



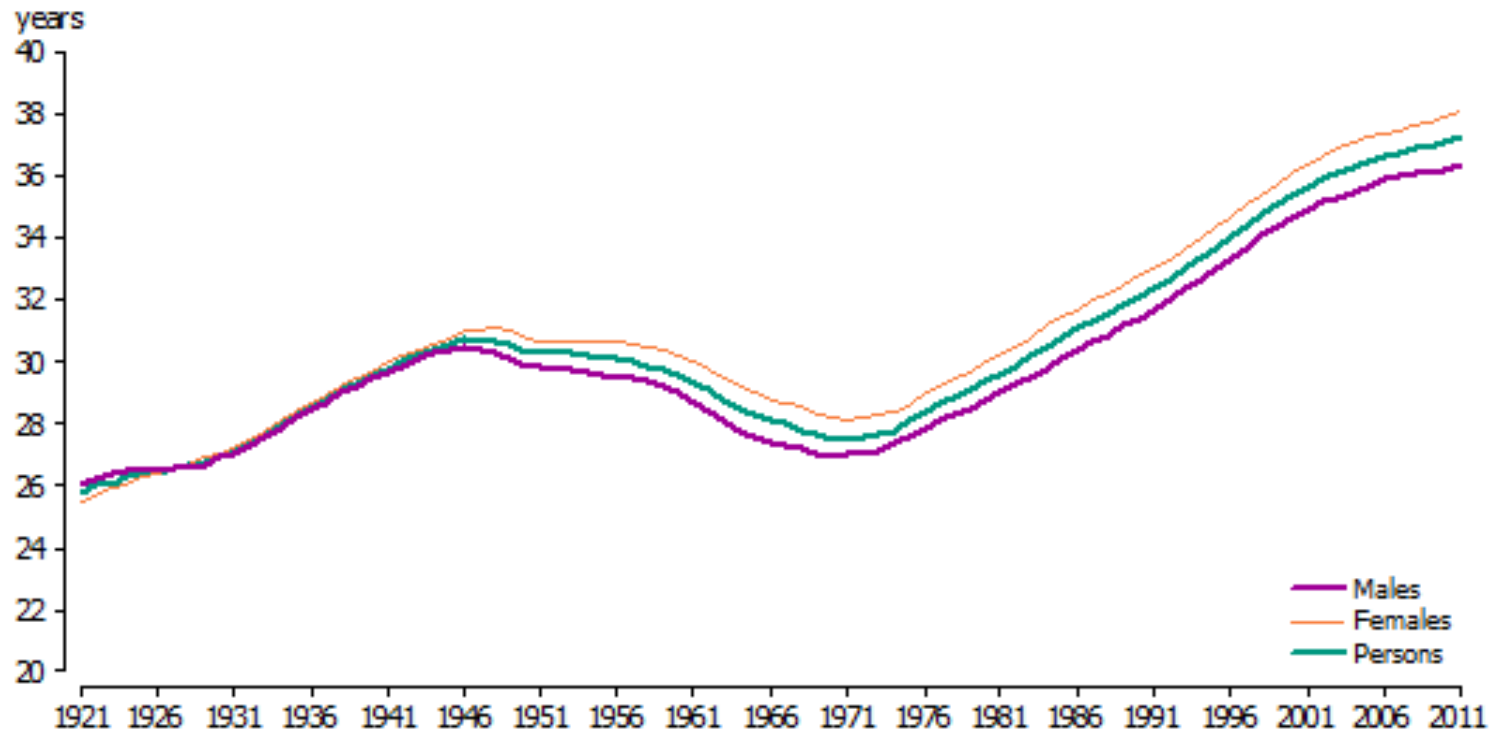
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Seniors in extreme housing stress  
Identifying need and targeting appropriate responses

