

# How does Housing Policy affect residential mobility?

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# Outline

- Why does residential mobility matter?
- Snapshot of mobility in Australia
- Who is moving?
- Why do people move?
- How might housing policy or housing assistance affect mobility outcomes?

# Why does residential mobility matter?

- Residential mobility is needed:
  - To permit housing career transitions and lifestyle improvements
  - To facilitate job mobility in the labour market
- However mobility can be problematic:
  - Excess mobility undermines social cohesion
  - Forced or involuntary mobility, or hyper-mobility may create problems for vulnerable individuals or households.

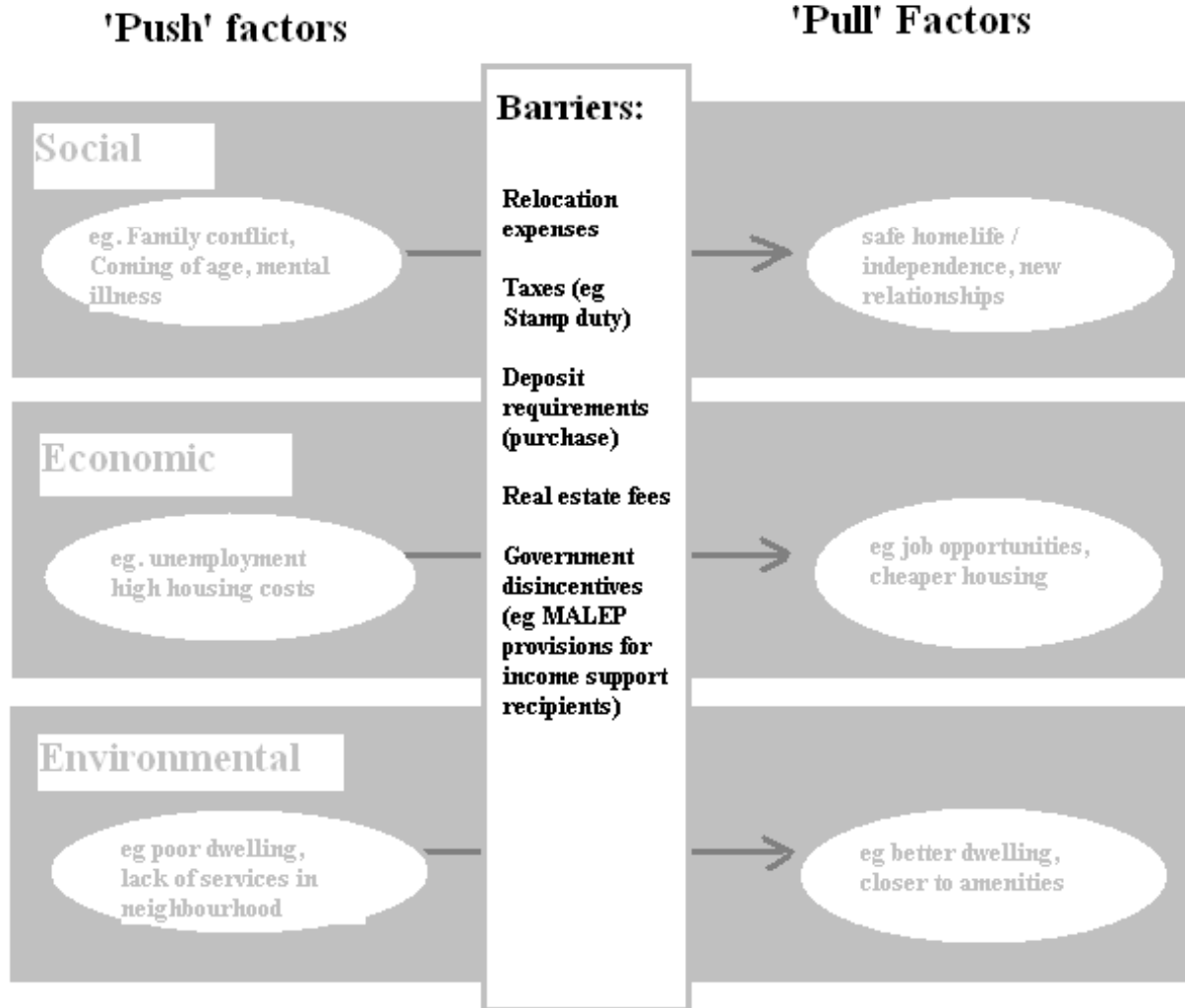
# Snapshot of mobility in Australia

- Over 7 million Australians (44% of all) moved address in the five years to 2001.
- Mobility has increased since the 1970s with increased number of moves and increased proportion of Australians moving.
- Australian rates of mobility are high by world standards.
- Most moves are local (within same SLA) or intra-urban

# Who is moving?

- High rates of residential mobility for:
  - Private renters, often in high density dwellings
  - Persons in group households, unmarried singles, separated/divorced
  - Young people (aged 20-35)
  - Unemployed and many income support recipients
  - Some recent migrants (esp from refugee background)
  - Indigenous persons

# What causes people to move?



# Why do people move?

Reason for move	Unemployed	In paid work
<b>Social related</b>		
- marriage/family	10.3	10.3
- independence	7.5	4.3
- separation/conflict	7.5	4.1
<b>Economic related</b>		
- reduce costs/ had to move	20.0	8.9
- purchase home	8.9	21.3
- employment/training	12.6	18.2
<b>Environment related:</b>		
- better house or area	20.9	22.3
Other	12.4	10.6
Total	100	100

Source – ABS Family Survey 1992

# Housing policy and mobility

Housing attribute	Policies	Possible outcomes
Tenure	eg. Limited transferability within public rental	may limit mobility for public housing residents
Dwelling	eg. Regeneration policies in public rental	May lead to forced mobility of tenants (in short term)
Home-life	eg. Supported accommodation and Assistance Package	Reduces mobility for at risk groups?
Location	eg. Commonwealth Rent Assistance less 'effective' in high cost areas	May skew mobility away from areas of employment growth

# Risks in moving

<b>Type of Risk</b>	<b>Level of risk</b>		
	<b>Low</b>	<b>Medium</b>	<b>High</b>
<i>Social Disconnection</i>	Tertiary students moving from family home	Refugees relocating within new city; Indigenous mobility	Secondary students with family troubles, Mentally ill.
<i>Unemployment/poor labour market outcomes</i>	Employees relocate to take up new jobs		Unemployed relocate to region of poor economic prospects
<i>Lack of access to suitable dwellings/amenities</i>	Home-owners upgrading dwelling within city	Older ‘sea-changers’ moving to coast	Disability support pensioners move to non-metro areas

# Why do those on income support move?

## Reasons for moving - Housing costs as Very Important

	Movers from non-metro regions to city	Movers from City to non-metro regions
Unemployed	<b>17 %</b>	<b>48%</b>
Sole Parents	<b>31%</b>	<b>62%</b>
Aged	<b>14%</b>	<b>49%</b>
Disability	<b>18%</b>	<b>51%</b>
Total respondents	<b>19%</b>	<b>53%</b>