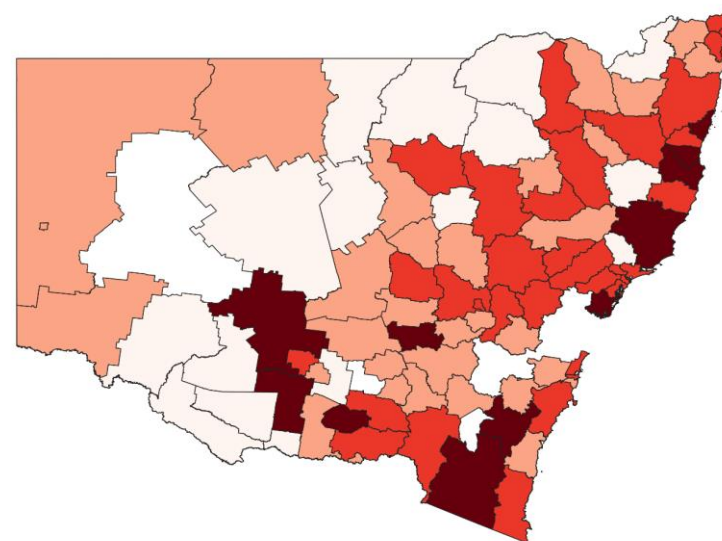
# HIGHER NEED HOUSING AREAS

# CENTRAL COAST


Central Coast (C) (NSW)
Sydney (C)



Radar chart axes:
- Proportion of single family households
- Proportion of the population with a mortgage
- Proportion of rental households
- Proportion of households in mortgage stress
- Proportion of households in rental stress
- Proportion of social housing stock
- Number of people on the social housing waitlist
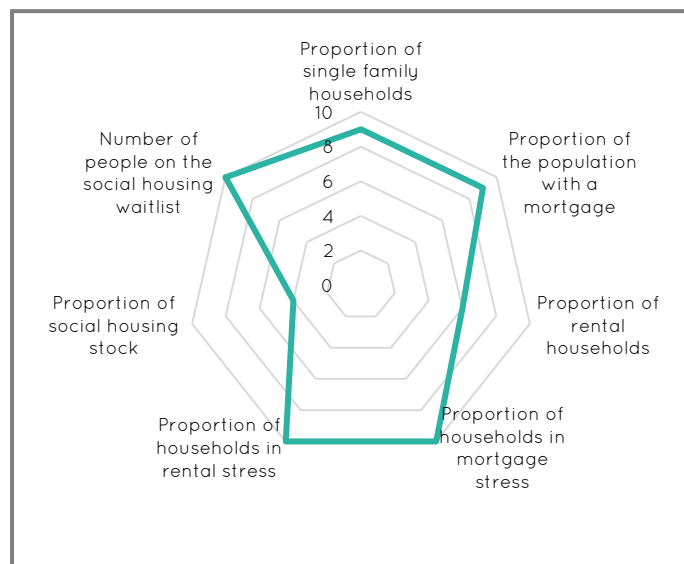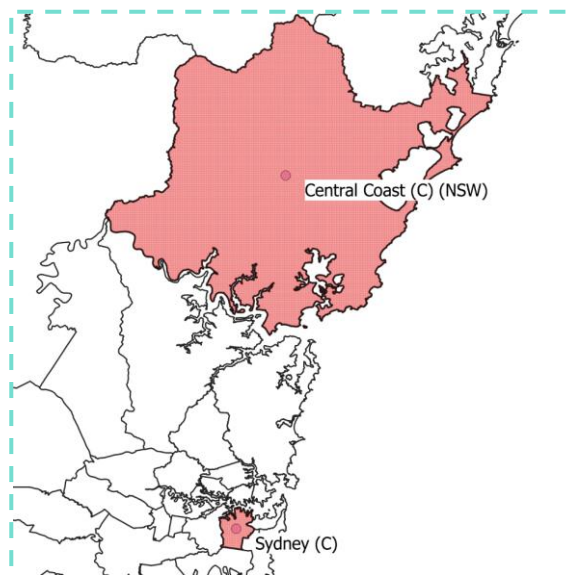
## About this LGA

The Central Coast local government area is located in the Central Coast planning region of NSW, approximately 90kms north of Sydney. In 2016, the estimated population of the region was 336,611 and it is projected to increase by 28.3% to 431,864 by 2041. The most significant growth will be in those aged 65 years plus, including 128% growth in those aged 80-84 years. The average annual income in the LGA in 2017-18 was $57,552, which was 8.1% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 9/10 |
| Proportion of households with a mortgage | 9/10 |
| Proportion of rental households | 6/10 |
| Proportion of low-income households experiencing mortgage stress | 10/10 |
| Proportion of low-income households experiencing rental stress | 10/10 |
| Proportion of social housing stock | 4/10 |
| Number of people on the social housing waitlist | 10/10 |
| Total housing need score | 58/70 |

## Analysis

The Central Coast LGA ranks as having the highest housing need in regional NSW. The LGA is characterised by a growing population with a high average income. The LGA has a high proportion of single-parent families, and a high proportion of households with a mortgage. This is as well as a high proportion of low-income households experiencing mortgage and rental stress. This indicates that while average incomes are relatively high, so too is the cost of housing and that this is creating housing pressures for lower-income households. These households will be more vulnerable to changes, such as increases in interest rates and increased rental demand.

The region is supported by some social housing stock (3% of private dwellings), however the region also has the largest number of people on the general waitlist (3,170), and currently the wait time is between five and 10+ years.

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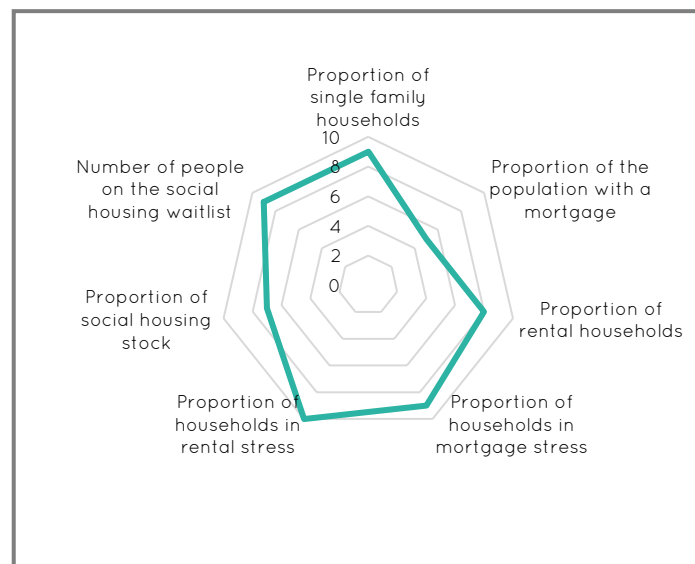
# BYRON





## About this LGA
The Byron local government area is located in the North Coast planning region of NSW. In 2016, the estimated population of the region was 33,399 and it is projected to increase by 13.6% to 37,954 by 2041. The most significant growth will be in those aged 65 years plus, including 283% growth in those aged 80-84 years, and the most significant losses in those ages 25-29 (-22%). The average annual income in the LGA in 2017-18 was $50,281 which was 5.6% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 9/10 |
| Proportion of households with a mortgage | 5/10 |
| Proportion of rental households | 8/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 10/10 |
| Proportion of social housing stock | 7/10 |
| Number of people on the social housing waitlist | 9/10 |
| Total housing need score | 57/70 |

## Analysis
The Byron LGA has the second highest housing need in regional NSW. The LGA has a high proportion of single parent families, high rental and mortgage stress among lower income households and a lower annual average income than that of regional NSW. As such there is a large proportion of low-income households vulnerable to changes that will affect their access to housing, such as rental demand, cost of living, and incomes.

This housing need is further intensified by the low proportion of social housing stock in the LGA (1.6% of private dwellings), and a high number of people on the wait list (709). The current wait time for housing is between five and 10+ years. Whilst the population in the LGA is not expected to grow significantly over the next 20 years, in comparison to other LGAs in this list, the significant growth of older groups who will be outside of the workforce, may increase the demand for affordable housing options. Particularly if these groups do not exhibit high rates of home ownership.

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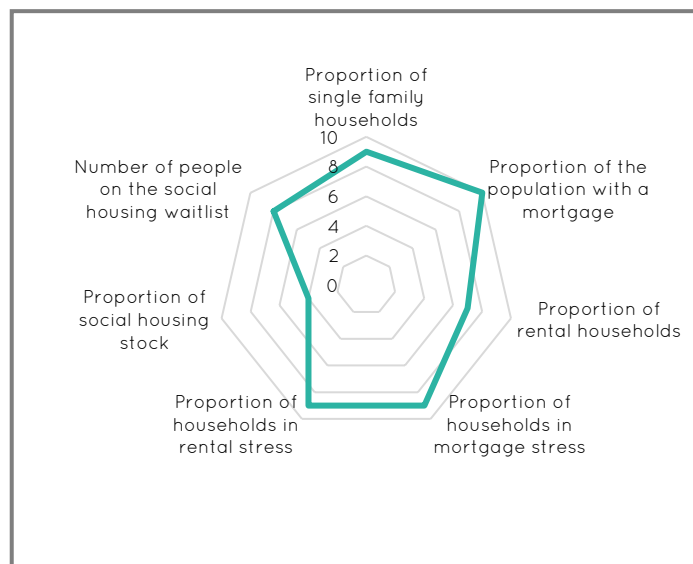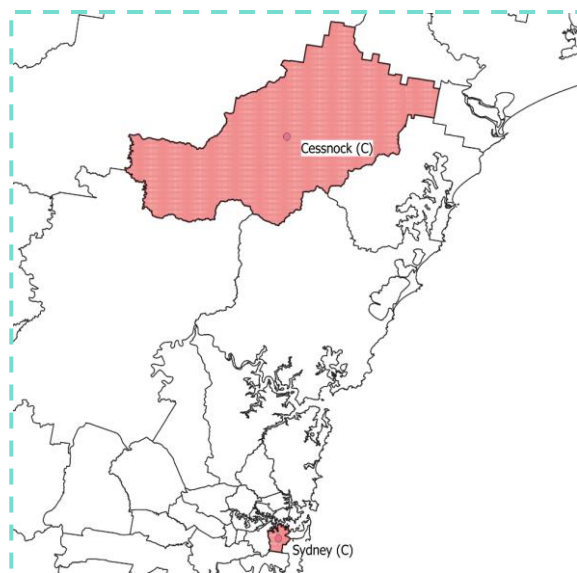
# CESSNOCK





## About this LGA

The Cessnock local government area is located in the Hunter planning region, 120km north of Sydney and 40km west of Newcastle. In 2016, the estimated population of the region was 56,720 and it is projected to increase by 41.1% to 80,033 by 2041. The most significant growth will be in those aged 65 years plus, including 219% growth in those aged 85+ years. The average annual income in the LGA in 2017-18 was $57,400 which was 7.8% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 9/10 |
| Proportion of households with a mortgage | 10/10 |
| Proportion of rental households | 7/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 9/10 |
| Proportion of social housing stock | 4/10 |
| Number of people on the social housing waitlist | 8/10 |
| Total housing need score | 56/70 |

## Analysis

The Cessnock LGA will experience the most population growth of all the areas with higher housing need. The market is strongly characterised by households with mortgages and people with higher average annual incomes (than that of regional NSW). However, a large proportion of households are also single parent-families (with likely only one income) and the region is experiencing significant rates of mortgage and rental stress among low-income households.

As this population does grow the LGA may experience an increased demand on the available housing stock which will subsequently increase housing costs. These price pressures will likely increase demand by lower income households, or households in housing stress, for lower cost housing and social housing options. This may become an issue as there is a low proportion of social housing in the market (3%) and there is currently an extensive social housing waitlist, with people waiting between five and 10 years.