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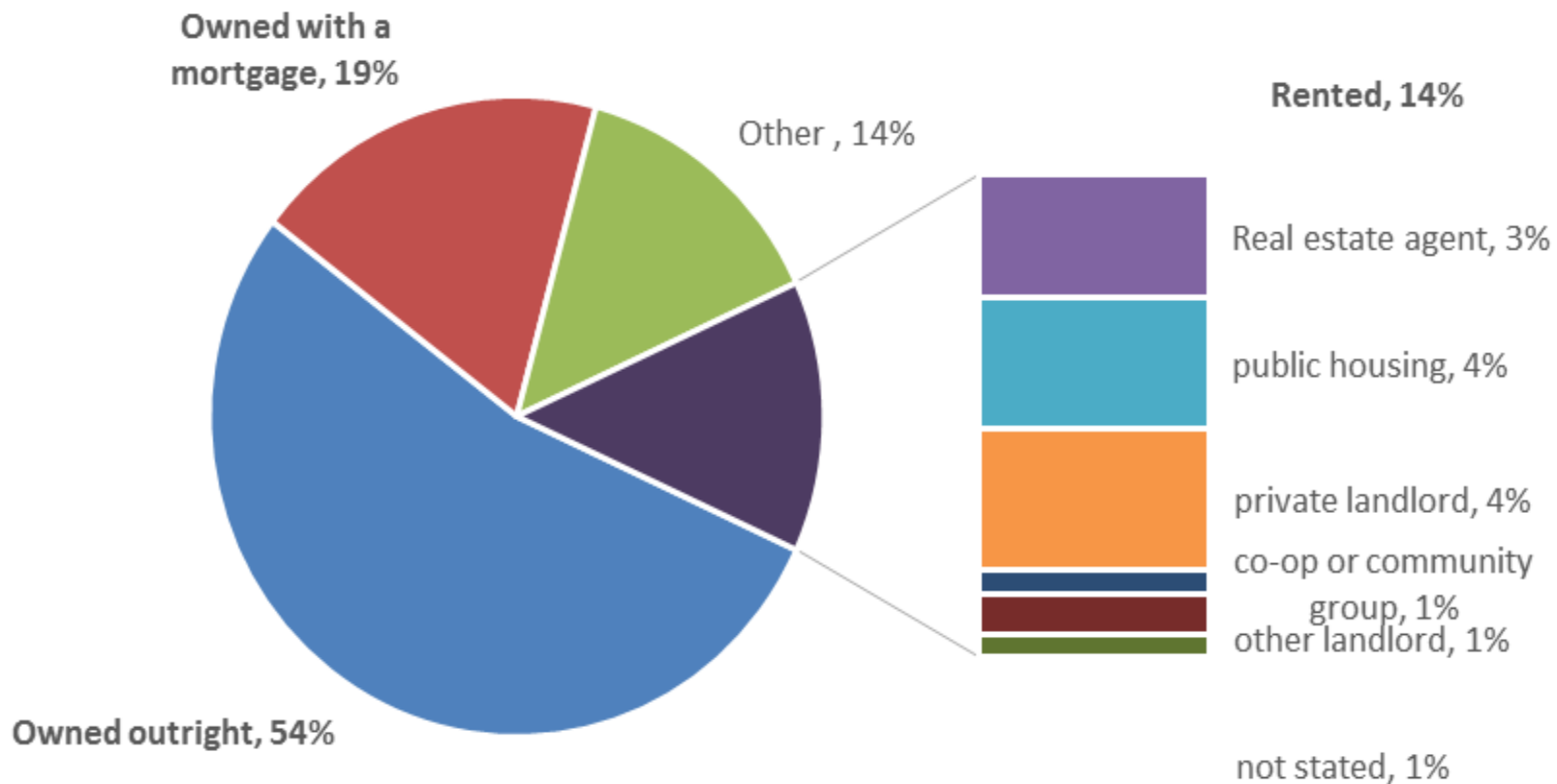
Shae Garwood

