

Snapshot 2018:

Anglicare WA— Western Australia



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Anglicare WA conducts the Rental Affordability Snapshot each year to develop a better understanding of how our rental market is changing and the implications for Western Australians living on low incomes. The Snapshot was conducted on 24 March 2018. It includes a survey of 12,229 private

rentals advertised in the Perth metro area, the South West and Great Southern, and in the North West to determine if the properties were affordable and appropriate for different household types. We determined a suitable rental to be one which took up less than 30% of a household's income, a commonly used

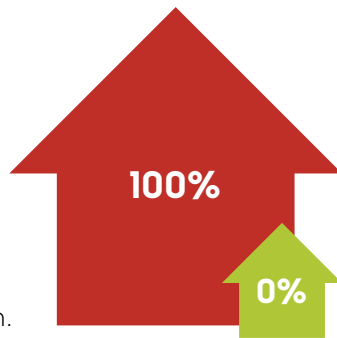
benchmark of affordability, and which had an appropriate number of bedrooms.

The Rental Affordability Snapshot found that despite some indications of improved affordability for working families, Western Australians on government benefits continue to have limited housing options.



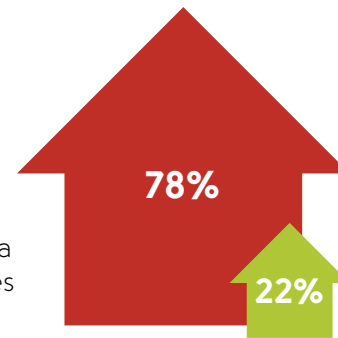
John, on a Disability Pension in Perth

Less than 1% of rentals in Perth were affordable for a single person on the Disability Pension like John.



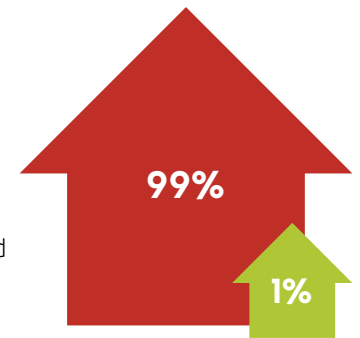
Simon and Eva, working family in Perth

22% of listed properties in Perth were affordable for a couple on minimum wages like Simon and Eva.



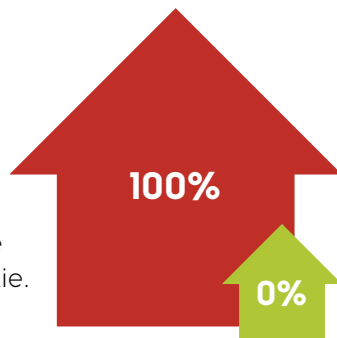
Charles, retiree in Perth

1% of rentals in Perth were affordable for a single person on the Aged Pension like Charles.



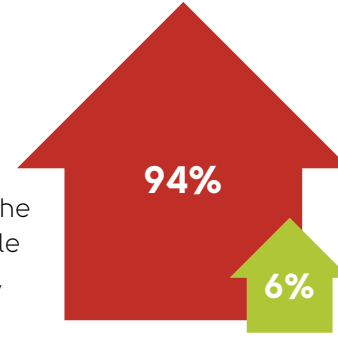
Kylie, single mum on Newstart in Perth

There were no affordable rentals in Perth for a single parent on Newstart like Kylie.



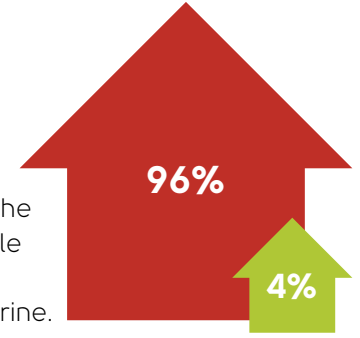
Matt and Jess, looking for work in the South West

6% of listed properties in the South West were affordable for a couple seeking work, like Jess and Matt.



Catherine, working single mum in the North West

4% of listed properties in the North West were affordable for a single parent on a minimum wage like Catherine.