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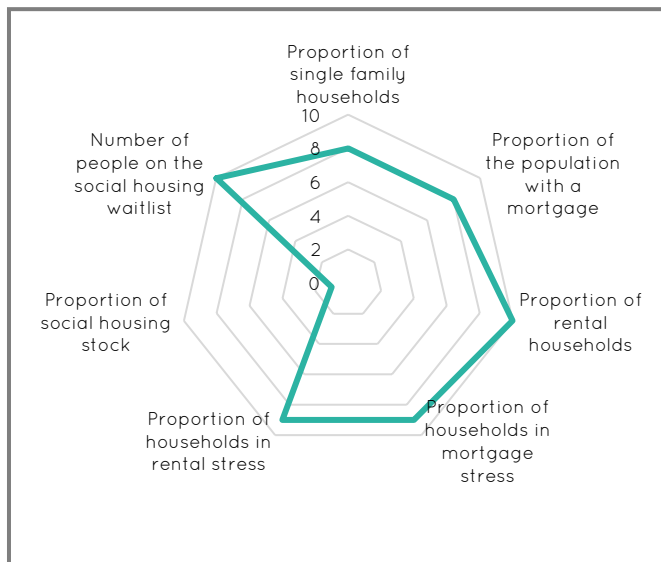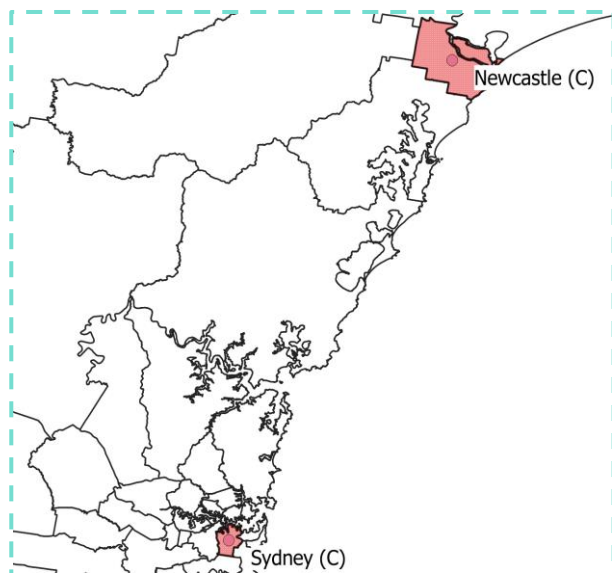
# NEWCASTLE



## About this LGA

The Newcastle local government area includes NSW's third largest city and is located 160km north of Sydney, in the Hunter planning region In 2016, the estimated population of the region was 160,707 and it is projected to increase by 24.3% to 199,679 by 2041. The most significant growth will be in those aged 65 years plus, including 104% growth in those aged 80-84 years. The average annual income in the LGA in 2017-18 was $66,168 which was 24.3% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 8/10 |
| Proportion of households with a mortgage | 8/10 |
| Proportion of rental households | 10/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 9/10 |
| Proportion of social housing stock | 1/10 |
| Number of people on the social housing waitlist | 10/10 |
| Total housing need score | 55/70 |

## Analysis

The Newcastle LGA is one of the most urban LGAs in this list. Similar to Wollongong (the other major urban centre), Newcastle will experience high population growth, particularly among its older groups and has the highest average annual income of the higher need areas. The LGA has a high proportion of mortgagees and the highest proportion of rental households in the higher need areas. Despite the higher incomes, a large proportion of low-income households are in mortgage and rental stress. This in combination with the high population growth, may see the cost of housing increase in response to growing demand and greater purchasing power.

Newcastle does have a good proportion of social housing (6.3%) to support vulnerable population groups, including a high proportion of single parent families. However, the number of people on the wait list is high at 1,911 as of 30 June 2020, and wait times range from five to 10 years.

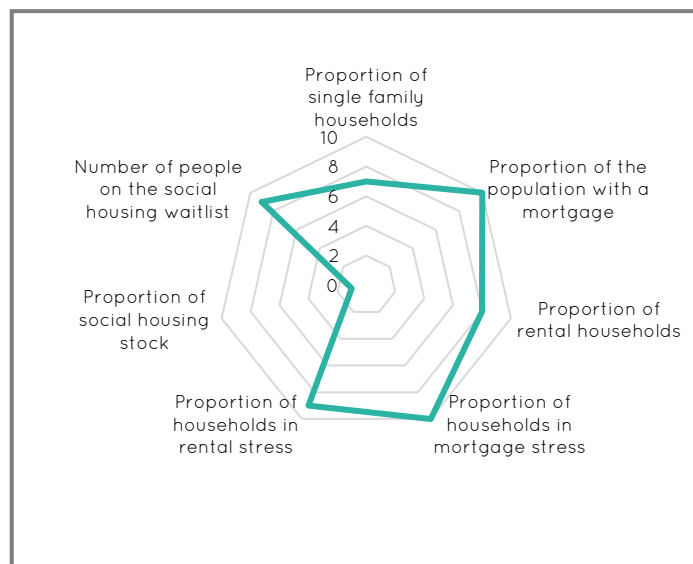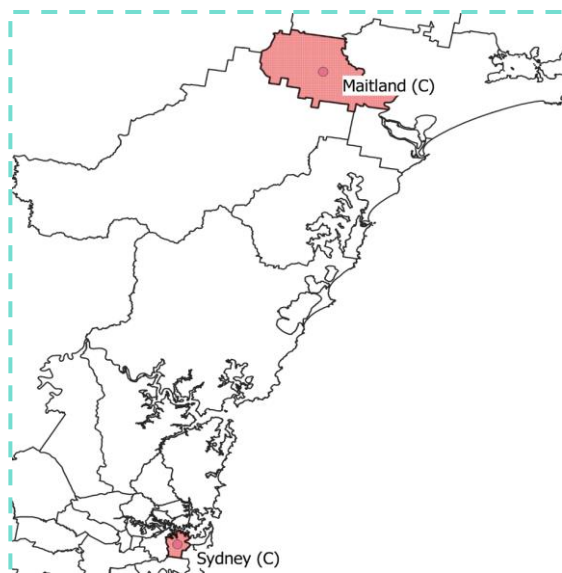REGIONAL AUSTRALIA INSTITUTE
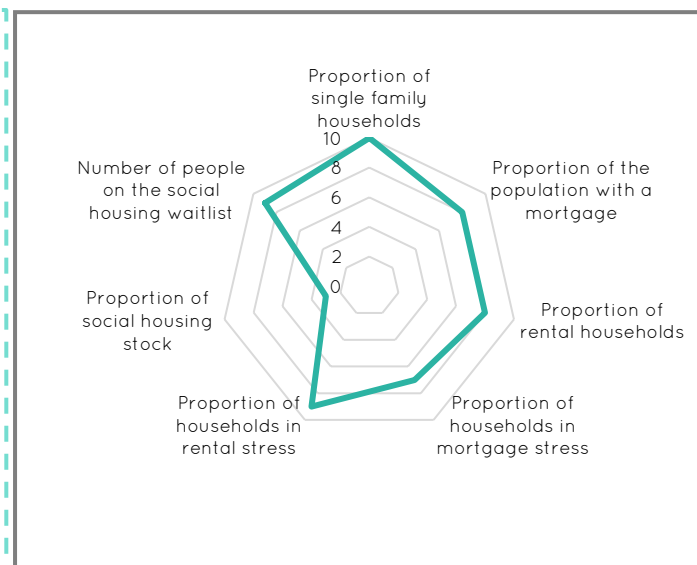
# LISMORE





## About this LGA

The Lismore local government area is located in the North Coast planning region of NSW. In 2016, the estimated population of the region was 44,122 and it is projected to increase by 32.4% to 104,716 by 2041. All age groups from 0 to 64 years are projected to decline, whilst age groups between 65 and 85+ years will experience growth. The average annual income in the LGA in 2017-18 was $48,231 which was 9.4% lower than the average for regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 10 /10 |
| Proportion of households with a mortgage | 8/10 |
| Proportion of rental households | 8/10 |
| Proportion of low-income households experiencing mortgage stress | 7/10 |
| Proportion of low-income households experiencing rental stress | 9/10 |
| Proportion of social housing stock | 3/10 |
| Number of people on the social housing waitlist | 9/10 |
| Total housing need score | 54/70 |

## Analysis

The Lismore LGA is a growing region, with the highest proportion of single-parent family households in the higher need areas and a lower than average annual income. As population grows, the demand for and subsequent cost of housing will likely increase, however, with a severely ageing population, this demand may fall on lower cost housing the market. These changes in conjunction with the already high proportion of low-income households experiencing rental and mortgage stress, indicates that people in this LGA will experience increased housing pressures. In terms of housing support, the LGA has a lower proportion of social housing stock at 3.2% of total properties, and a high number of people on the wait list (504 people), who are waiting between five and 10 years for a property. As such, the LGA is not well prepared to support increased housing need.

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# MAITLAND



Maitland (C)

Sydney (C)



Proportion of single family households

Proportion of the population with a mortgage

Number of people on the social housing waitlist

Proportion of rental households

Proportion of social housing stock

Proportion of households in mortgage stress

Proportion of households in rental stress

### About this LGA
The Maitland local government area is located in the Hunter planning region of NSW. In 2016, the estimated population of the region was 79,063 and it is projected to increase by 32.4% to 104,717 by 2041. The most significant growth will be in those aged 65+ years, including 212% growth in those aged 85 years plus years. The average annual income in the LGA in 2017-18 was $62,900 which was 18.1% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 7/10 |
| Proportion of households with a mortgage | 10/10 |
| Proportion of rental households | 8/10 |
| Proportion of low-income households experiencing mortgage stress | 10/10 |
| Proportion of low-income households experiencing rental stress | 9/10 |
| Proportion of social housing stock | 1/10 |
| Number of people on the social housing waitlist | 9/10 |
| **Total housing need score** | **54/70** |

### Analysis
The Maitland LGA will experience significant population growth from 2016 to 2041 across all age groups, but particularly among its older age groups. This in combination with a considerably higher than average annual income, and the LGA is likely to experience increased demand on its housing stock. However, whilst high incomes have allowed households the ability to purchase housing, the very high level of mortgage stress in the LGA illustrates that this is a significant financial burden for low-income households. Similarly, low-income households in this LGA are also experiencing significant rental stress. This indicates that changes to the cost of housing, either through interest rate increases or increased rent will impact a large number of people in the region. Whilst social housing stock in the LGA is close to an adequate level (4.6% of private dwellings), there are 732 people on the waitlist, and it is currently estimated to take between five to 10 years to access a property.

# SHELLHARBOUR
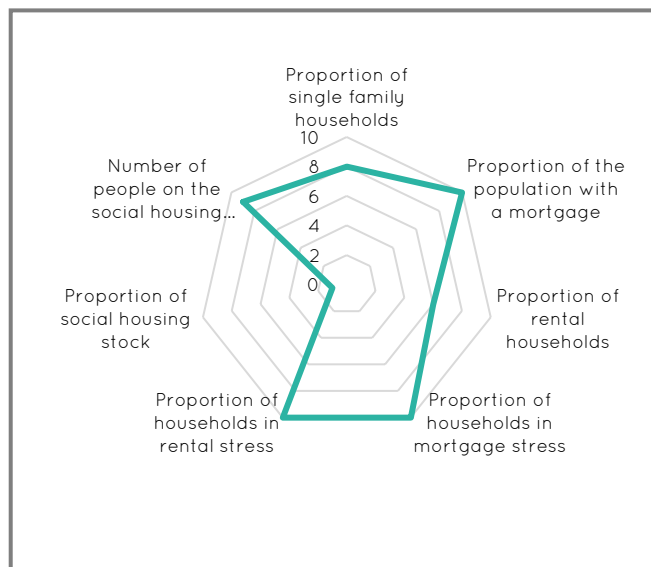




## About this LGA

The Shellharbour local government area is located in the Illawarra Shoalhaven planning region, on the coast of NSW. In 2016, the estimated population of the region was 70,391 and it is projected to increase by 33.5% to 93,963 by 2041. The most significant growth will be in those aged 65+ years, including 210% growth in those aged 85+ years. The average annual income in the LGA in 2017-18 was $58,318 which was 9.5% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 8/10 |
| Proportion of households with a mortgage | 10/10 |
| Proportion of rental households | 6/10 |
| Proportion of low-income households experiencing mortgage stress | 10/10 |
| Proportion of low-income households experiencing rental stress | 10/10 |
| Proportion of social housing stock | 1/10 |
| Number of people on the social housing waitlist | 9/10 |
| **Total housing need score** | **54/70** |

## Analysis

The Shellharbour LGA will experience significant population growth over the next 20 years to 2041, approximately half of which will be retirement age. The LGA is characterised by a large proportion of mortgagee households, with many of the low-income households experiencing mortgage stress. Similarly, a high proportion of low-income rental households in the LGA are experiencing rental stress. This is despite the higher than average annual incomes. As such people in the LGA are likely to be susceptible to increase cost pressures due to increased housing demand.

As with many other LGAs in the higher need list, housing pressures may force a greater proportion of the population into lower cost and social housing. Fortunately, Shellharbour has the second highest proportion of social housing of any regional LGA in NSW, at 6.8%. However, there is still a high number of people on the general waitlist, and it is expected to take between five and 10 years to access a property.