## Median age of the population by sex, 1921–2011

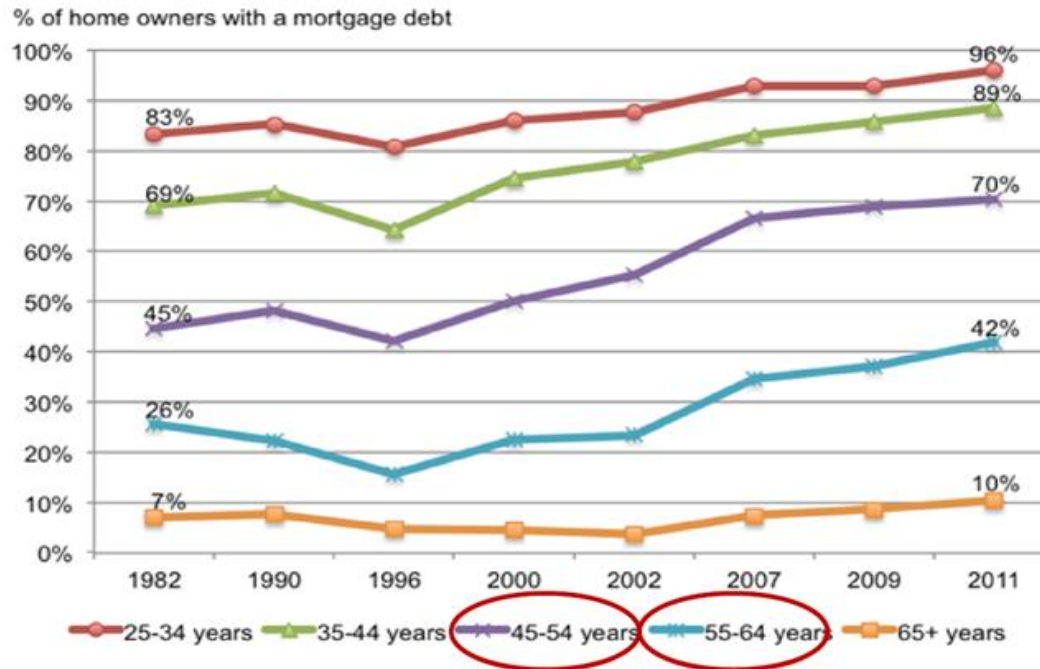


Source: ABS (2008; 2012)