Key Findings

Affordable Unaffordable

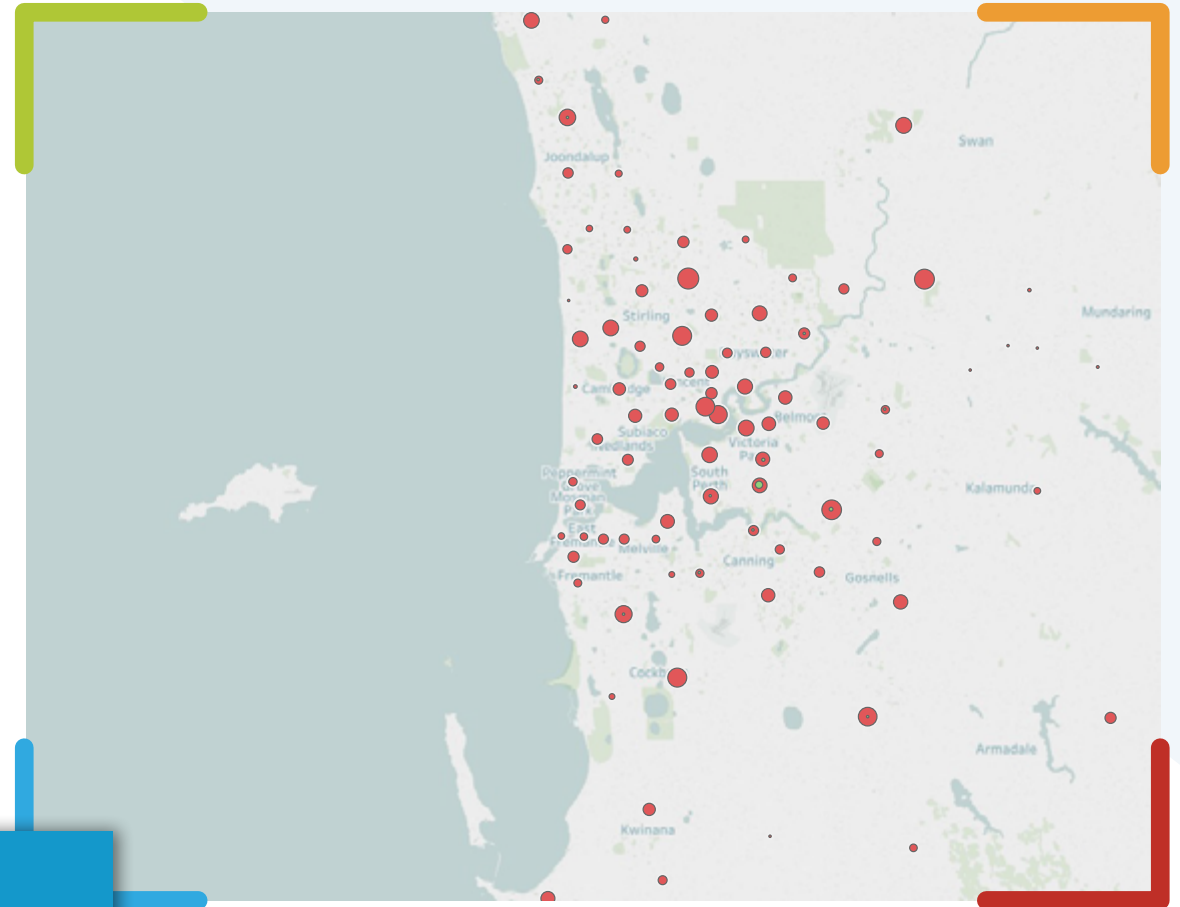
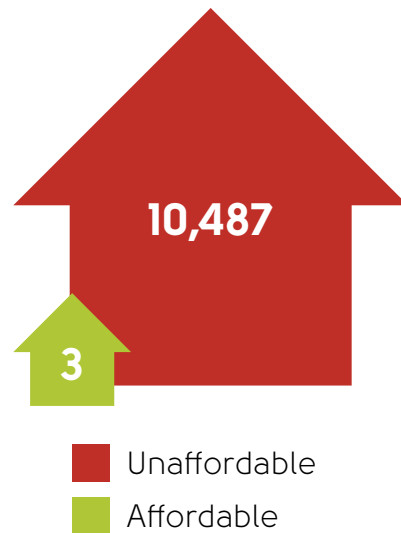
Names and some details have been changed to protect the identity of Anglicare WA clients.





MEET JOHN

- Single
- 23 years old
- Disability Support Pension
- Lives in Perth Metropolitan area
- Uses public transport to get around



John can afford to pay \$154 per week.

Only 3 properties (less than 1% of listed properties) in the entire Perth metro area are affordable and appropriate for John. This is consistent with findings from Snapshots over the past 5 years.

Even among the available properties, they may not be wheelchair accessible or be located in a suitable location for John to access public transportation.

It would take 78% of John's income to afford a median rental in Perth.

"It just gets so bad that I don't want to face any of my problems."

