

# Housing stress could envelop one million households by 2041

**Strict embargo: Tuesday, 22 November 2022**

A landmark analysis reveals 640,000 Australian households are in housing stress, with the figure projected to rise to 940,000 by 2041.

[Quantifying Australia's unmet housing need - a national snapshot](#) was prepared for the Community Housing Industry Association by the UNSW City Futures Research Centre. It shows one in fifteen Australian households were experiencing homelessness, overcrowded homes or rental stress on census night in 2021.

The analysis shows families represented half of the unmet housing needs, an over representation given they only account for approximately 40% of all households. Large capital cities had the highest numbers of unmet housing needs, and had grown over the last five years. Sydney increased eleven per cent, Melbourne four per cent and Brisbane five per cent.

The analysis also reveals the communities with both the highest numbers of unmet needs and the highest percentages of unmet needs.

Highest unmet need	
Gold Coast	24,400
Sydney - Inner South West	21,500
Melbourne - West	20,200
Melbourne - South East	19,200
Sydney - South West	18,600
Sydney - Parramatta	18,100
Melbourne - Inner	16,700
Logan - Beaudesert	12,500
Sunshine Coast	12,300
Ipswich	11,600

Highest % of households	
Northern Territory - Outback	21.1%
Sydney - South West	12.7%
Sydney - Parramatta	10.6%
Sydney - Inner South West	10.2%
Logan - Beaudesert	10.0%
Gold Coast	9.9%
Moreton Bay - North	9.9%
Coffs Harbour - Grafton	9.2%
Ipswich	9.0%
Cairns	8.9%

**Wendy Hayhurst, CEO of the Community Housing Industry Association** said the research clearly shows the importance of a long term national housing strategy. “The Commonwealth has laid important foundations for expanding social and affordable housing and it is reassuring to see them seriously grapple with this challenge. However we will need to muster additional investment from all levels of Government and superannuation funds to meet this challenge. It is hard to think of a higher priority than giving all Australians a stable and secure home.”

**Dr Ryan van den Nouwelant, of City Futures Research Centre**, said ‘There are Australians with unmet housing needs in all parts of the country. This research identifies the type and location of housing that is needed to meet the needs of the most vulnerable parts of the community. It is a valuable reminder of the housing challenges Australia faces, and should inform the priorities in the government’s Housing Accord.

**Emma Greenhalgh, CEO of National Shelter** said unmet needs would grow unless additional supply reached the right people. “This is not a problem that can simply be left to the market. Meeting the needs of households will



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require intervention and investment starting with at least 25,000 new social and affordable homes annually in the near future to house the approximately one in ten households whose needs will not otherwise be met.”

**Mark Degotardi, CEO of Community Housing Industry Association NSW**, said the data for Sydney was especially alarming. “Demand for social and affordable housing in Sydney is at eye-watering levels, higher than any other capital city. The NSW Government must urgently confront this housing crisis. We need action.”

**Kate Colvin, CEO of Homelessness Australia**, said the nation could not afford to allow homelessness to grow. “The cost of homelessness is not only borne by the affected individual. It means overrun hospitals, clogged up community services, and refuges and shelters bursting at the seams. Australia is one of the world’s very wealthiest nations. We can and must do better.”

To arrange interview: Nick Lucchinelli 0422229032 or Matt Coughlan 0400 561 480