REGIONAL AUSTRALIA INSTITUTE
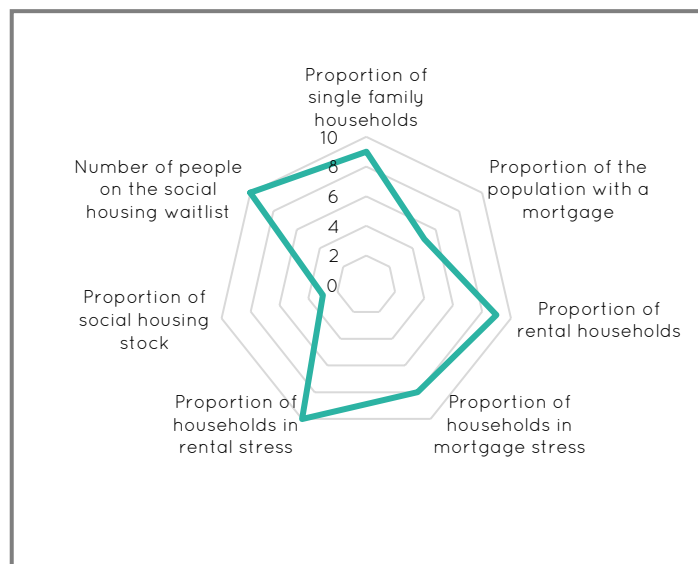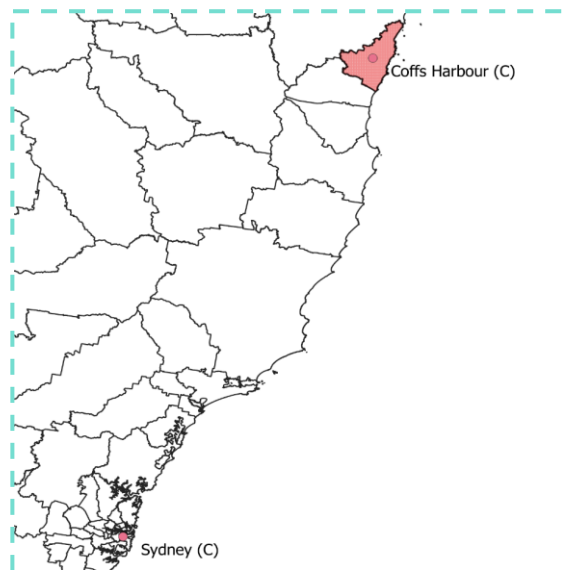
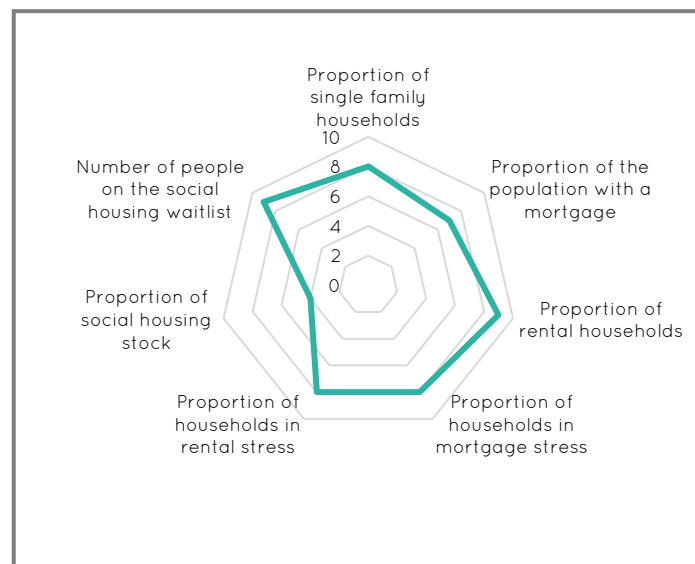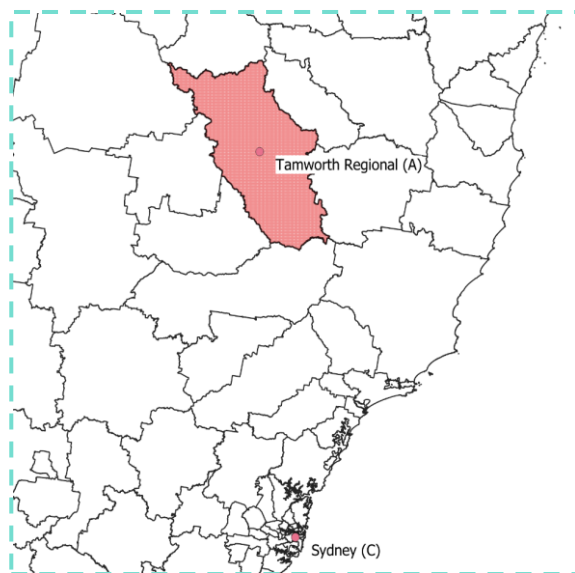# COFFS HARBOUR





## About this LGA

The Coffs Harbour local government area is located in the North Coast planning region of NSW. In 2016, the estimated population of the region was 74,670 and it is projected to increase by 18.5% to 88,449 by 2041. The most significant growth will be in those aged 70+ years and declines in those aged 20-24 (11%) and 25-29 years (7%). The average annual income in the LGA in 2017-18 was $50,545 which was 5.6% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 9/10 |
| Proportion of households with a mortgage | 5/10 |
| Proportion of rental households | 9/10 |
| Proportion of low-income households experiencing mortgage stress | 8/10 |
| Proportion of low-income households experiencing rental stress | 10/10 |
| Proportion of social housing stock | 3/10 |
| Number of people on the social housing waitlist | 10/10 |
| Total housing need score | 54/70 |

## Analysis

The Coffs Harbour LGA will experience strong population growth through to 2041, however some decline in younger groups such as those aged 20 to 30 years. The region has a high proportion of single-parent families and will see significant growth in retirement-age groups, which may increase demand for lower cost housing in the region. The LGA has a lower average annual income than the rest of the state and whilst there is a lower proportion of households with a mortgage, a high proportion of low-income households with one are experiencing mortgage stress. There is an extensive rental market and low-income households in this market are also experiencing rental stress. As such this lower income is not supporting comfortable access to housing for people in this region. Further, there is limited social housing in the LGA (3.7% of private dwellings) to support increased demand from vulnerable groups, and currently 841 people on the general waitlist. People can expect to wait 10 plus years for access to housing.

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# TAMWORTH REGIONAL





### About this LGA
The Tamworth Regional local government area is located in the New England North West planning region of NSW. In 2016, the estimated population of the region was 60,990 and it is projected to increase by 13.0% to 68,910 by 2041. The most significant growth will be in those aged 70+ years and declines in those aged 20-24 (6%) and 0-04 years (5%). The average annual income in the LGA in 2017-18 was $53,924 which was only 1.3% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 8/10 |
| Proportion of households with a mortgage | 7/10 |
| Proportion of rental households | 9/10 |
| Proportion of low-income households experiencing mortgage stress | 8/10 |
| Proportion of low-income households experiencing rental stress | 8/10 |
| Proportion of social housing stock | 4/10 |
| Number of people on the social housing waitlist | 9/10 |
| **Total housing need score** | **53/70** |

### Analysis
The Tamworth Regional LGA is the furthest inland region on the higher need housing list. As with all other higher need areas, it has a growing population, and will experience significant growth in its older age groups. The LGA also has a high proportion of single-parent families and average annual incomes are only slightly higher than that of regional NSW. As such, there is a high proportion of low-income households in the housing and rental markets experiencing mortgage and rental stress.

Whilst housing demand is unlikely to grow as strongly as in other higher need areas, there is still a large proportion of the population vulnerable to changes in interest rates, incomes and rental prices.

Further, the availability of social housing is limited, at 3.1% of private dwellings and there were 487 people on the general wait list. However the LGA does have the lowest possible wait time for higher need areas, from up to two years, to 10 years.

# TWEED
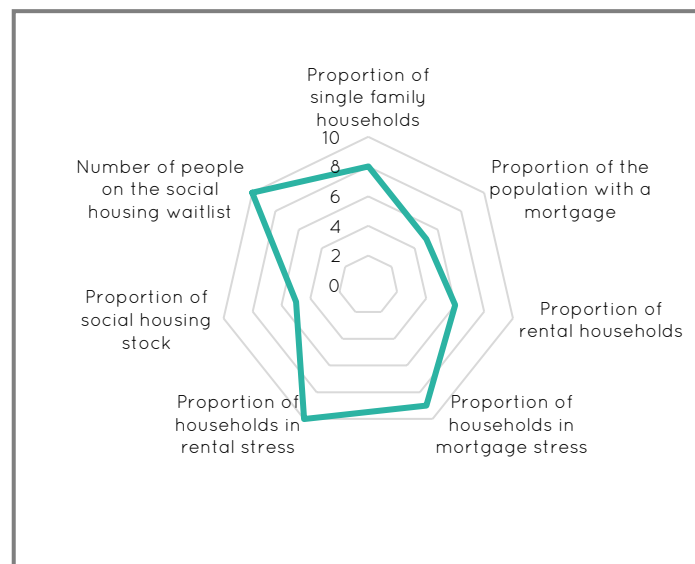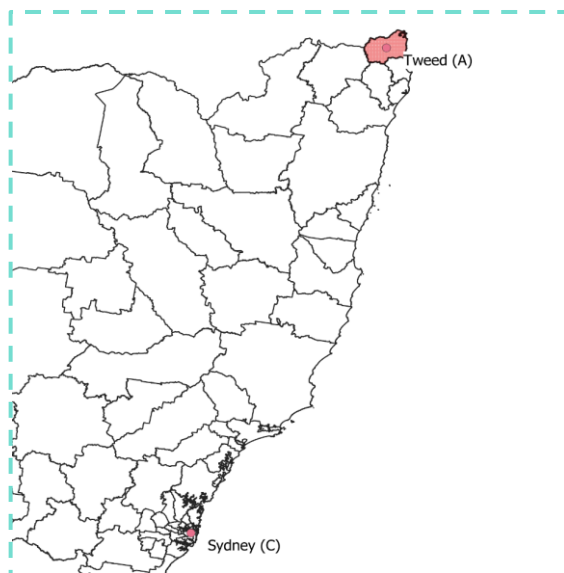




## About this LGA

The Tweed local government area is located in North Coast region of NSW, and shares a border with Queensland. In 2016, the estimated population of the region was 93,742 and it is projected to increase by 19.0% to 111,532 by 2041. The most significant growth will be in those aged 75+ years and declines in those aged 20-24 (8%) and 0-04 years (12%). The average annual income in the LGA in 2017-18 was $51,106 which was 4.0% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 8/10 |
| Proportion of households with a mortgage | 5/10 |
| Proportion of rental households | 6/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 10/10 |
| Proportion of social housing stock | 5/10 |
| Number of people on the social housing waitlist | 10/10 |
| **Total housing need score** | **53/70** |

## Analysis

The Tweed LGA is a growing region, however similar to most LGAs in the higher housing need list will experience the most growth in its over 65 years groups, and some decline in its under 35 years groups. The LGA has a higher average annual income than the average for the rest of region NSW. The region has a lower proportion of mortgagees and also a lower proportion of renting households, indicating that there may be a reasonable proportion of people living in their own homes without the encumbrance of a mortgage. However, there is a larger proportion of single parent families in the LGA and for low-income households paying either a mortgage or rent, a large proportion are experiencing mortgage and rental stress. This illustrates the burden of local housing costs and housing vulnerability in the area. Support for vulnerable groups however is low, with only 2.5% of private dwelling social housing stock which is the lowest proportion in the higher need areas. The general waitlist is currently high at 961 people and it can take between five and 10 years for people to be allocated a home.

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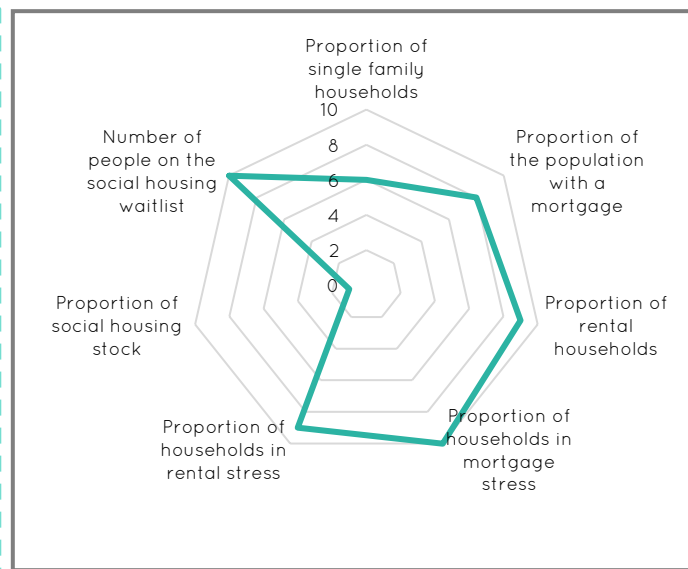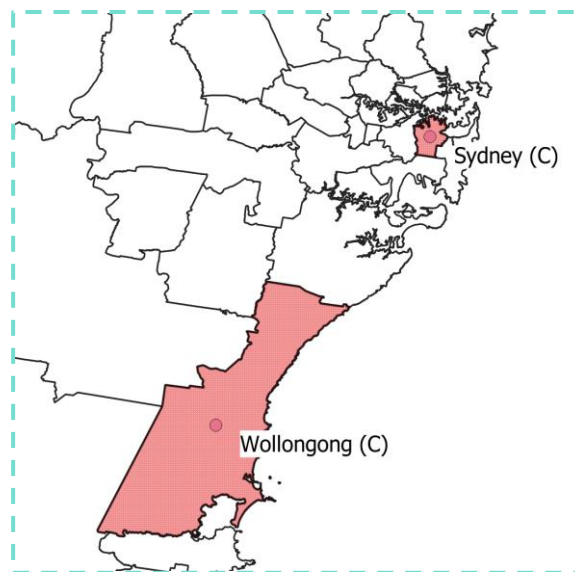
# WOLLONGONG





## About this LGA

The Wollongong local government area is located in the Illawarra Shoalhaven planning region and is NSW's second largest city. In 2016, the estimated population of the region was 210,394 and it is projected to increase by 26.3% to 265,769 by 2041. The most significant growth will be in those aged 65+ years including 117% growth in those aged 85+ years. The average annual income in the LGA in 2017-18 was $62,672 which was 17.7% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 6/10 |
| Proportion of households with a mortgage | 8/10 |
| Proportion of rental households | 9/10 |
| Proportion of low-income households experiencing mortgage stress | 10/10 |
| Proportion of low-income households experiencing rental stress | 9/10 |
| Proportion of social housing stock | 1/10 |
| Number of people on the social housing waitlist | 10/10 |
| **Total housing need score** | **53/70** |

## Analysis

The Wollongong LGA is the largest regional city in NSW and will continue to experience significant population growth through to 2041. Whilst all age groups will grow, a large proportion of growth will be outside the working age groups.