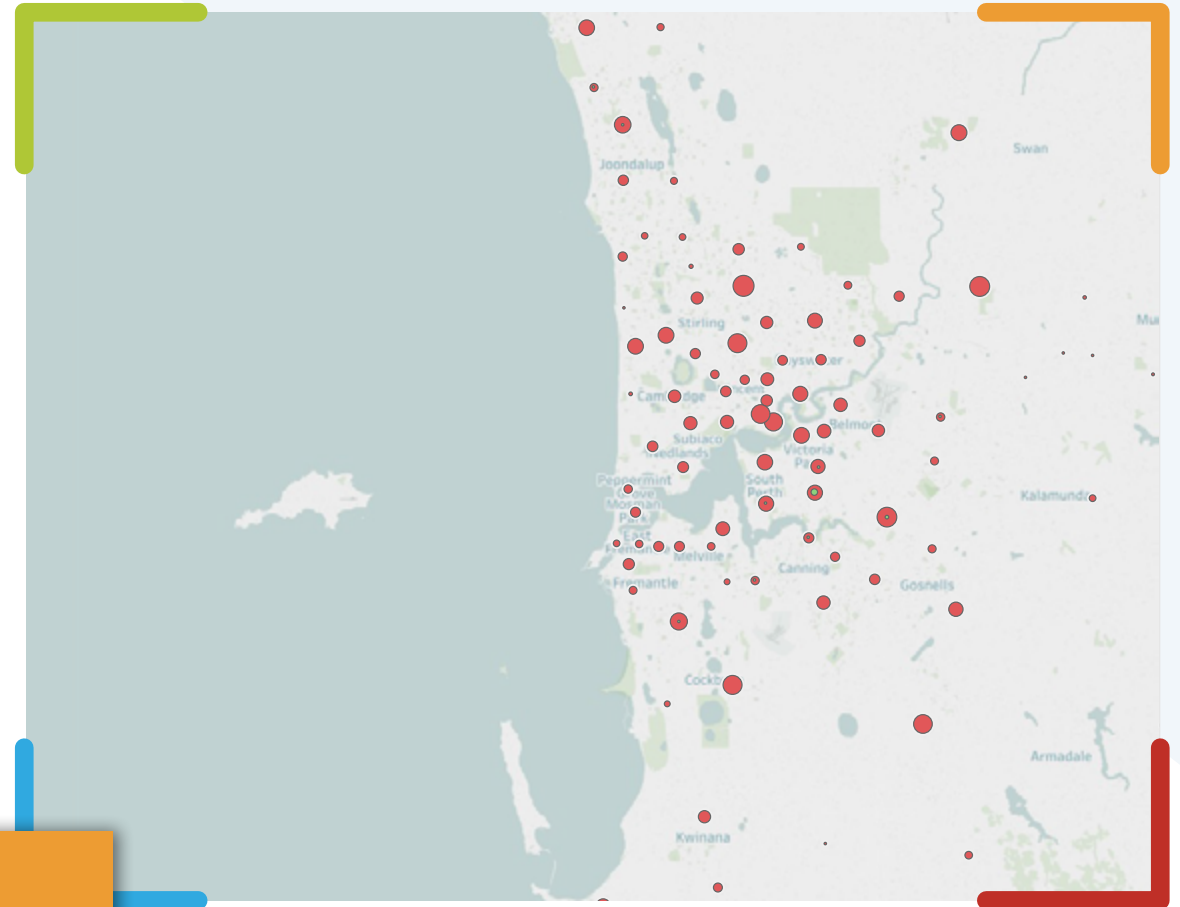
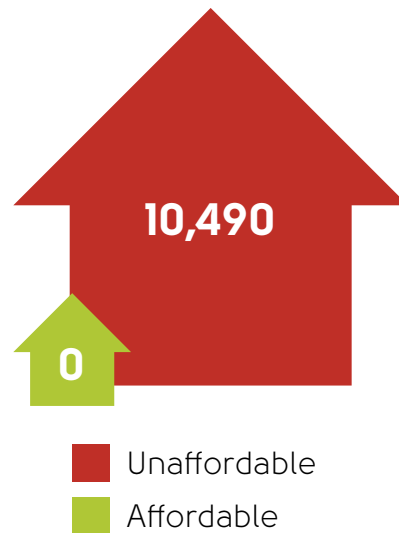
John, on a Disability Pension in Perth





MEET KYLIE

- Single Parent
- One child: 9 years old
- On Newstart Allowance
- Lives in Perth Metropolitan area
- Uses public transport to get around



Kylie can afford to pay \$148 per week.

There were 0 properties listed in the entire Perth metro area that were affordable and appropriate for Kylie and her daughter.

It would take 79% of Kylie's income to afford a median rental in Perth.

Over the past 5 years there has been a consistent trend of little to no availability of affordable properties for single parents on Newstart in the Perth Metro area. There was a slight improvement in 2017, however the rate has dropped back down to 0 this year.

"After paying rent, I constantly have to make difficult decisions between what essential things I can afford to pay for, and those I have to let go."

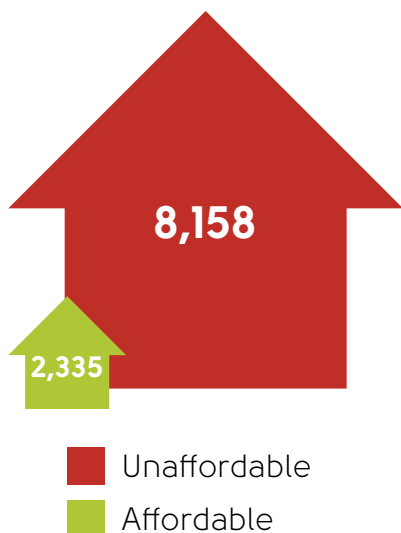
Kylie, single mum on Newstart in Perth





MEET SIMON & EVA

- Two children: ages 2 and 7
- Simon works full time in hospitality and Eva works part time in retail, both earn minimum wage.
- They also receive a Partnered Parenting Payment + Family Tax Benefit A & B
- Live in the Perth Metropolitan area
- Share a car

