



2021 Rental Affordability Snapshot: Adelaide Metropolitan Region

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Introduction

The AnglicareSA Rental Affordability Snapshot was undertaken in conjunction with The Australian Alliance for Social Enterprise at the University of South Australia. The snapshot surveyed rental properties available in the Adelaide area on 26 March 2021. The survey used rental listings on realestate.com.au.

Properties were assessed for affordability and appropriateness for a number of different household types and incomes. This survey defined an affordable rental as one which took up less than 30% of the household's income. The 30% benchmark is commonly used as an indicator of 'housing stress' among low income households.

We assessed how many properties would be affordable for each of the household types listed in the findings section of this report. The only income sources taken into account were the household's main income support payment or minimum wage and Family Tax Benefit. Other allowances the household might receive (e.g. Mobility Allowance, electricity supplements) were not included. Commonwealth rent assistance was included as income for the purpose of calculations. We then ran a second analysis incorporating Coronavirus Supplement increases to payments.

Data were disaggregated to separate listings of appropriate and affordable properties. Appropriateness for properties was assessed on the basis of the number of the bedrooms in relation to the number of occupants. For a property to be considered suitable, it was required to be affordable and appropriate.

Findings

This Rental Affordability Snapshot shows the number of affordable and appropriate homes for rent for people on low income on 26 March 2020.

On the day of the snapshot, 1788 private rentals were advertised for rent in Adelaide. While a property could be affordable and appropriate for more than one household type, any individual property can only be rented out by one household type at any time. Accordingly, we found that:

- 40 individual properties were suitable for at least one household type living on income support payments without placing them in housing stress.
- 497 individual properties were suitable for at least one household type living on minimum wage without placing them in housing stress.



Table 1 demonstrates that, on the day of the snapshot, 40 appropriate and affordable houses were available for rent by households on income support payment. This was equivalent to 2% of the rental market. 497 appropriate and affordable houses were available to rent in the aggregate for households on a minimum wage. This was equivalent to 28% of the rental market. The headline figures of affordable and appropriate houses indicate approximately a halving of available properties since 2020 (with 40 appropriate and affordable houses for households on income support payment and 497 appropriate and affordable houses for households on a minimum wage, compared to 82 and 941 properties respectively for 2020, without any application of Coronavirus supplements).

Appropriate and affordable rental accommodation was in extremely short supply for households on income support as a whole category, but the property availability figures were lower than the aggregate figure of 3.5% for each household type analysed. Disaggregating the figures for household type, 1% of properties were available at the time of the snapshot for couples on JobSeeker allowance with 2 children, and 2% of properties were available for couples on the Age Pension with no children. 0% of properties (and in 4 out of 7 categories, no actual properties) were affordable and appropriate at the time of the snapshot for the other 7 household types reliant on income support as the primary income (where households consisted of single people on the Age Pension, Disability Support Pension, JobSeeker Allowance or Youth Allowance, and also single parents with children).

Similarly, disaggregated figures for households on the minimum wage revealed 1% of the rental market being available as affordable and appropriate housing for a single person on the minimum wage at the time of the snapshot. Figures were more favourable for families with 2 children receiving the minimum wage (with between 3% and 27% of houses being affordable and appropriate, depending on family category).

This survey does not consider suitability of properties in regard to physical accessibility, nor does it account for suitability of neighbourhood or region. An additional stressor which is not addressed in this snapshot is that of bond payments.



Table 1: Adelaide metropolitan region rental affordability by household type and percentage

Number and Percentage of Affordable & Appropriate Properties by Household Type								Headline figure		
	Household Type	Payment Type	# Affordable	% Affordable	# Appropriate	% Appropriate	# Affordable & Appropriate	% Affordable & Appropriate	On the Snapshot day, these are no. of unique properties that are affordable and appropriate for:	
1	Couple, two children (one aged less than 5, one aged less than 10)	Jobseeker (both adults)	79	4%	934	52%	13	1%	Households on income support payment 40	Household on minimum wage 497
2	Single, two children (one aged less than 5, one aged less than 10)	Parenting Payment Single	29	2%	934	52%	2	0%		
3	Couple, no children	Age Pension	29	2%	1788	100%	29	2%		
4	Single, one child (aged less than 5)	Parenting Payment Single	19	1%	1641	92%	3	0%		
5	Single, one child (aged over 8)	Jobseeker	7	0%	1641	92%	0	0%		
6	Single	Age Pension	7	0%	1788	100%	7	0%		
7	Single aged over 21	Disability Support Pension	7	0%	1788	100%	7	0%		
8	Single	Jobseeker	0	0%	1788	100%	0	0%		
9	Single aged over 18	Youth Allowance	0	0%	1788	100%	0	0%		
10	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A	1139	64%	934	52%	479	27%		
11	Single, two children (one aged less than 5, one aged less than 10)	Minimum Wage + FTB A & B	234	13%	934	52%	49	3%		
12	Single	Minimum Wage	18	1%	1788	100%	18	1%		
13	Couple, two children (one aged less than 5, one aged less than 10)	Minimum Wage + Parenting payment (partnered) + FTB A&B	492	28%	934	52%	134	7%		
Total No of Properties		1788								



Discussion

As with previous Rental Affordability Snapshots, access to appropriate and affordable rental accommodation was in extremely short supply for households on income support as a whole category on the day of data collection, and the property availability figures were lower than the aggregate figure for each household type analysed. The headline figures of affordable and appropriate houses indicate approximately a halving of available properties since 2020.

Policy Implications

Over the 12 years of the Anglicare Rental Affordability Snapshot, AnglicareSA has shown repeatedly that housing unaffordability is at crisis levels for people living on low incomes across the Adelaide area. Action must be taken with a coordinated, systemic and broad approach to addressing housing affordability, growing the supply of social and affordable housing, and reforming the current tax and transfer system to support lower cost housing.

Conclusion

This snapshot assessed the degree of access to the housing rental market for 13 household types on 26 March 2021, when housing was assessed against criteria for affordability and appropriateness. All disaggregated household types reliant on income support payments had access to less than 2% of the rental market, with seven household types having access to 0% of the rental market at the time that the snapshot was taken.