The LGA has a significantly higher average annual income than that of regional NSW, and a large proportion of households have been able to borrow funds to purchase a home. However these mortgages are causing a proportion of mortgage stress for low-income households. Similarly a large proportion of low-income households are experiencing rental stress, again suggesting that the cost of rent is negatively impacting them. This may be further impacted, as housing demand increases with population. Whilst the city has the highest proportion of social housing of any regional LGAs (8%) available to support vulnerable populations, there is a significant wait list (2,263) and people can expect to wait between five and 10 years for a home.

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# LOWER NEED HOUSING AREAS

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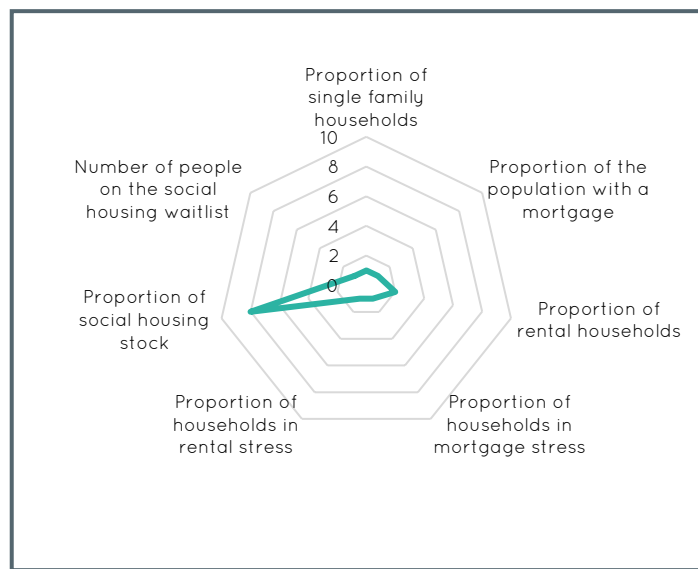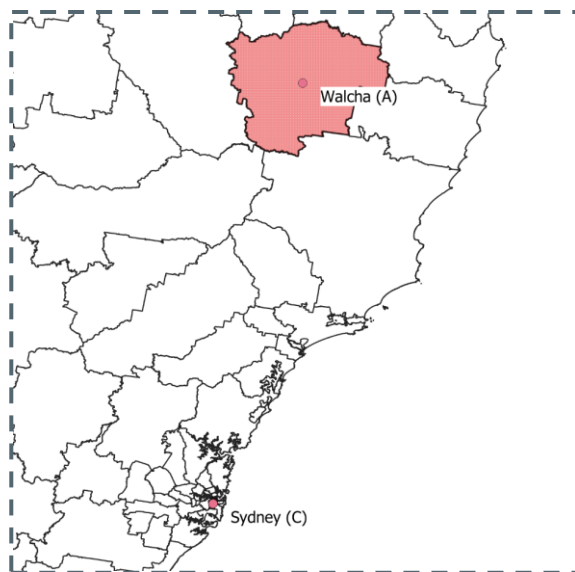
# WALCHA





### About this LGA
The Walcha local government area is located in the New England North West planning region of NSW. In 2016, the estimated population of the region was 3,130 and it is projected to decrease by 15.3% to 2,650 by 2041. The most significant declines will be in those aged between 0 and 29 years, including a 43% decrease in those aged 25 to 29 years. The average annual income in the LGA in 2017-18 was $47,691 which was 10.4% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 1/10 |
| Proportion of households with a mortgage | 1/10 |
| Proportion of rental households | 2/10 |
| Proportion of low-income households experiencing mortgage stress | 1/10 |
| Proportion of low-income households experiencing rental stress | 1/10 |
| Proportion of social housing stock | 8/10 |
| Number of people on the social housing waitlist | 1/10 |
| **Total housing need score** | **15/70** |

### Analysis
The Walcha LGA has the lowest housing need in regional NSW. It is one of the smallest LGAs in NSW and will likely remain so as population is expected to significantly decrease, particularly among its under 30s cohort. The LGA is characterised by a lower proportion of single parent families and high home ownership, without the encumbrance of a mortgage. Whilst average annual incomes are lower than the average for regional NSW, low-income households are experiencing a very low rate of mortgage and rental stress and as such are not over-burdened by housing costs.

There is very limited social housing in the LGA and as such wait times are between two and five years, however there were only eight people on the waitlist as of June 2020.

Given the population trajectory and the low levels of mortgage debt, there is unlikely to be a significant increase in housing need in the LGA.

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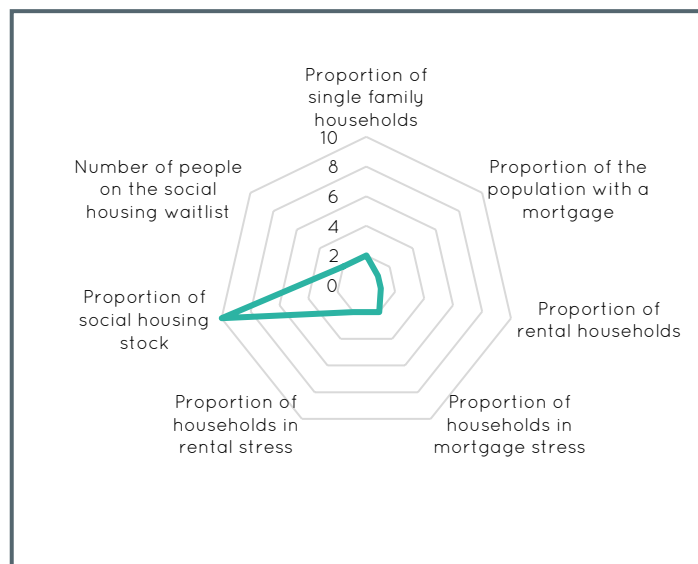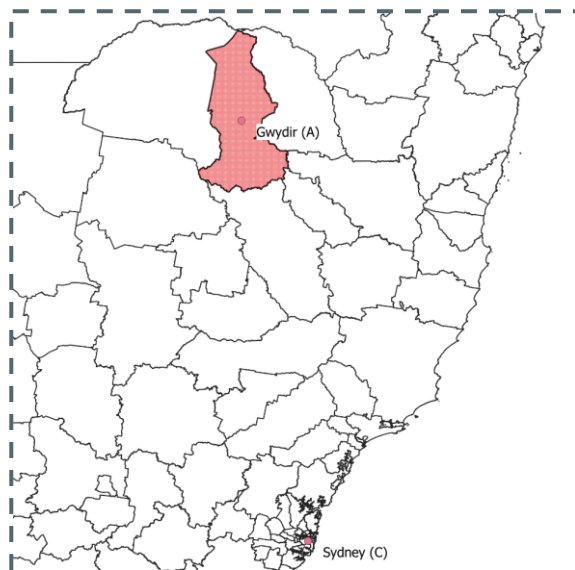
# GWYDIR





## About this LGA

The Gwydir local government area is located in the New England North West planning region of NSW. In 2016, the estimated population of the region was 5,326 and it is projected to decrease by 9.4% to 4,823 by 2041. The most significant declines will be in those aged between 0 and 34 years, including a 36% decrease in those aged 0 to 04 year and 33% in those aged 20 to 24 years. The average annual income in the LGA in 2017-18 was $44,319 which was 16.8% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 2/10 |
| Proportion of households with a mortgage | 1/10 |
| Proportion of rental households | 1/10 |
| Proportion of low-income households experiencing mortgage stress | 2/10 |
| Proportion of low-income households experiencing rental stress | 2/10 |
| Proportion of social housing stock | 10/10 |
| Number of people on the social housing waitlist | 2/10 |
| Total housing need score | 20/70 |

## Analysis

The Gwydir LGA has the second lowest housing need in regional NSW. The population in the LGA is decreasing, particularly among young age groups, and as such will not drive increased housing demand.

The LGA is characterised by a low proportion of single parent families and a high proportion of home ownership, without a mortgage. Whilst annual incomes are significantly lower than the regional NSW average, the low-income households are hardly affected by mortgage and rental stress, indicating that housing costs are within an acceptable and manageable range. The LGA has one of the lowest proportions of social housing in regional NSW (0.1%), however there are still 12 people on the general waitlist and it is expected to take between five and 10 years to access a property. Given the population trajectory and the low levels of mortgage debt, there is unlikely to be a significant increase in housing need in the LGA.

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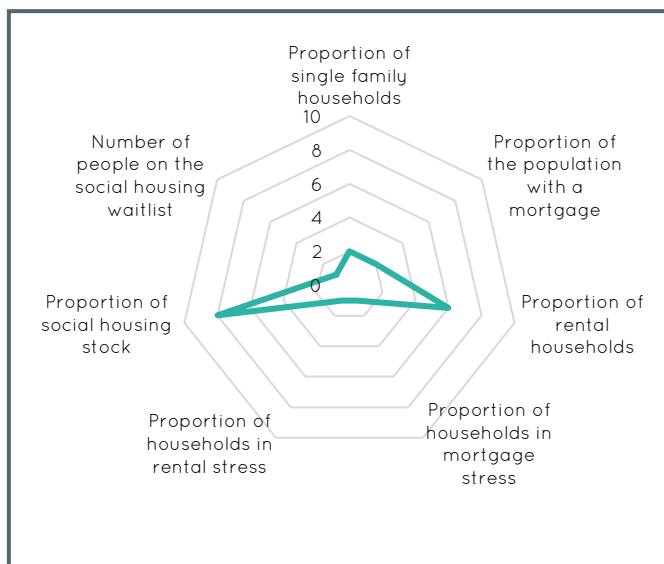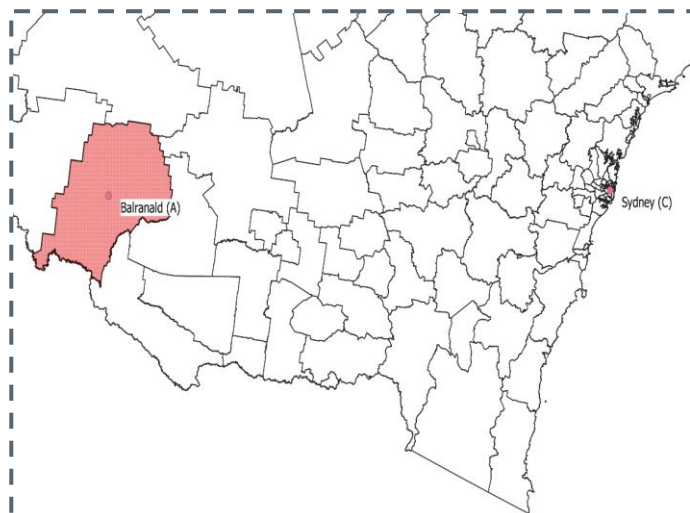
# BALRANALD





## About this LGA
The Balranald local government area is located in the Far West planning region of NSW. In 2016, the estimated population of the region was 2,330 and it is projected to increase by 36.7% to 3,184 by 2041. The most significant growth will be in those aged 70 plus years including 350% growth in those aged 85+ years. The average annual income in the LGA in 2017-18 was $55,969 which was 5.1% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 2/10 |
| Proportion of households with a mortgage | 2/10 |
| Proportion of rental households | 6/10 |
| Proportion of low-income households experiencing mortgage stress | 1/10 |
| Proportion of low-income households experiencing rental stress | 1/10 |
| Proportion of social housing stock | 8/10 |
| Number of people on the social housing waitlist | 1/10 |
| Total housing need score | 21/70 |

## Analysis
The Balranald LGA is one of the smallest in regional NSW, however, unlike other smaller, rural towns, is expected to grow by nearly 40% in the period to 2041. Whilst the largest areas of growth will be in those aged 70 and over, there is also expected to be significant growth among 10 to 39 year olds. The LGA also has a higher average annual income than that of regional NSW.

The LGA has a lower number of households with mortgages, but a reasonable number of renters, indicating that people own without a mortgage, or rent. This in combination with higher average incomes supports the low rates of mortgage and rental stress. People in this LGA can comfortably afford to live there. As such there are only four people on the general wait list for social housing. However there is a low proportion of social housing stock, and those that do need this housing can expect to wait anywhere from two years to 20 years, depending on the size of the property.