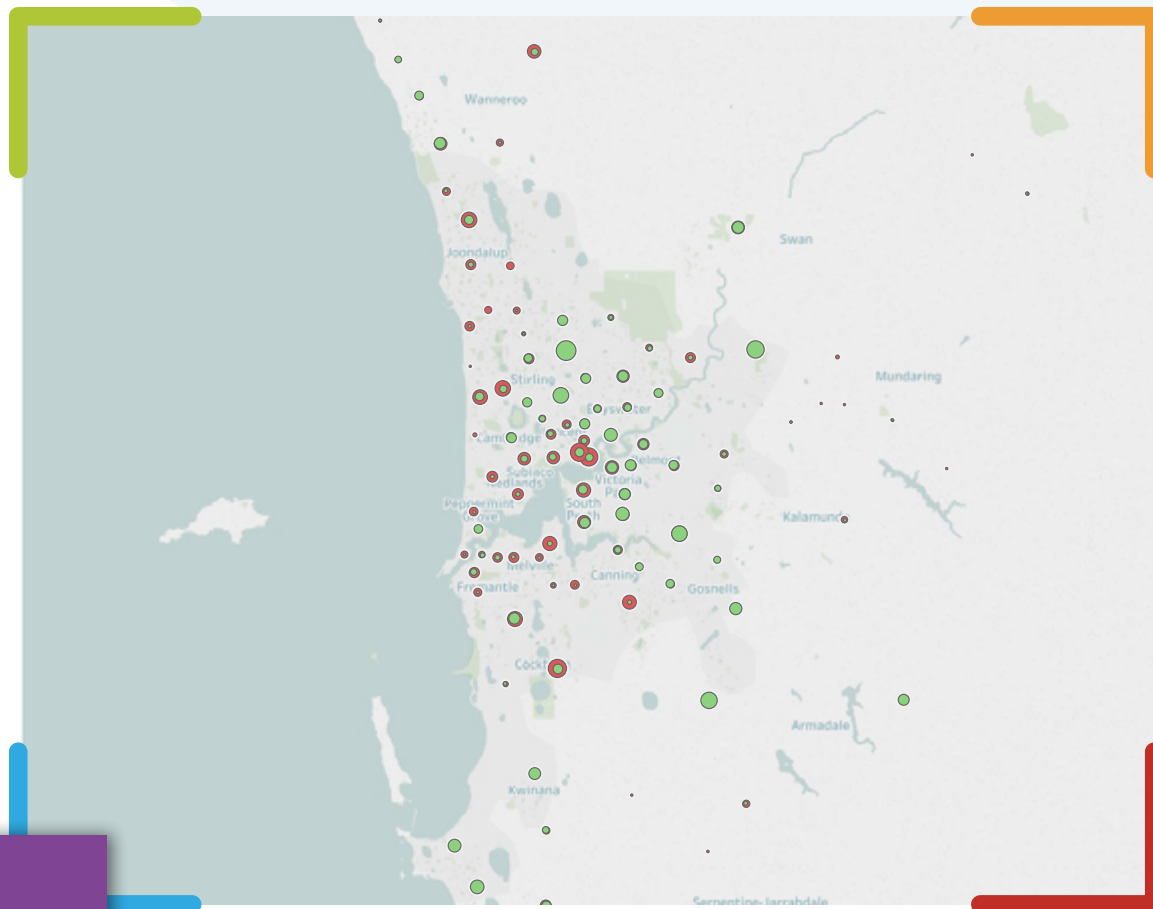


Simon and Eva can afford \$326 per week in rent, close to the median rent of \$350 in Perth, which gives them more options than the other households.

22% of listed properties in the Perth metro area are affordable for Simon, Eva and their children.

They have more housing choices across the metro area than some of the other households. However, they may be restricted by their need to be located close to public transport since they share one car between them.

Over the last 5 years there has been a steady trend of increasing affordability in the Perth Metro area for families on minimum wages. The number has gone up from just 1% in 2015 to 22% this year.

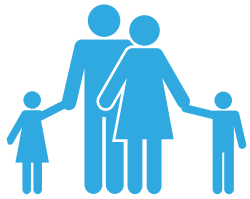


"Having somewhere stable and affordable to live would mean we could start saving and thinking about our future."