## Tenure type, age 55 and over, WA

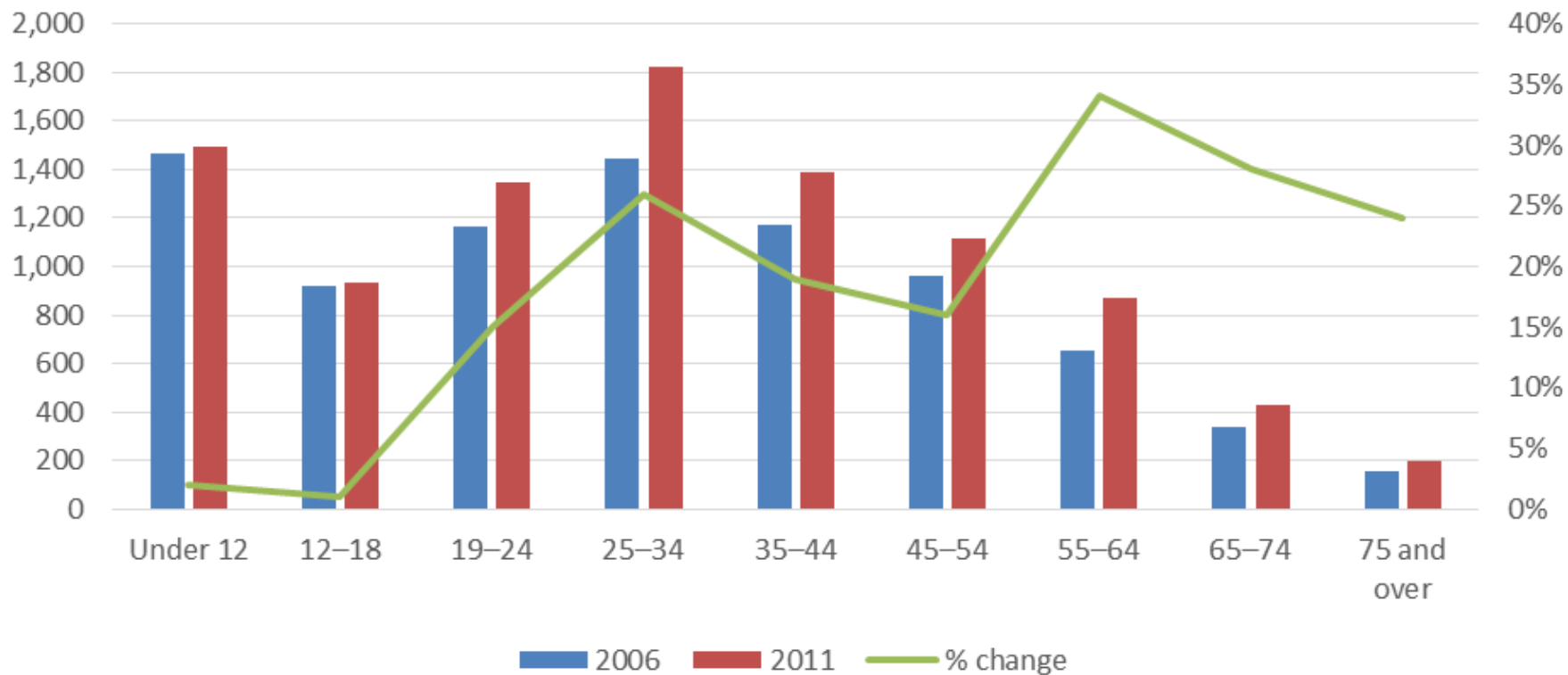


## Mortgage indebtedness 1982–2011



Source: Presentation by Gavin Wood, From here to uncertainty: the quiet revolution in Australian housing, AHURI: Canberra 4 December 2014. Original sources: ABS Surveys of Income and Housing, 1987 to 2011

### Homelessness by age, 2006 and 2011, WA



# Older renters

- Between 2006 and 2011, median rental prices in WA increased by 76%
- In 2003-04, only 12% of older renters were in housing stress. By 2011-2012 this figure increased dramatically to 38%
- Among people aged 65 and over, 61.6 % obtain more than half of their income from government benefits

## Income and expenditure per week

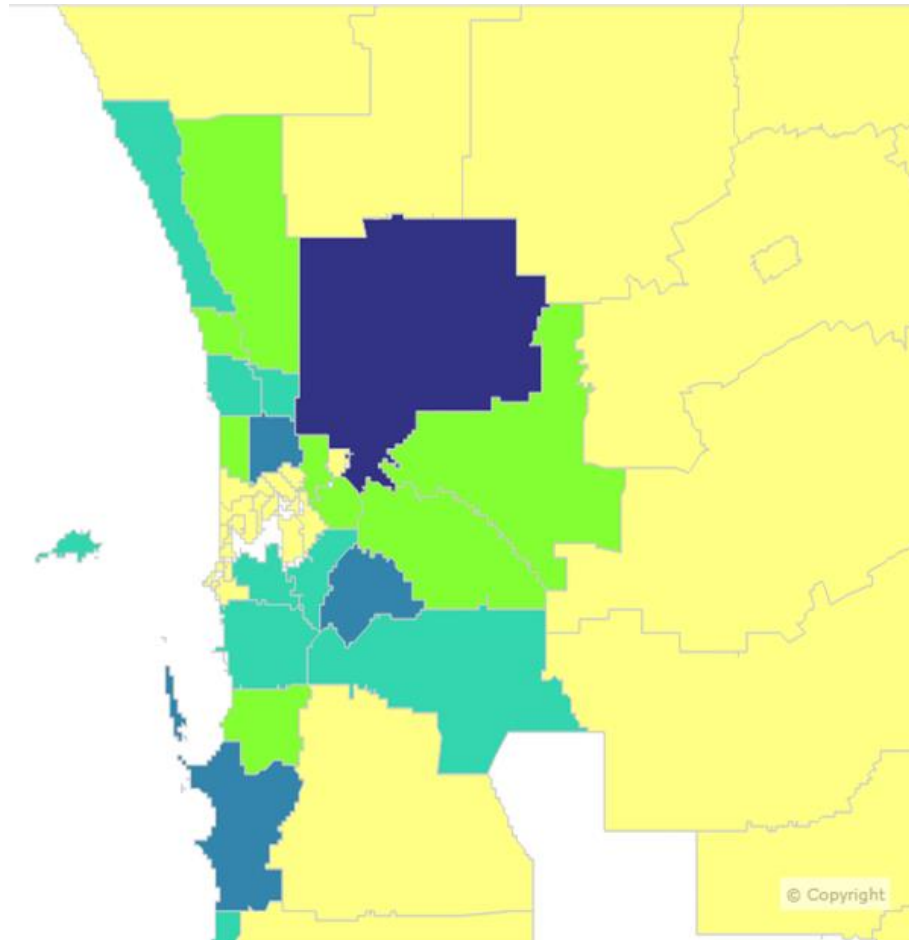
<b>Income</b>	
Aged pension (single, max rate)	\$394
Pension supplement	\$32
Energy supplement	\$7
Commonwealth Rent Assistance	\$65
Cost of living rebate	\$7
<b>Total income</b>	<b>\$505</b>
<b>Expenditures</b>	
Rent	\$316
Food	\$118
Utilities	\$23
Healthcare	\$30
Transport	\$15
Other: clothing, household goods and recreation	\$15
<b>Total expenditures</b>	<b>\$517</b>
<b>Net position</b>	<b>-\$12</b>