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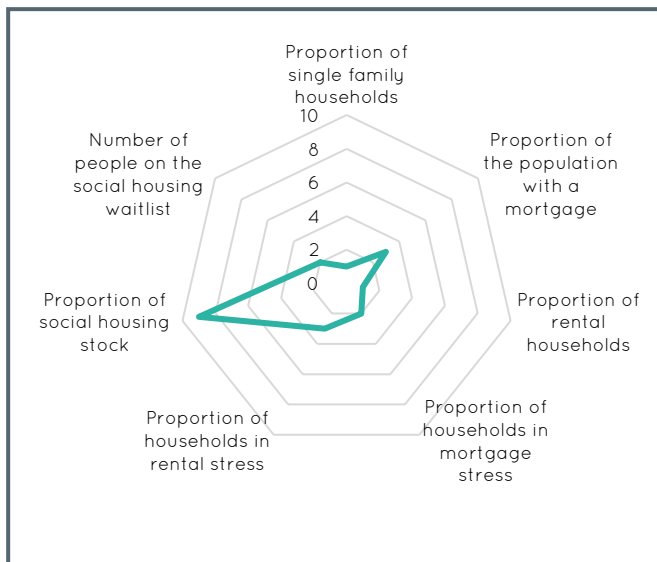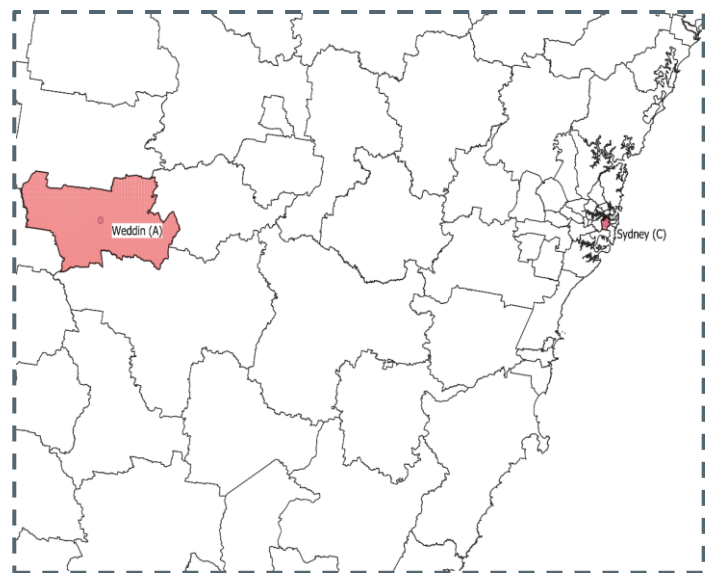
# WEDDIN





## About this LGA
The Weddin local government area is located in the Central West and Orana planning region of NSW. In 2016, the estimated population of the region was 3,677 and it is projected to decrease by 22.0% to 2,869 by 2041. The most significant decline will be in those aged between 0 and 39 years including 43% decline in those aged 25 to 29 years. The average annual income in the LGA in 2017-18 was $50,944 which was 4.3% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 1/10 |
| Proportion of households with a mortgage | 3/10 |
| Proportion of rental households | 1/10 |
| Proportion of low-income households experiencing mortgage stress | 2/10 |
| Proportion of low-income households experiencing rental stress | 3/10 |
| Proportion of social housing stock | 9/10 |
| Number of people on the social housing waitlist | 2/10 |
| Total housing need score | 21/70 |

## Analysis
The Weddin LGA is characterised by a low proportion of single parent families and rental properties, indicating a fairly high proportion of home ownership, without a mortgage. Whilst annual incomes are lower than the regional NSW average, the low-income households are not affected significantly by mortgage and rental stress, indicating that housing costs are within an acceptable and manageable range.

The LGA has a decreasing population, even among older age groups, and is therefore unlikely to experience significant growth in demand for housing. However, if there is a positive shift in demand, the region may find it lacks available housing.

Further, the LGA has a low proportion of social housing at 1% of total private dwellings and there are still 10 people on the general waitlist. It is expected to take anywhere from two years to 10 years to access a property.

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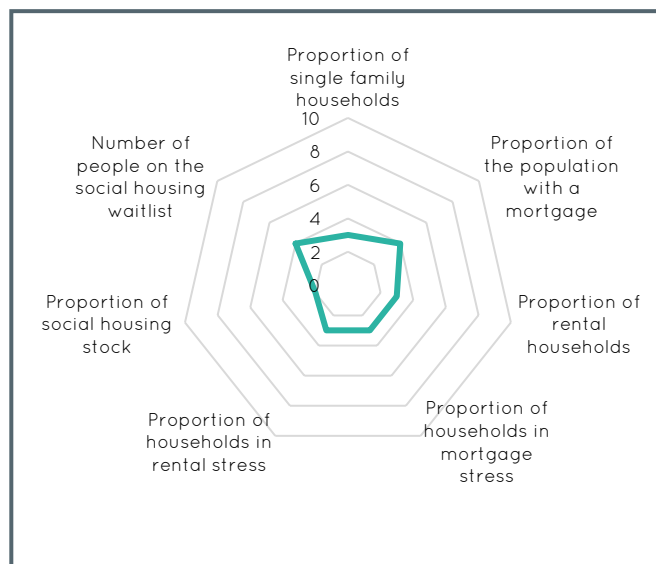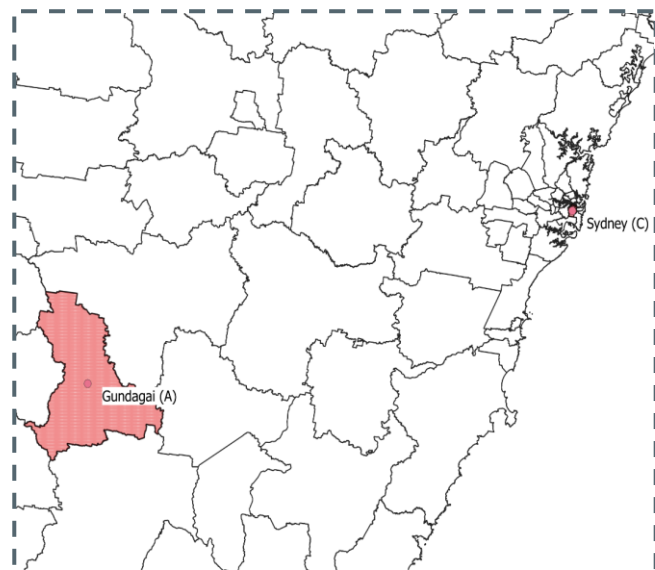
# GUNDAGAI





## About this LGA

The Gundagai local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 11,319 and it is projected to decrease by 17.5% to 9,319 by 2041. The most significant decline will be in those aged between 0 and 29 years including 46% decline in those aged 20 to 24 years. The average annual income in the LGA in 2017-18 was $51,550 which was 3.2% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 3/10 |
| Proportion of households with a mortgage | 4/10 |
| Proportion of rental households | 3/10 |
| Proportion of low-income households experiencing mortgage stress | 3/10 |
| Proportion of low-income households experiencing rental stress | 3/10 |
| Proportion of social housing stock | 2/10 |
| Number of people on the social housing waitlist | 4/10 |
| Total housing need score | 22/70 |

## Analysis

The Gundagai LGA has the largest population of the lower need housing areas in regional NSW, however the LGA will still experience similar levels of population decline, particularly among its younger cohorts. The LGA's income levels, whilst lower than the average for regional NSW, appear to be reasonably sufficient for meeting housing costs, as mortgage and rental stress among low-income households is fairly low. There is also a lower proportion of single-parent families.

These factors indicate that housing need in the region is unlikely to increase significantly, as there is unlikely to be increased housing demand, nor significant negative impacts from shocks such as interest rates increases. The LGA has a reasonable proportion of social housing stock at 4.1% and the wait times are between 2 and 5 years. However, there is still 37 people on the general wait list, which is the highest number in the lower need areas.

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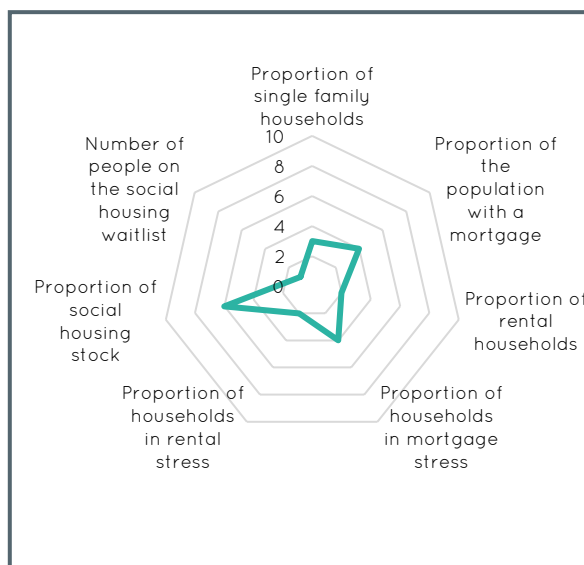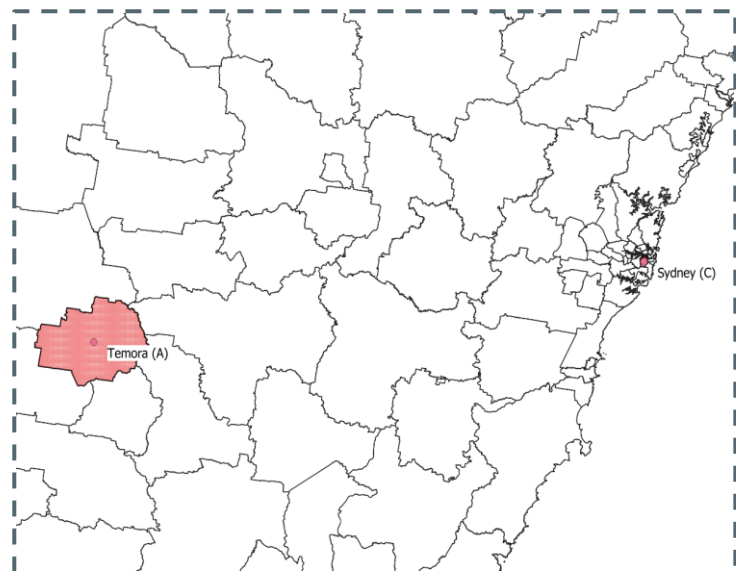
# TEMORA





## About this LGA

The Temora local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 6,210 and it is projected remain stable at 6,233 (a 0.4% increase) by 2041. The most significant increases will be in those aged between 75 to 85+ years (50% to 91%) and decreases in those aged 0-04 years (22%) and 60 to 64 years (20%). The average annual income in the LGA in 2017-18 was $47,063 which was 11.6% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 3/10 |
| Proportion of households with a mortgage | 4/10 |
| Proportion of rental households | 2/10 |
| Proportion of low-income households experiencing mortgage stress | 4/10 |
| Proportion of low-income households experiencing rental stress | 2/10 |
| Proportion of social housing stock | 6/10 |
| Number of people on the social housing waitlist | 1/10 |
| Total housing need score | 22/70 |

## Analysis

The Temora LGA is one of only two LGAs in the lower housing need list that will experience population growth. Whilst the largest growth will be in the over 75 years group, the LGA will also experience growth in the 30 to 44 years groups as well.

The region has a reasonable proportion of households with mortgages and some mortgage stress among low-income households (the highest proportion of the lower need areas), indicating that the lower than average incomes in the LGA may not be adequate for homeowners. However, there is a low-level renting in the region, and proportions of rental stress are also relatively low, indicating that the cost of housing is not a significant impost.

The social housing stock in the region accounts is low accounting for 2.3% of private dwellings, however demand appears low with only seven people on the general wait list, and a low proportion of vulnerable families. However, there is still a two to five year wait for access to a house.

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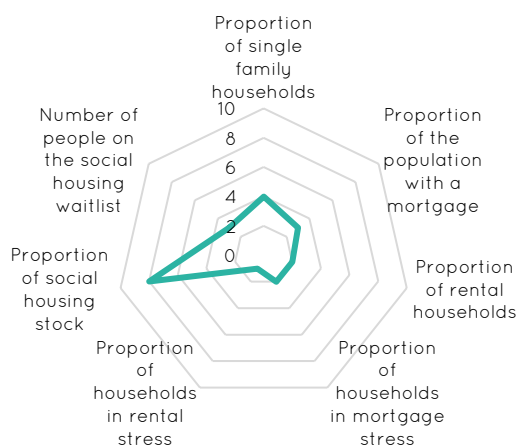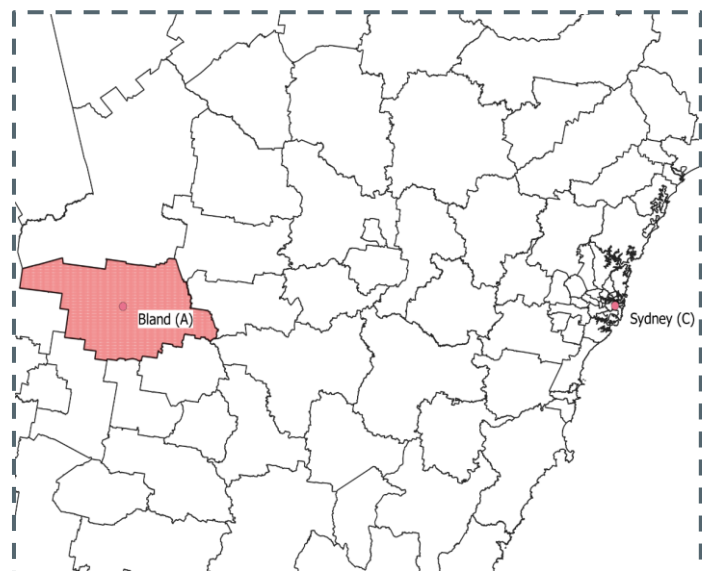
# BLAND





## About this LGA

The Bland local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 6,024 and it is projected to decrease by 10.0% to 5,412 by 2041. The most significant decline will be in those aged between 5 and 29 years, including a 32% decline the 20-24 years age group. However, there will be significant growth in those aged 70 and over. The average annual income in the LGA in 2017-18 was $49,718 which was 6.6% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 4/10 |
| Proportion of households with a mortgage | 3/10 |
| Proportion of rental households | 2/10 |
| Proportion of low-income households experiencing mortgage stress | 2/10 |
| Proportion of low-income households experiencing rental stress | 1/10 |
| Proportion of social housing stock | 8/10 |
| Number of people on the social housing waitlist | 3/10 |
| Total housing need score | 23/70 |

## Analysis

The Bland LGA population is declining in line with the other lower need housing regions, with significant declines in younger age groups.