Simon, working family in Perth

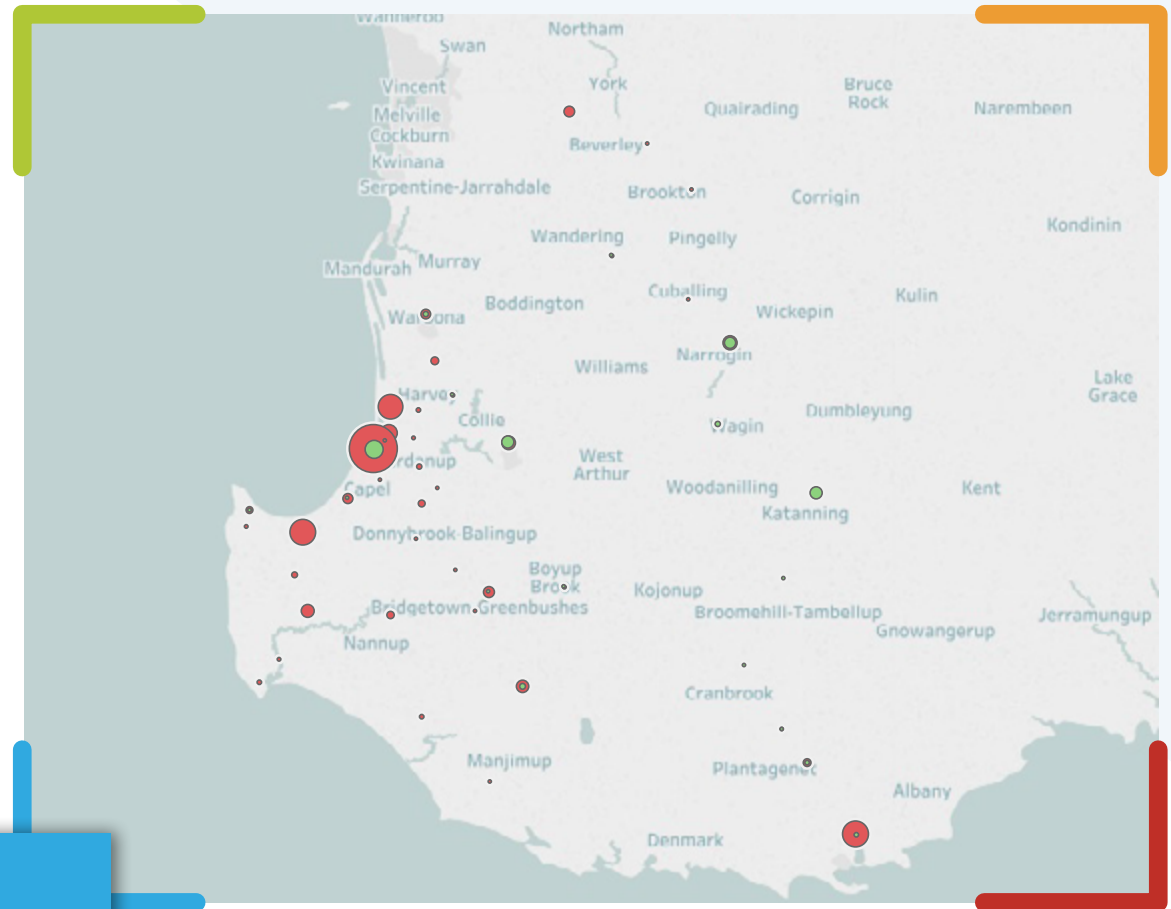
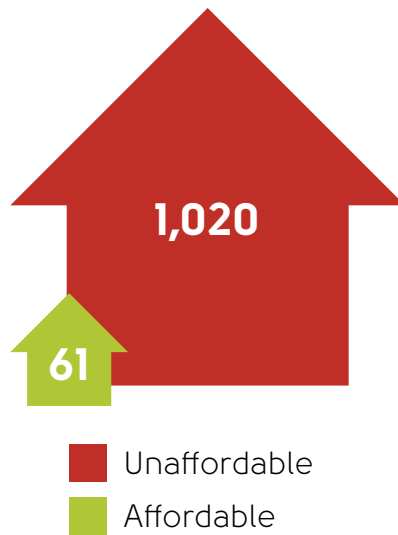


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MEET JESS & MATT

- Two children: ages 4 and 7
- Matt recently lost his job and is looking for work.
- Jess is looking for a job after being out of the workforce for several years, raising their children.
- They receive Newstart and Family Tax Benefit A & B
- Live in South West
- Rely on public transportation



Matt and Jess can afford \$242 per week in rent, well below the median of \$320 in the South West.

6% of listed properties in the South West are affordable for Matt and Jess.

They may find it difficult finding a place close to jobs and services, and are likely to need another car to get around, but they have more options than other couples on Newstart living in Perth.

To afford a median rental, they would need to spend 43% of their income on rent.

Over the past 5 years in the South West region of WA, there has been a steady increase in affordability for families on Newstart. While there are still only 6% of properties which are affordable, this is up from 1.5% in 2014.

"We've taught the kids to be economical with water and electricity and we make good use of second hand clothes but sometimes that's not enough."