Senior, on aged pension, in rental accommodation ends up with - \$12 per week

## Risk of homelessness in specific geographic areas

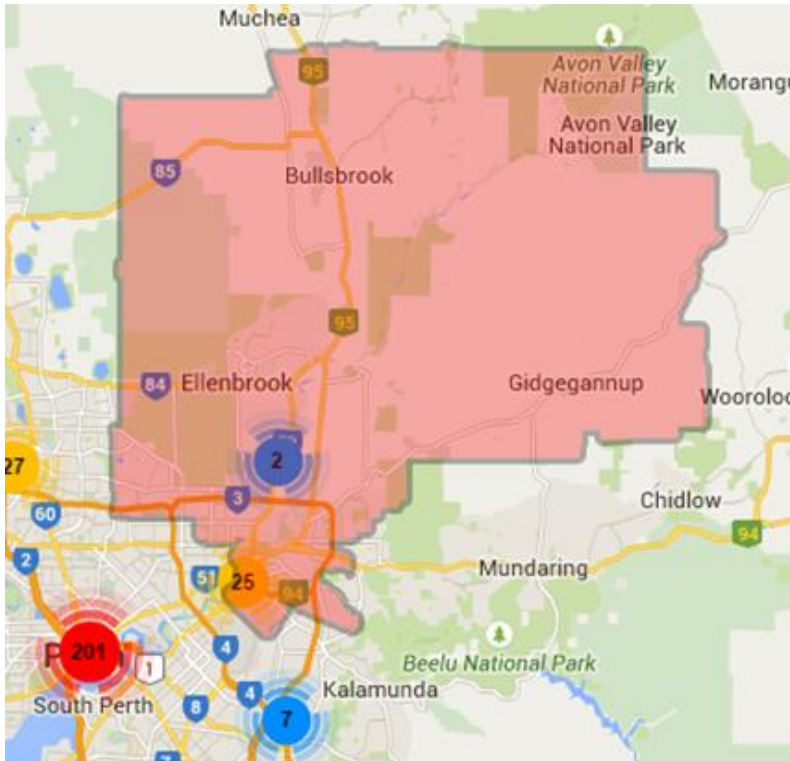
- National Centre for Social and Economic Modelling (NATSEM)
- Risk of Homelessness Index
- includes participation and education, financial need, housing tenure and rates of family violence





## Seniors renting privately experiencing extreme housing stress (60/20), by number



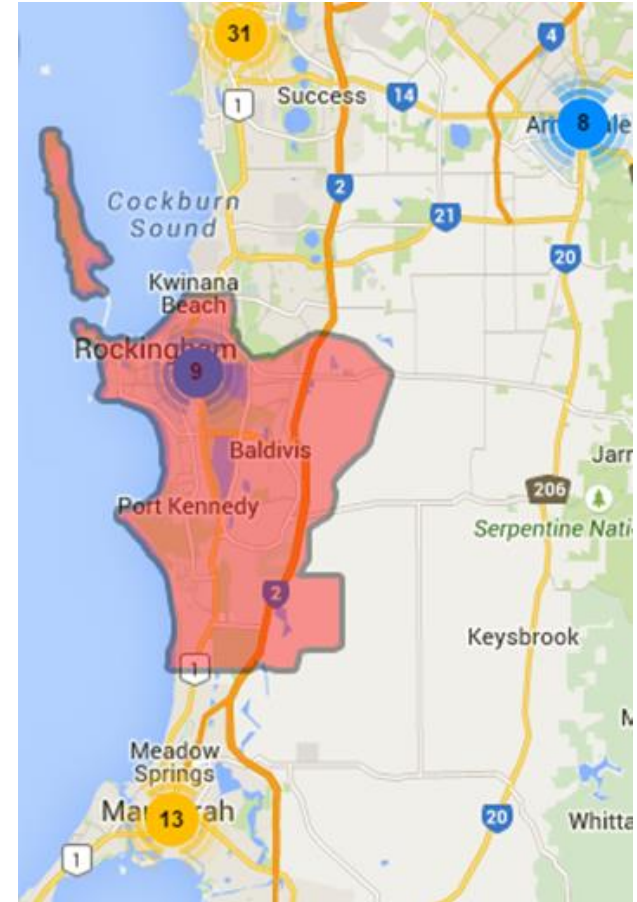


## Swan

- Area of greatest need, 1,018 seniors experiencing severe housing stress (60/20).
- 283 over 55s living in caravan and residential parks or camping grounds
- 1,543 people over 55 in public housing.