The region has low proportions of renting households and mortgaged households, indicating a higher proportion of home ownership without home loans. As such there is a low proportion of mortgage stress among low-income households in the region. Further whilst the average annual income for the LGA is lower than the average for regional NSW, the low proportions of rental stress indicate that it sufficient to manage housing costs.

There is a lower proportion of single parent families and it is unlikely that housing demand will increase significantly. However if either were to increase, there is a very low proportion of social housing stock, with a two to five year wait for a home. There is currently 18 people on the general list.

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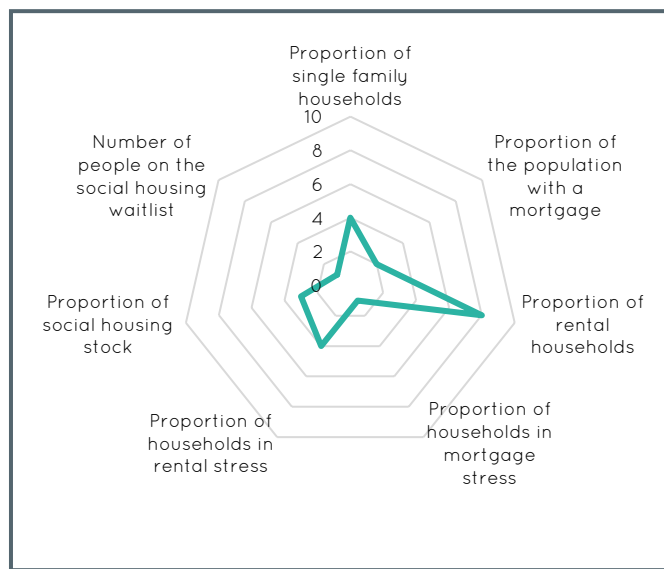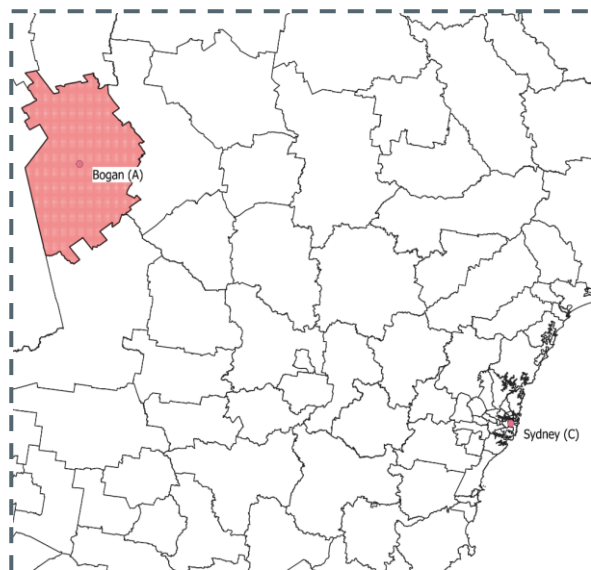
# BOGAN





## About this LGA

The Bogan local government area is located in the Central West and Orana planning region of NSW. In 2016, the estimated population of the region was 2,764 and it is projected to increase by 6.8% to 2,952 by 2041. The most significant increases will be in those aged 60 and over, including a 167% increase in the 85+ age group. However there will also be decreases between 9% and 23% in those aged 29 years and under. The average annual income in the LGA in 2017-18 was $49,718 which was 6.6% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 4/10 |
| Proportion of households with a mortgage | 2/10 |
| Proportion of rental households | 8/10 |
| Proportion of low-income households experiencing mortgage stress | 1/10 |
| Proportion of low-income households experiencing rental stress | 4/10 |
| Proportion of social housing stock | 3/10 |
| Number of people on the social housing waitlist | 1/10 |
| Total housing need score | 23/70 |

## Analysis

The Bogan LGA has one of the smallest populations of the lower housing need areas. Consistent with other LGAs a declining and ageing population, with mid-range proportion of single parent families.

The LGA has a low proportion of mortgagee households, and as such low mortgage stress among low-income households. However the high proportion of rental households, which differs from most of the lower housing need areas, is fueling some rental stress among low-income households. Particularly in conjunction with the lower average annual income. However it is it is unlikely that housing need will increase significantly. Further the LGA has some social housing stock, but it still below adequate levels at 3.6%, and there were only four people on the general list and the wait time is generally only up to two years, which is lower than most other LGAs in this list.

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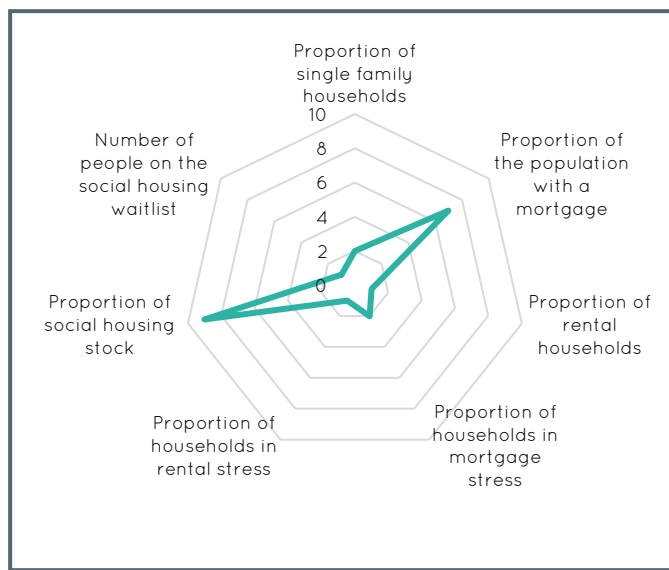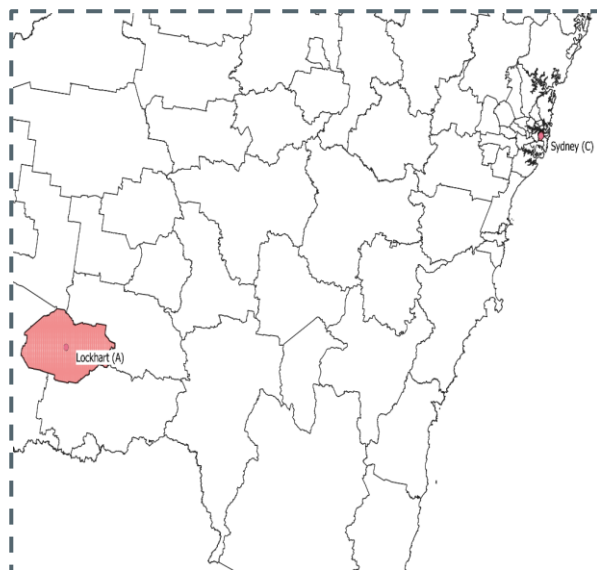
# LOCKHART





## About this LGA
The Lockhart local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 3,173 and it is projected to decrease by 2.0% to 3,110 by 2041. The most significant increases will be in those aged 65 years and over, including a 151% increase in the 85+ age group. However, there will also be decreases between 14% and 31% in those aged 29 years and under. The average annual income in the LGA in 2017-18 was $50,146 which was 5.8% lower than that of regional NSW.

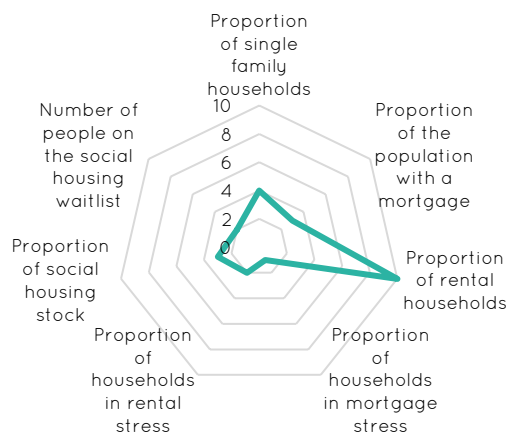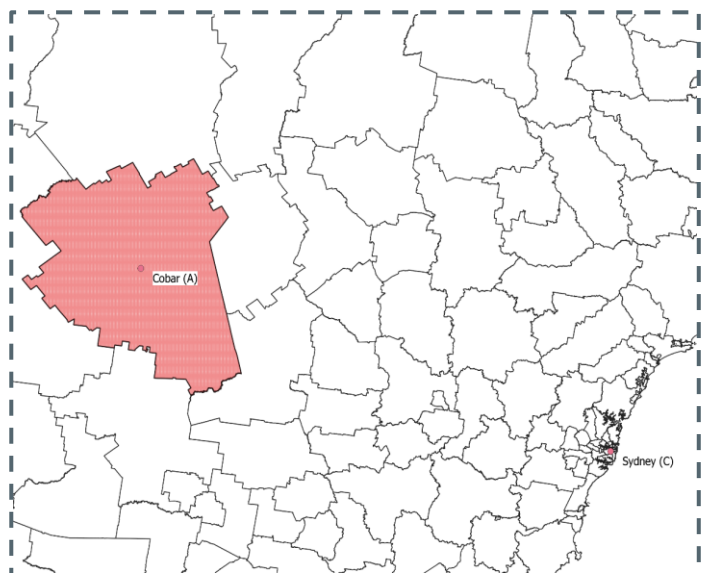| Indicator | Score |
|---|---|
| Proportion of single-parent families | 2/10 |
| Proportion of households with a mortgage | 7/10 |
| Proportion of rental households | 1/10 |
| Proportion of low-income households experiencing mortgage stress | 2/10 |
| Proportion of low-income households experiencing rental stress | 1/10 |
| Proportion of social housing stock | 9/10 |
| Number of people on the social housing waitlist | 1/10 |
| Total housing need score | 23/70 |

## Analysis
The Lockhart LGA is a low population LGA that is expected to decline over the period to 2041, although only by 2%. It will decline in all age groups under 65 years.

The LGA is characterised by a high proportion of mortgagees, but low mortgage stress among low-income households. There is a low proportion of renting households and as such a low proportion of rental stress among low-income households. This indicates that the LGA will be more vulnerable to issues such as increased interest rates, rather than rental prices, however current incomes appear sufficient for housing costs.

The proportion of social housing in the LGA is very low at 0.7%, however there were also only eight people on the wait list, and a low proportion of vulnerable families. However there is a five to 10 year wait time for housing in this region.

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# COBAR



Cobar (A)

Sydney (C)



Proportion of single family households

Proportion of the population with a mortgage

Number of people on the social housing waitlist

Proportion of rental households

Proportion of social housing stock

Proportion of households in rental stress

Proportion of households in mortgage stress

## About this LGA

The Cobar local government area is located in the Far West planning region of NSW. In 2016, the estimated population of the region was 4,775 and it is projected to decrease by 8.9% to 4,352 by 2041. Every age group under 65 will experience decreases, including a 41% decrease in 0 to 04 years and 37% in the 20 to 24 years groups. The 85+ age group will experience a 254% increase. The average annual income in the LGA in 2017-18 was $69,481 which was 30.5% higher than the rest of regional NSW, and the highest income of the lower need areas.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 4/10 |
| Proportion of households with a mortgage | 3/10 |
| Proportion of rental households | 10/10 |
| Proportion of low-income households experiencing mortgage stress | 1/10 |
| Proportion of low-income households experiencing rental stress | 2/10 |
| Proportion of social housing stock | 3/10 |
| Number of people on the social housing waitlist | 2/10 |
| Total housing need score | 25/70 |

## Analysis

The Cobar LGA is similar to other lower housing need LGAs, with a declining and ageing population. However, Cobar also has a significantly higher average annual income than that of regional NSW.

Despite higher incomes the LGA does not have a high proportion of mortgagees, but rather a high proportion of renting households (the highest of the lower need regions). These characteristics reflect the importance of mining in the LGA. As such the region is likely to be susceptible to changes in rental demand. However, the level of annual average income may stave off this issue, and account for the low proportions of mortgage and rental stress among the low-income households in the LGA. The LGA has a lower proportion of social housing at 3.3%, however there were only 10 people on the general waitlist. Further, wait times are relatively low at up to two years.