Jess, looking for work in the South West

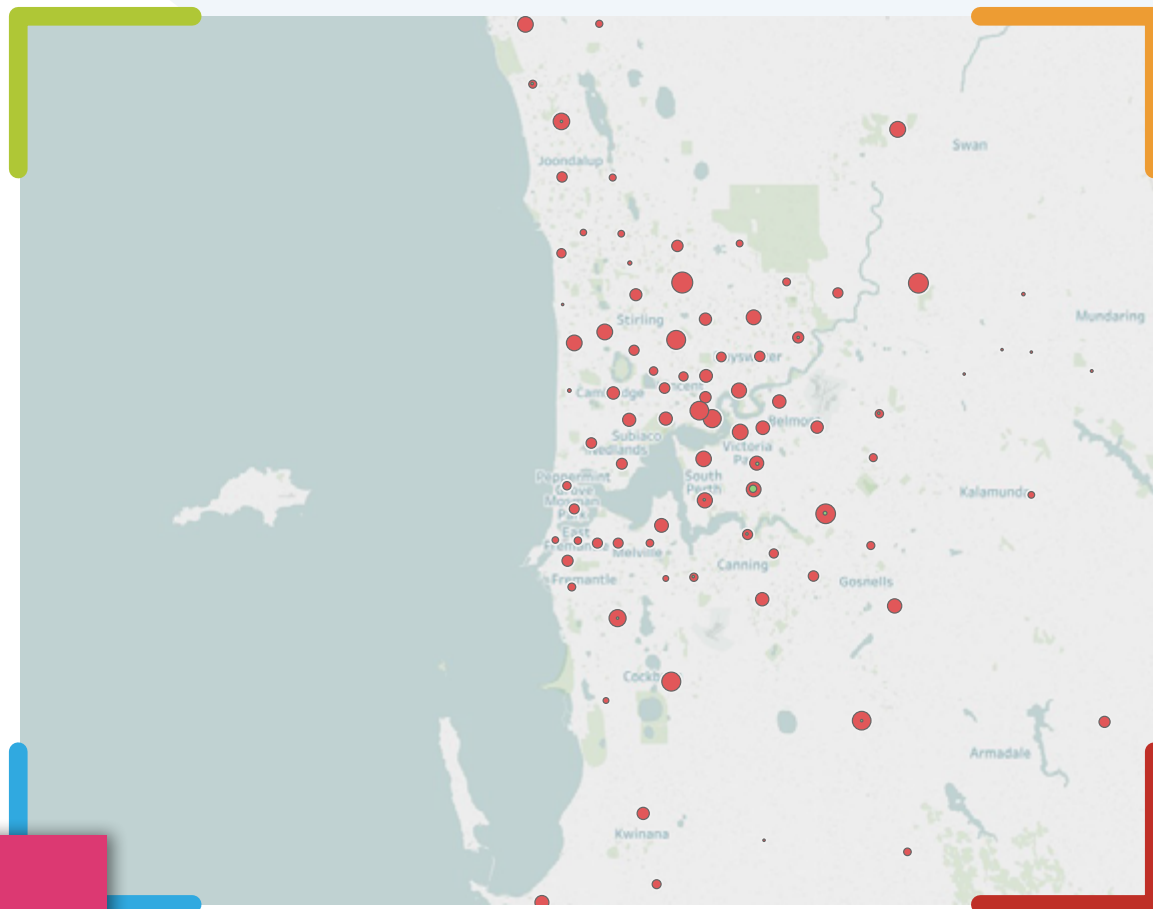
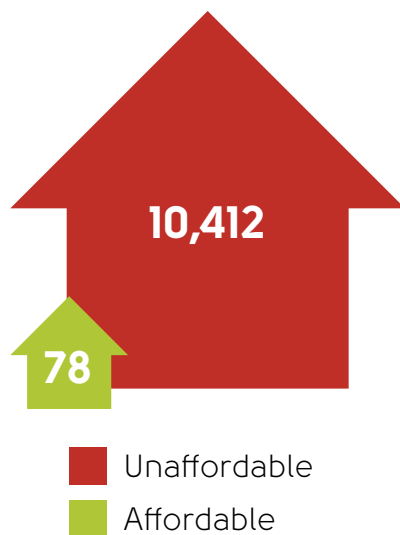


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MEET CHARLES

- Age Pension
- Lives in Perth Metropolitan area
- Uses public transport to get around
- Needs to be close to medical and community services
- Would like to be close to friends, family and live in familiar surroundings.



Charles can afford \$154 per week in rent.

1% of listed properties in Perth are affordable for Charles.

Of the 78 properties available, many of these are shared accommodation meant for students. At age 70, Charles needs a place of his own, close to amenities, services and public transportation.

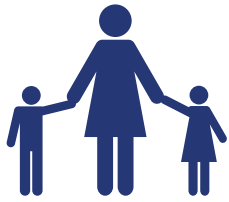
He would have to pay 78% of his weekly income on rent to afford a median rental in Perth.

Over the past 5 years there has been a consistent trend of less than 1% of listed properties which are affordable for people living on an age pension in the Perth Metro area.

"I live pretty frugally but I still find it impossible to keep up with the bills after I've paid my rent."