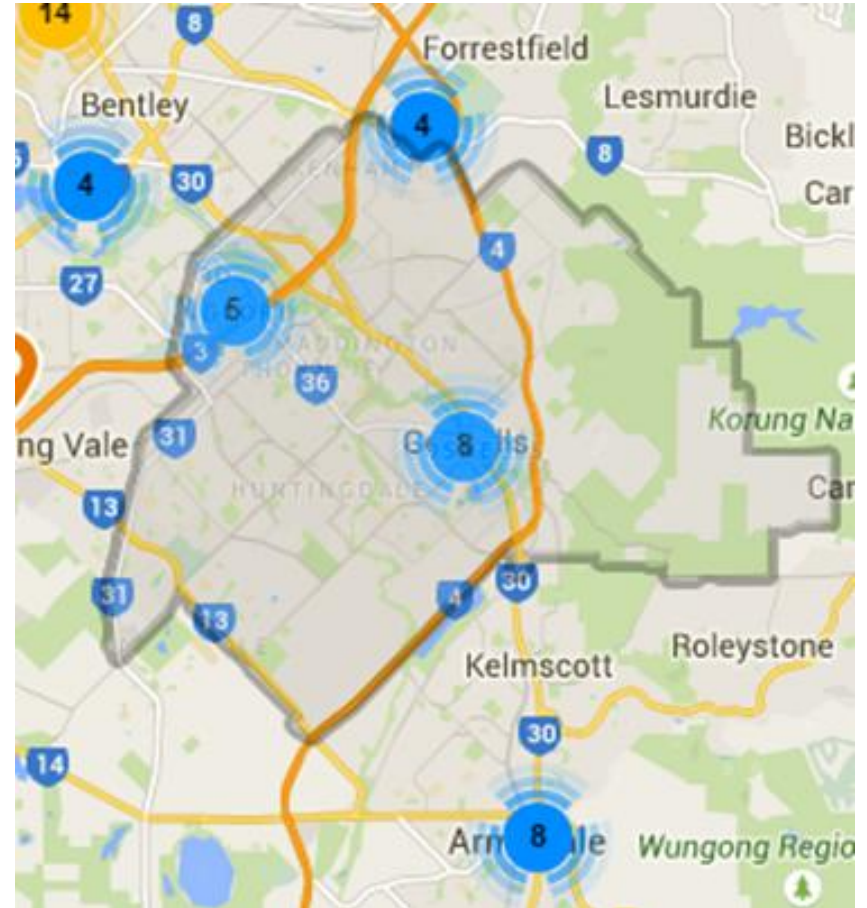
# Rockingham

- 756 seniors in severe housing stress
- 379 over 55s living in caravan and residential parks or camping grounds
- fewer services available than other focus areas
- Reliance on private vehicle

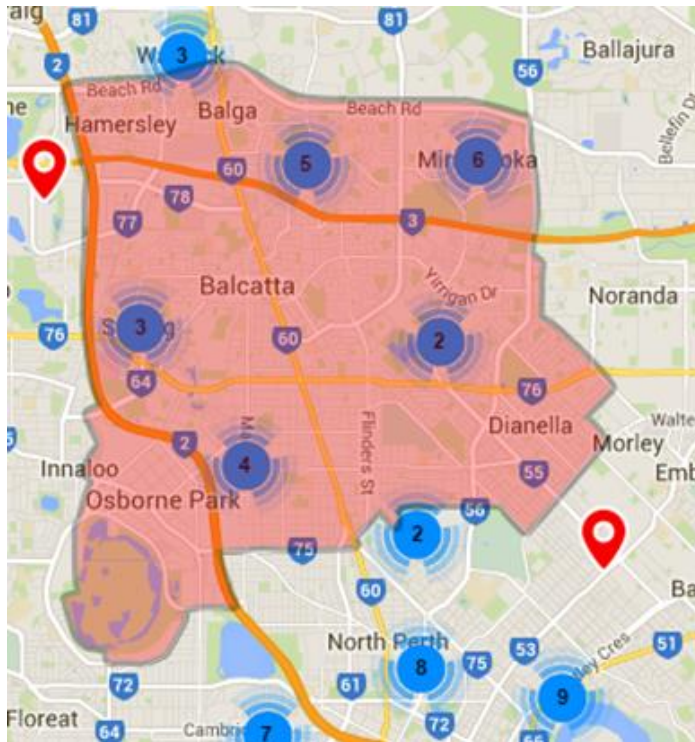


# Gosnells

- 939 seniors in severe housing stress
- variety of services available
- Planning strategies to increase transit oriented development