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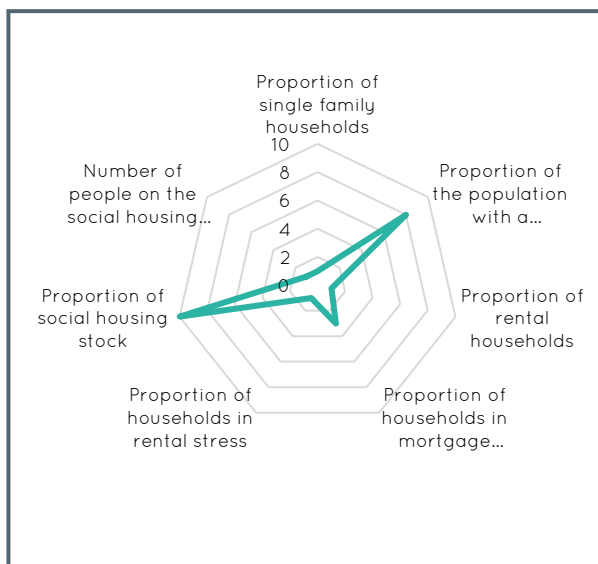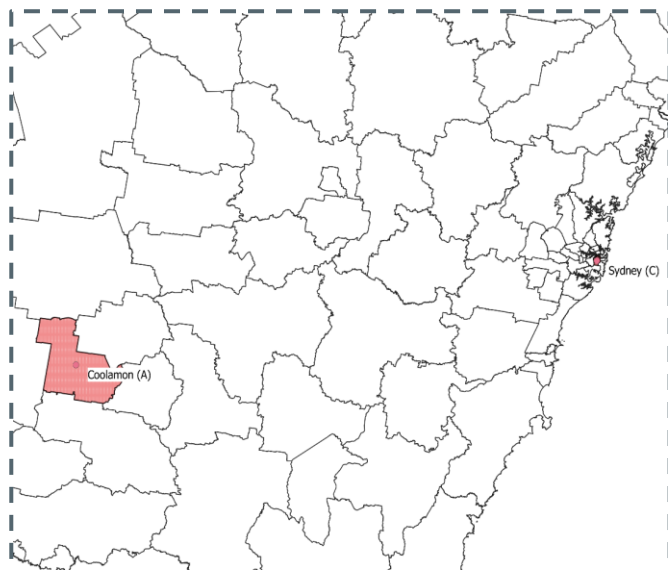
# COOLAMON





## About this LGA

The Coolamon local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 4,390 and it is projected to increase by 1.1% to 4,439 by 2041. However, every age group under 49 will experience decreases, including a 28% decrease in 20 to 24 years and 25% in the 10 to 14 years groups. The 85+ age growth will experience an 81% increase. The average annual income in the LGA in 2017-18 was $47,246 which was 11.3% lower than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 1/10 |
| Proportion of households with a mortgage | 8/10 |
| Proportion of rental households | 1/10 |
| Proportion of low-income households experiencing mortgage stress | 3/10 |
| Proportion of low-income households experiencing rental stress | 1/10 |
| Proportion of social housing stock | 10/10 |
| Number of people on the social housing waitlist | 1/10 |
| Total housing need score | 25/70 |

## Analysis

The Coolamon LGA is one of only two LGAs in the lower housing need list that will experience population growth in the period from 2016 to 2041. However, the population will age in line with other lower housing need LGAs.

The average annual income is significantly lower than the average for regional NSW. However, the lower proportions of mortgage and rental stress among low-income households indicate that housing costs are not posing a significant financial burden on the population. However, the high proportion of mortgagees in the market (the highest of the lower need areas), may make the LGA more susceptible to interest rate changes. Whilst at this stage there is limited demand for housing support, the available social housing stock is incredibly low at 0.2% of private dwellings (the lowest proportion in the lower need areas), and a wait time of between two and 10+ years. At this time there are only four people on the wait list.

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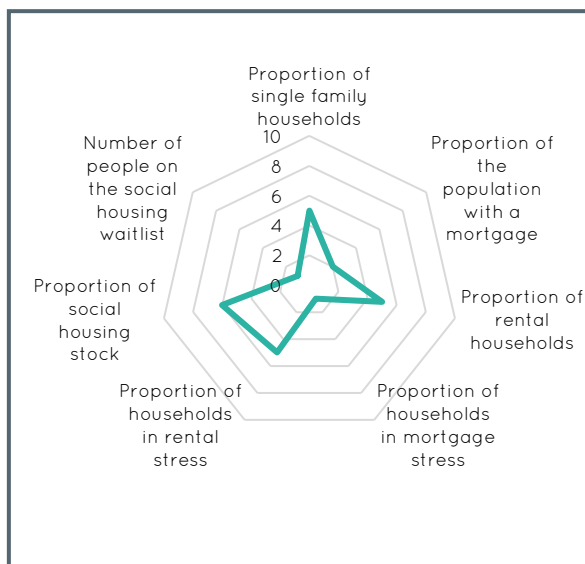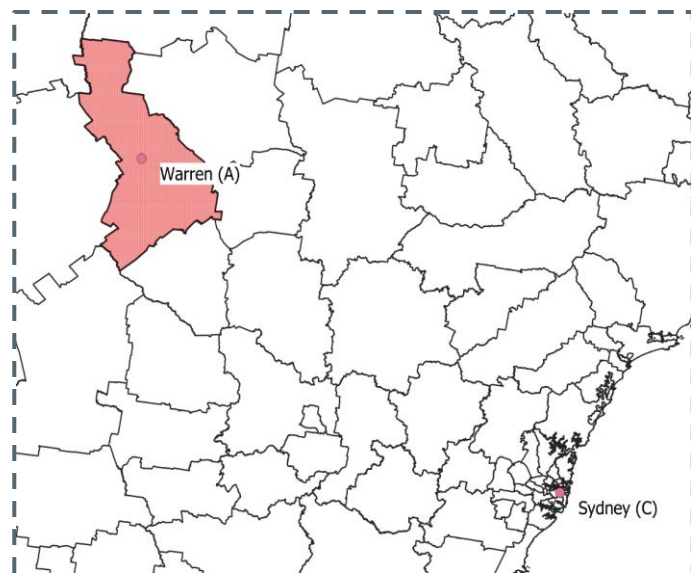
# WARREN





## About this LGA

The Warren local government area is located in the Central West Orana planning region of NSW. In 2016, the estimated population of the region was 2,797 and it is projected to decrease by 12.4% to 2,449 by 2041. Every age group under 80 years will experience decreases, including a 30% decrease in the 20 to 24 years and 5 to 9 years groups. The 85+ age growth will experience an 85% increase. The average annual income in the LGA in 2017-18 was $57,356 which was 7.7% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 5 /10 |
| Proportion of households with a mortgage | 2 /10 |
| Proportion of rental households | 5 /10 |
| Proportion of low-income households experiencing mortgage stress | 1 /10 |
| Proportion of low-income households experiencing rental stress | 5 /10 |
| Proportion of social housing stock | 10 /10 |
| Number of people on the social housing waitlist | 1 /10 |
| Total housing need score | 25 /70 |

## Analysis

The Warren LGA will experience population decline, even across some older groups. It has the highest proportion of single parent families and of low-income households experiencing rental stress in the lower housing need list.

However, it appears that a proportion of owner occupiers are debt free in Warren, and low-income households with mortgages are not experiencing high proportions of mortgage stress. This may be supported by the higher than average annual incomes in the LGA. However, these incomes may either be also pushing up rental prices, or not spreading to lower income groups in the rental market.

Social housing to support vulnerable groups in the LGA is relatively low at 2.1% and wait times are mid-range at between two and five years. However, there is currently only seven people on the general wait list.

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# ADDITIONAL
# LOCAL GOVERNMENT AREAS
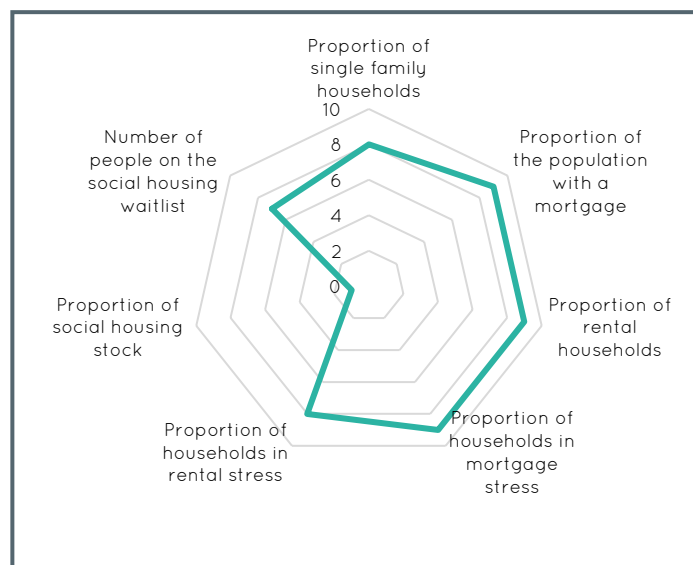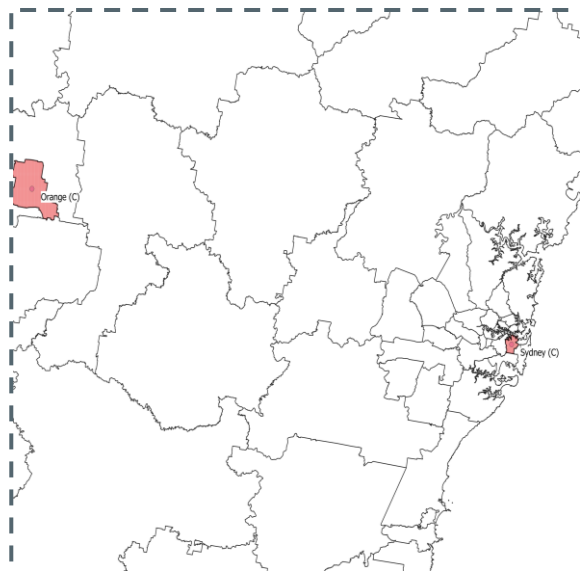
# BATHURST REGIONAL
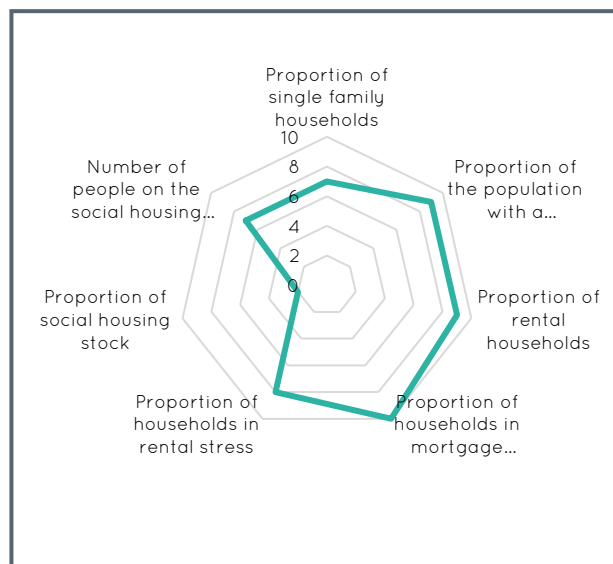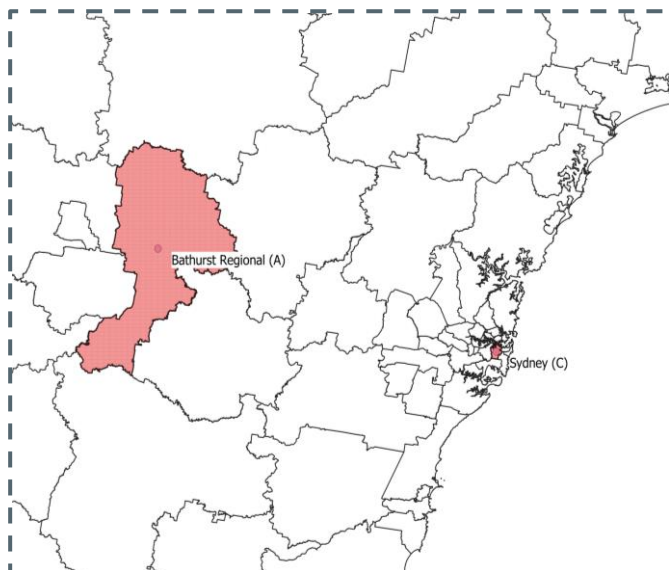


### About this LGA
The Bathurst Regional local government area is located in the Central West Orana planning region of NSW. In 2016, the estimated population of the region was 42,244 and it is projected to increase by 18.4% to 50,032 by 2041. The largest growth will be in those aged 75 years plus (upwards of 100%), however those aged from 35 to 64 years will see also grow by between 13 and 26%. The only declines will be in those aged five to nine years, and 20 to 29 years. The average annual income in the LGA in 2017-18 was $58,257 which was 9.4% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 7/10 |
| Proportion of households with a mortgage | 9/10 |
| Proportion of rental households | 9/10 |
| Proportion of low-income households experiencing mortgage stress | 10/10 |
| Proportion of low-income households experiencing rental stress | 8/10 |
| Proportion of social housing stock | 2/10 |
| Number of people on the social housing waitlist | 7/10 |
| Total housing need score | 52/70 |

### Analysis
Similar to other high need areas, the Bathurst Regional LGA will experience population growth, both in the years when people tend to be settling and having children and in older age groups. The region has a high proportion of single parent families, and both low-income households renting and with mortgages are experiencing high levels of stress due to housing costs. As such the higher-than-average annual income in the LGA is not necessarily meeting the cost of living and may in fact be pushing up rental and mortgage prices. This in conjunction with a growth in age groups that tend to have higher incomes (early 30s), as opposed to just older groups, indicates that the region may experience further increase in demand on housing in conjunction with a higher capacity to pay. Further, the large proportion of those experiencing rental and mortgage stress makes a large proportion of people in the LGA susceptible to changes in the market and to interest rates. With this in mind, social housing to support vulnerable groups in the LGA is relatively low at 3.8% and wait times range between two and 10 years. There is also significant wait list, with 225 people currently on the general wait list.