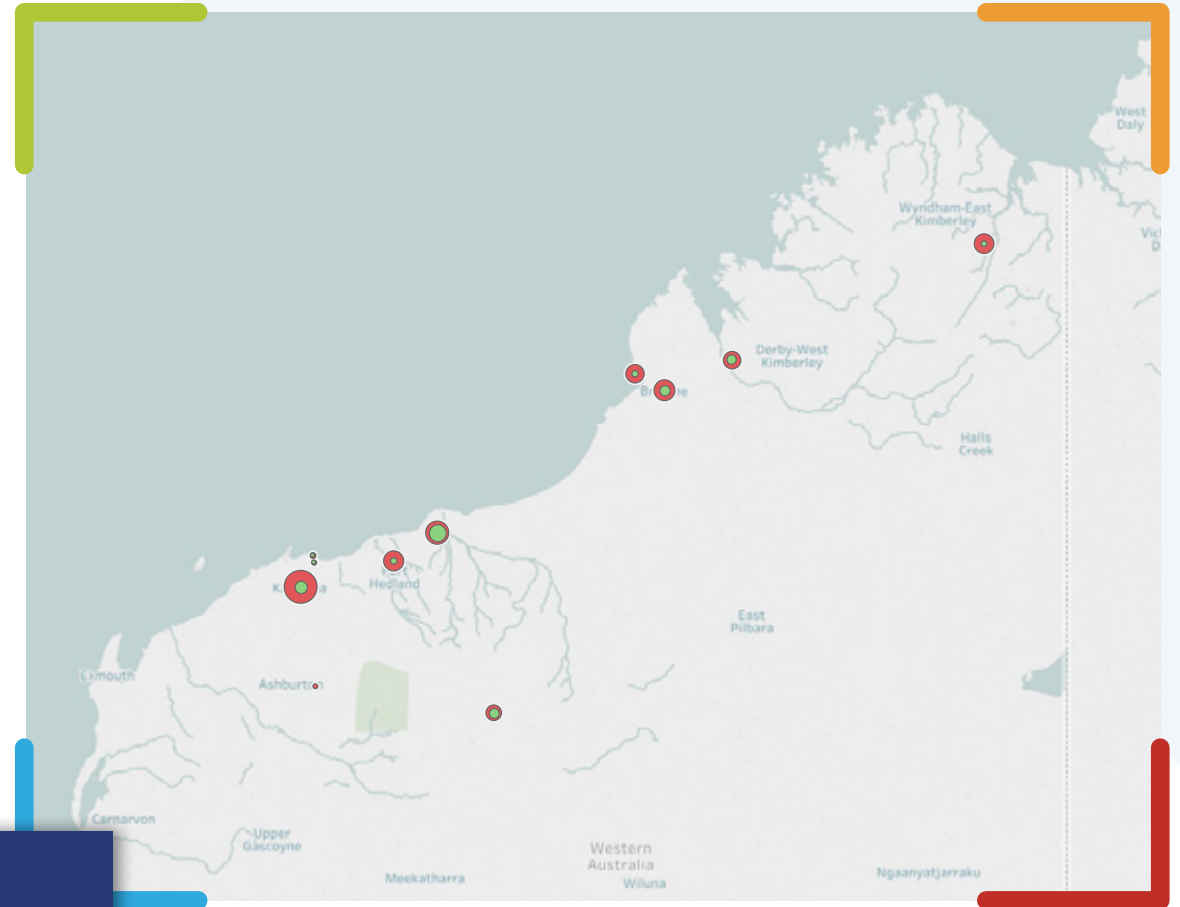
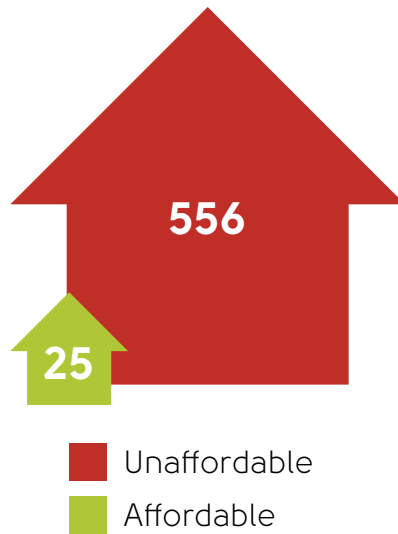
Charles, retiree in Perth





MEET CATHERINE

- Single parent to two children ages 4 and 6
- Works full-time in a cafe and earns minimum wage and receives Family Tax Benefit A & B
- Pays for childcare for her two children
- Lives in the North West
- Owns a car



Catherine can afford \$291 per week in rent, below the median rent in North West of \$400.

4% of listed properties in the North West are affordable for Catherine and her children.

To afford a median rental in the North West, Catherine would have to pay 45% of her income on rent.

She also needs to pay for childcare for her children on top of other costs.

The 25 suitable properties across the North West may require Catherine to travel vast distances to school or work.

The rate of affordability 5 years ago in the North West was 0%. It then increased to 7% in 2017, and then worsened in the past year.

"After I lost two kids to suicide I ended up sleeping on the floor of a family member's house for a while because I couldn't find a stable place to live."

Catherine, working single mum in the North West



WHAT CAN BE DONE?