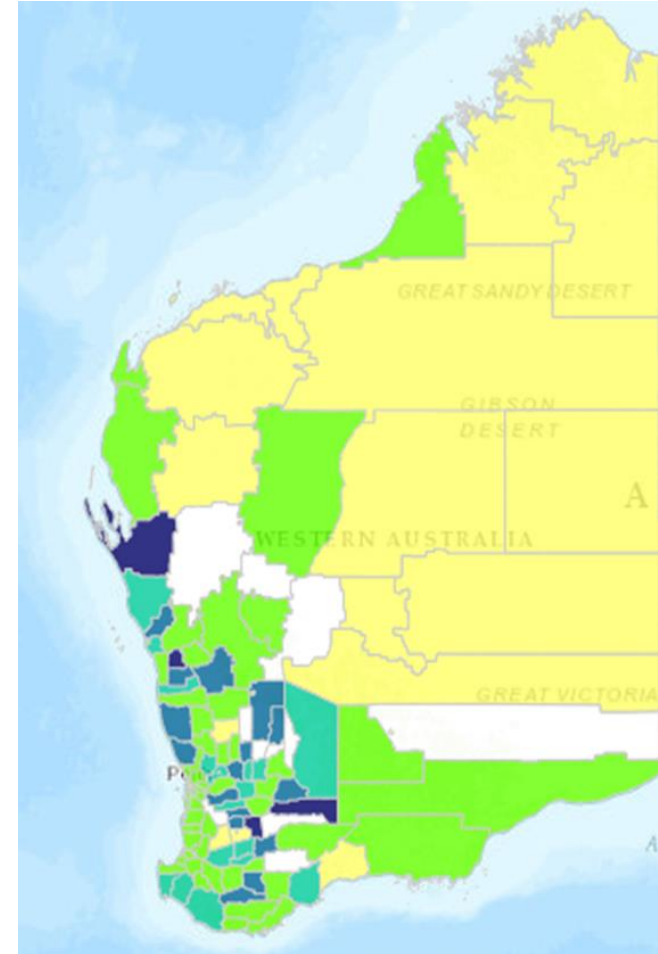
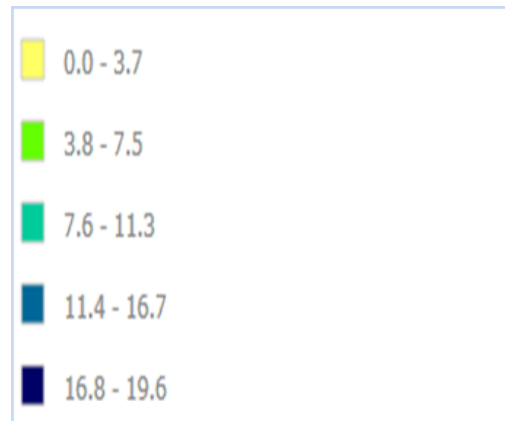
# Stirling Central



- 757 seniors in severe housing stress
- 2,337 people over 55 in public housing
- Services available



## Seniors experiencing extreme housing stress (60/20) as a proportion of seniors in rental accommodation



## Strategies to prevent homelessness among seniors

- Increasing supply of accessible, affordable rental accommodation
- Security of tenure
- Income support, saving for retirement and rental subsidies
- Support Services

## Strategies to prevent homelessness

	Supply	Security of Tenure	Income support/Rental Subsidy	Support Services
Stirling Central	•		•	
Swan	•	•	•	
Gosnells	•		•	
Rockingham	•	•	•	
Wickepin				•
Shark Bay	•			•
Mingenew				•
Kondinin				•



## Next steps

- Seniors Week 8-13 November
- Older women at risk of homelessness with COTA WA
- Seniors Housing Strategy

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# THANK YOU

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## QUESTIONS?

### PRESENTER

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