# ORANGE





## About this LGA

The Orange local government area is located in the Central West Orana planning region of NSW. In 2016, the estimated population of the region was 41,210 and it is projected to increase by 26.1% to 51,976 by 2041. Every age group in the LGA will experience growth, with the largest growth in those aged 75 years plus (between 95% an 159%). The average annual income in the LGA in 2017-18 was $63,236 which was 18.8% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 8/10 |
| Proportion of households with a mortgage | 9/10 |
| Proportion of rental households | 9/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 8/10 |
| Proportion of social housing stock | 1/10 |
| Number of people on the social housing waitlist | 7/10 |
| Total housing need score | 51/70 |

## Analysis

The Orange LGA is a growing area, however unlike most other higher need areas the population will grow across all age groups. The region has a high proportion of single-parent families (with likely only one income) but a higher-than-average annual income than the rest of regional NSW. Orange is characterised by high both a high proportion of rental and mortgage households and high proportions of rental and mortgage stress. This indicates that these incomes, despite being 18.8% higher than the rest of regional NSW, are not sufficiently meeting housing costs in Orange, and that this housing stress could easily worsen with the increase in population and//or changes such as increases in interest rates.

Housing support for vulnerable groups in Orange is low with social housing stock only accounting for 4.9% of housing stock, however this is still the sixth highest proportion of social housing stock in regional NSW. The wait list in this LGA is between two and 10 years, and there are currently 258 people on the general wait list.

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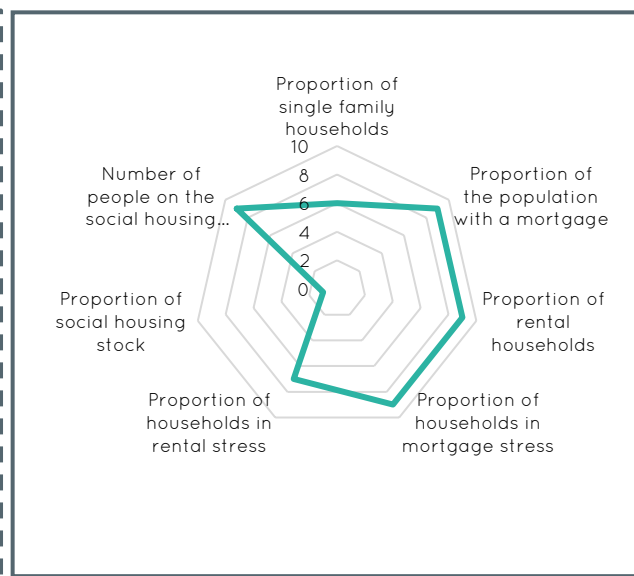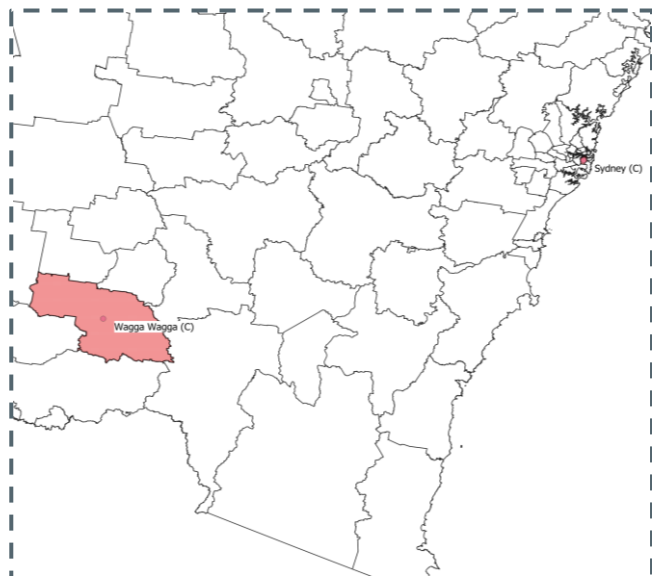
# QUEANBEYAN-PALERANG
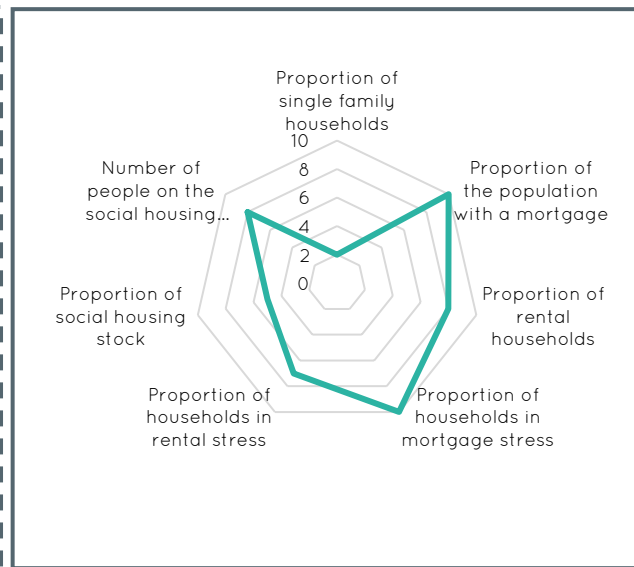




## About this LGA

The Queanbeyan-Palerang local government area is located in the South East and Tablelands planning region of NSW. In 2016, the estimated population of the region was 57,790 and it is projected to increase by 13.0% to 65,328 by 2041. This growth is centred on older age groups, with those aged 70 years plus, increasing by between 123% and 327%. In contrast, all age groups 49 years and younger will decline. The average annual income in the LGA in 2017-18 was $72,420 which was 36.0% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 2/10 |
| Proportion of households with a mortgage | 10/10 |
| Proportion of rental households | 8/10 |
| Proportion of low-income households experiencing mortgage stress | 10/10 |
| Proportion of low-income households experiencing rental stress | 7/10 |
| Proportion of social housing stock | 5/10 |
| Number of people on the social housing waitlist | 8/10 |
| Total housing need score | 50/70 |

## Analysis

The Queanbeyan-Palerang LGA is characterised by a growing population and its proximity to Canberra. The region has a very low proportion of single-parent families and a particularly high average income. Mortgagee households are particularly common in this LGA, however a large proportion of low-income households are experiencing mortgage stress. The proportion of rental households present in the LGA, and low-income households experiencing rental stress is a little lower, but still high. The higher income is therefore not sufficient to meet housing needs in LGA comfortably. The cost of housing, growing population and the average annual income in this LGA, are likely driven, at least partly, by overflow demand from those employed in Canberra who are seeking lower costs of living across the border. As such, housing need in this LGA will be tied to growth in both regions. The proportion of social housing available to support vulnerable groups in this area is low at 2.76% of housing stock and wait times range between two and 10+ years. There are currently 289 people in the general wait list.

# WAGGA WAGGA





### About this LGA
The Wagga Wagga local government area is located in the Riverina Murray planning region of NSW. In 2016, the estimated population of the region was 63,906 and it is projected to increase by 11.5% to 71,271 by 2041. Growth will be across those aged 35 to 85+ years, with the most significant increases in those aged 75 years plus – between 103% to 139%. The average annual income in the LGA in 2017-18 was $59,868 which was 12.4% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 6/10 |
| Proportion of households with a mortgage | 9/10 |
| Proportion of rental households | 9/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 7/10 |
| Proportion of social housing stock | 1/10 |
| Number of people on the social housing waitlist | 9/10 |
| Total housing need score | 50/70 |

### Analysis
The Wagga Wagga LGA is similar to most other higher need areas, exhibiting a growing and ageing population. The LGA has a reasonable proportion of single-parent families and incomes are somewhat higher than that of regional NSW. There is a high proportion of mortgagee and rental households in Wagga Wagga, with a high proportion of mortgage and rental stress among low-income households. This indicates that this income is not comfortably supporting households to meet housing costs in this LGA. However, low-income mortgagees appear to be doing worse than renters.

Social housing to support vulnerable groups in the LGA is relatively low at 4.65%, however this is still in the top ten highest proportions in regional NSW. Wait times range between two and 10 years and there is also a significant wait list, with 397 people currently on the general wait list.
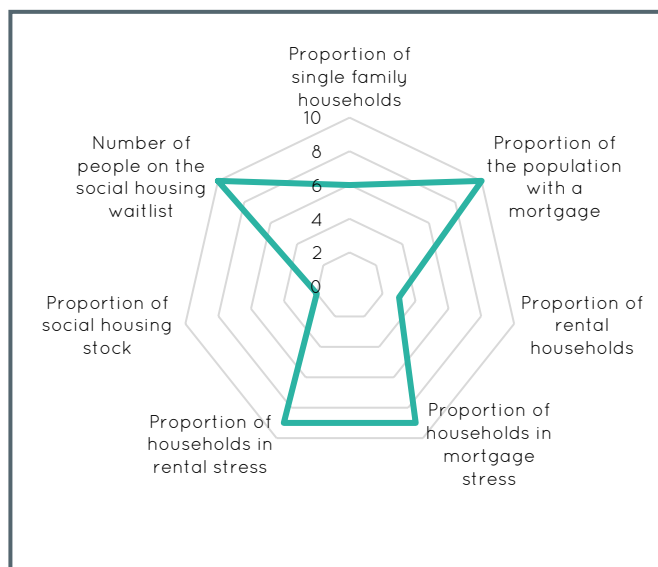
# LAKE MACQUARIE





### About this LGA

The Lake Macquarie local government area is located in the Hunter planning region of NSW. In 2016, the estimated population of the region was 202,332 and it is projected to increase by 15.0% to 232,687 by 2041. Most age groups will experience an increase in population, except for those aged zero to four years and 25 to 29 years. The most significant increases are in those aged 75 to 85+ years (72% to 127%). The average annual income in the LGA in 2017-18 was $60,067 which was 12.8% higher than that of regional NSW.

| Indicator | Score |
|---|---|
| Proportion of single-parent families | 6/10 |
| Proportion of households with a mortgage | 10/10 |
| Proportion of rental households | 3/10 |
| Proportion of low-income households experiencing mortgage stress | 9/10 |
| Proportion of low-income households experiencing rental stress | 9/10 |
| Proportion of social housing stock | 2/10 |
| Number of people on the social housing waitlist | 10/10 |
| Total housing need score | 49/70 |

### Analysis

The Lake Macquarie LGA is similar in size to Newcastle and Wollongong, and will experience similar growth in older populations, although not to the same extent. The LGA exhibits a similar proportion of single parent-families to these other areas, but a lower annual average income. The proportion of households with a mortgage is similarly high, but the region has a significantly lower proportion of rental households, indicating that there is a range of households not encumbered by a mortgage. However, households with a mortgage and those renting are experiencing significant housing stress, indicating that incomes are not sufficiently supporting households to meet these costs.

The proportion of housing stock is marginally higher at 4.17%, but still below the minimum 5% and wait times range from five to 10+ years. This is indicative of the general wait list, Lake Macquarie has the second longest wait list for social housing, of 2,488 people.

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Yates, J. (2015). Trends in home ownership: causes, consequences and solutions. Home Ownership Submission 3. Sydney: University of Sydney. Available at: https://www.aph.gov.au/DocumentStore.ashx?id=09aeea3d-4921-4e78-8df1-ee83fb39801b&subId=352865

# APPENDICES

## METHODOLOGY FOR MAPPING SOCIAL HOUSING WAITLIST TIMES

Social housing waitlist times were available based on social housing allocation zones across different housing types: Studio/1-bedroom property, two-bedroom property, three-bedroom property, and four+ bedroom property. The categories for the waitlist times are defined as a time range e.g., two to five years. This had to be translated into a single value as some LGAs had multiple allocation zones and an average waitlist time had to be calculated for the multiple allocation zones for the LGA.

The table shows the assumption value that was used as a substitute for each of the time range categories. The assumption value is derived from the median between the categories.

After the average waitlist time was calculated, it was converted back into categories for mapping purposes. Three to five years was eventually removed and added into two to five years, as only one allocation zone (NN21 – Taree) included this range.

Some LGAs did not have data available across the different housing types and therefore the maps do not always show all the LGAs. Metro NSW has also been excluded.

|  | Categories for waitlist data | Assumption value |
|---|---|---|
| Studio/1-bedroom property | 10+ years | 15 |
| 2-bedroom property | 2-5 years | 3.5 |
| 3-bedroom property | 5-10 years | 7.5 |
|  | up to 2 years | 1 |
|  |  |  |
| 4+ bedroom property | Categories for waitlist data | Assumption value |
|  | 10+ years | 15 |
|  | 2-5 years | 3.5 |
|  | 3-5 years | 4 |
|  | 5-10 years | 7.5 |
|  | up to 2 years | 1 |