

# THE HOUSING SPECTRUM

## 1 HOMELESS

The ABS statistical definition states that when a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:

- is in a dwelling that is inadequate; or
- has no tenure, or if their initial tenure is short and not extendable; or
- does not allow them to have control of, and access to, space for social relations.

## 2 EMERGENCY TEMPORARY ACCOMMODATION

Emergency temporary accommodation in low-cost hotels, motels, caravan parks and similar accommodation for people who are or homeless or experience a housing crisis – up to 28 days accommodation over a period of 12 months.

## 3 SHORT-TERM & CRISIS ACCOMMODATION

Specialist, short-term and medium-term housing for people who are homeless, or who are at risk of becoming homeless and are in crisis. They provide these services in partnership with specialist support agencies that help people to settle into stable accommodation.

## 4 TRANSITIONAL HOUSING

Affordable rental housing provided on a short to medium term basis, typically to people exiting or 'at risk' of homelessness, while they wait for more permanent housing to become available. Transitional Housing Plus provides longer term supported accommodation (up to 5 years), and is linked to training and employment outcomes for people who are experiencing homelessness or are at risk of homelessness, and who are able to exit to private market housing at the end of their tenancy.

## 5 SUPPORTED ACCOMMODATION

A form of affordable rental housing where provision of housing is linked with provision of some form of support to the household. Supported housing is typically provided to people who are exiting homelessness (see short-term and crisis accommodation), to people with disabilities or chronic health issues (such as group homes) or to older people with low-level support needs.

## 6 BOARDING HOUSES

Provides accommodation for a fee and are sometimes called lodging houses. A boarding house resident enters into an occupancy agreement with the boarding house operator and does not have the same control over the premises as a tenant does. Often, a resident of a boarding house only has a right to occupy a room and to share other facilities such as a kitchen and bathroom.



## 7 NEW GENERATION BOARDING HOUSE

Includes rooms which are self-contained with a private ensuite and kitchenette, comply with the State Environmental Planning Policy (Affordable Rental Housing) 2009 for new generation boarding houses, and includes accessibility and room size requirements. Intended to provide long term and low cost accommodation. When provided by community housing providers, these boarding houses sometimes allow for support services to assist residents.

## 8 SOCIAL HOUSING

Secure and affordable rental housing for people on low incomes with housing needs. It includes public, community and Aboriginal housing. Public housing is managed by the State Government while community housing is managed by non-government organisations. Tenants pay no more than 30% of their income and are issued with a two, five, or 10 year lease.

## 9 AFFORDABLE RENTAL HOUSING

Housing that meets the needs of people on very low to moderate incomes and is priced so that they can afford other basic needs such as food, clothing, transport, medical care and education. Affordable rental housing in NSW is usually managed by not-for-profit community housing providers, and/or by private organisations. Tenants pay no more than 75% market rent and no less than 30% of their household income.

## 10 PRIVATE RENTAL HOUSING

Housing that is available in the private rental market. It covers a range of housing types, including houses, apartments and caravan parks. This rental can be insecure due to no fault evictions, have short tenure and be subject to market variability and rental increases. An affordable private rental is one that takes up less than 30% of the gross household income.

## 11 PROPERTY OWNERSHIP

Purchasing property which leads to home ownership.

### Housing Affordability Stress Definition:

When a household is in the bottom 40% of income distribution and spends more than 30% of their household income on rent or mortgage payments, adjusted for household size, they are considered to be in housing stress.

(Australian Housing and Urban Research Institute, 2019)