Everyone needs a safe place to call home. Although median rents have eased in recent years, the Snapshot found that improving affordability is not reaching those on the lowest incomes. Many families are still faced with painful decisions every week about paying rent or buying food. Changing the system to put people first, starting with those on the lowest incomes, will help re-orient the system so housing is valued primarily for its role as an enabler for people to grow, thrive and participate in society, and less as an investment vehicle to accumulate wealth.

There are no silver bullets to bring balance back to our housing system. It will require a broad based strategy to ensure those on the lowest incomes have access to safe and affordable housing. We're calling on governments to:

Listen to what people want. Tenants and low income households are the experts in the field. They should be actively involved in developing housing solutions to provide social cohesion and a sense of community.

Commit to an Affordable Housing Action Plan which will expand targets for affordable purchase and rental options, encourage large scale investment in affordable housing, and support the growth of the social housing (public and community housing) sector. Target 6% of total housing stock to be social housing by 2025.

Connect communities. Affordable rentals should be located close to services and public transportation along Metronet corridors to reduce sprawl and congestion. Support well-designed diverse housing types such as co-housing, tiny houses, or re-purposing dongas to provide diverse, inclusive housing options across the continuum.

Provide security for renters. Ensure renters have security of tenure and encourage institutional investment in affordable rentals so that renting can be a long term, viable housing option.

Provide relief for households in chronic rental stress. Restructure Commonwealth Rent Assistance to increase support for people who need it, reflect the real cost of renting in the private rental market, and make the system fairer.

Increase levels of Income Support. Current rates of Newstart and the Disability Support Pension are inadequate to allow people a decent standard of living. Modest increases would lift thousands of Western Australians out of poverty.




Anglicare WA supports the *Everybody's Home* campaign, calling for urgent reforms across the housing continuum by recalibrating tax settings, supporting larger scale investment in housing models such as community housing, improving renter's rights to make it a viable housing choice, relieving chronic rental stress and ending homelessness.

Anglicare WA is also an active member of the campaign, *End Homelessness WA* which is developing a Ten-Year Strategy and Action Plan to End Homelessness in Western Australia, with significant sector and community input.




APPENDIX: Detailed Tables by Region

Number and Percentage of Affordable & Appropriate Properties by Household Type in PERTH METROPOLITAN AREA

Household Type	Payment Type	# Affordable & Appropriate	% Affordable & Appropriate
Couple, two children (one aged less than 5, one aged less than 10)	Newstart Allowance (both adults)	155	1%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	27	0%
Couple, no children	Age Pension	432	4%
Single, one child (aged less than 5)	Parenting Payment Single	16	0%
Single, one child (aged over 8) 	Newstart Allowance	0	0%
Single 	Age Pension	78	1%
Single aged over 21 	Disability Support Pension	3	0%
Single	Newstart Allowance	0	0%
Single aged over 18	Youth Allowance	0	0%
Single in share house	Youth Allowance	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	5,116	49%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	1135	11%
Single	Minimum Wage	148	1%
Couple, two children (one aged less than 5, one aged less than 10) 	Minimum Wage + Parenting payment (partnered) + FTB A&B	2,335	22%
Total No of Properties	10,490		




Number and Percentage of Affordable & Appropriate Properties by Household Type in SOUTHWEST AND GREAT SOUTHERN

Household Type	Payment Type	# Affordable & Appropriate	% Affordable & Appropriate
Couple, two children (one aged less than 5, one aged less than 10) 	Newstart Allowance (both adults)	61	6%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	24	2%
Couple, no children	Age Pension	100	9%
Single, one child (aged less than 5)	Parenting Payment Single	26	2%
Single, one child (aged over 8)	Newstart Allowance	5	0%
Single	Age Pension	11	1%
Single aged over 21	Disability Support Pension	11	1%
Single	Newstart Allowance	0	0%
Single aged over 18	Youth Allowance	0	0%
Single in share house	Youth Allowance	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	785	73%
Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	220	20%
Single	Minimum Wage	34	3%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	395	37%
Total No of Properties	1,081		



Number and Percentage of Affordable & Appropriate Properties by Household Type in the Northwest

Household Type	Payment Type	# Affordable & Appropriate	% Affordable & Appropriate
Couple, two children (one aged less than 5, one aged less than 10)	Newstart Allowance (both adults)	7	1%
Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	3	1%
Couple, no children	Age Pension	41	7%
Single, one child (aged less than 5)	Parenting Payment Single	1	0%
Single, one child (aged over 8)	Newstart Allowance	0	0%
Single	Age Pension	3	1%
Single aged over 21	Disability Support Pension	1	0%
Single	Newstart Allowance	0	0%
Single aged over 18	Youth Allowance	0	0%
Single in share house	Youth Allowance	0	0%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage (both adults) + FTB A	151	26%
Single, two children (one aged less than 5, one aged less than 10) 	Minimum Wage + FTB A & B	25	4%
Single	Minimum Wage	9	2%
Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	54	9%
Total No of Properties	581		

