

UNLOCK HOUSING

Heat Map Summary

**Homelessness &
Housing Stress**

2021

**UNLOCK
HOUSING**

 shelterwa

Unlock Housing Heat Maps data

As part of the Unlock Housing campaign interactive heat maps were produced to show the level of homelessness and housing stress across our community in 2016. Since then, we have seen many more people at risk of homelessness due to the COVID pandemic. Renters are facing unprecedented difficulty trying to find a home, which will only get worse when the moratorium on rent increases and evictions ends in March 2021.

There are over 15,700 WA households (around 30,000 people) on the housing waiting list, and the WA Government plans to create just 260 new homes a year to meet this demand.

The following report provides an overview for each of the regions and districts. The interactive heatmaps can be found at <https://www.unlockhousing.com.au/heatmaps/>

PART 1: FINDINGS FOR THE REGIONS – AN OVERVIEW

Background

- The table below shows the structure of homelessness in regional and remote WA compared with the Perth metro average based on the latest 2016 ABS data.
- Homelessness and housing in each region have their own characteristic due to local demographics, social and affordable housing supply and the availability and type of homelessness services. Overall, the proportion of rough sleepers and those living in severely overcrowded dwellings is significantly higher in the regions than in the metro area

Profile of homelessness in Regional and Remote WA compared with Perth metro

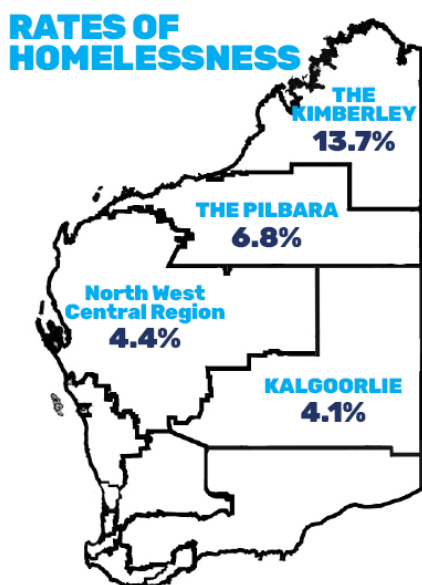
	Rough sleepers	Supported accommodation	Temporarily staying with others	Boarding houses/ Temporary lodgings	Living in severely overcrowded dwellings
Perth Metro	10%	16%	21%	14%	39%
Regional and Remote WA	15%	7%	22%	7%	48%

Source: Kaleveld, L., Seivwright, A., Box, E., Callis, Z. and Flatau, P. (2018). Homelessness in Western Australia: A review of the research and statistical evidence. Perth: Government of Western Australia, Department of Communities

Based on our Heat Maps data, we can report the following six findings for the regions.

Finding 1: Regional areas account for four out of WA’s Top 10 homeless hotspots.

The four regional areas (districts) in WA’s top ten hotspots are:



- The Kimberley (1207 people, 13.7%) – in 1st place
- Pilbara (617 people, 6.8%) – in 2nd place
- North West Central region (392 people, 4.4%) – 7th place
- Kalgoorlie (368 people, 4.1%) – 8th place

For context, over 60% of those who experience homeless in the Pilbara and Kimberley are in severely overcrowded dwellings. (see table below)

Profile of homelessness in WA Outback (North) compared with Perth metropolitan

	Rough sleepers	Supported accommodation	Temporarily staying with others	Boarding houses/ Temporary lodgings	Living in severely overcrowded dwellings
Perth Metro	10%	16%	21%	14%	39%
WA Outback (North)	12%	7%	12%	7%	62%

Source: Structure of Homelessness in WA, Homelessness Presentation, Paul Flatau Centre for Social Impact and UWA, January 2020

Finding 2: The Kimberley has the highest number of people experiencing homelessness in the state

Almost 14% of WA’s total population experiencing homelessness (1207 people) are located in the Kimberley.

The next highest concentration is the Pilbara with 7% of WA’s population experiencing homelessness (617 people).

Finding 3: The Mining and Pastoral electorate has the largest number of WA’s population experiencing homeless compared to all other upper house electorates.

- 29% of WA’s total population experiencing homelessness (2584 people) live in the Mining and Pastoral region, which covers the Kimberley, Pilbara, North West Central and Kalgoorlie districts.

This compares to

- 20.5% in the East Metropolitan electorate (1846 people)
- 18% in the North Metropolitan electorate (1603 people)

- 12% in the South Metropolitan electorate (1082 people)
- 9% in the South West electorate (788 people) and
- 5% in the Agricultural electorate (491 people)

Finding 4: Rental Stress is very high in the South West Region

- The South West region covers Mandurah, Bunbury, Albany, Vasse, Warren-Blackwood and Murray-Wellington, and Collie-Preston districts.
- Overall, 38% of renters in the South West region are experiencing rental stress, with 28,975 people paying more than 30% of their income on rent out of a total of 75,733

Finding 5: Mandurah and Bunbury are in WA's Top Ten hotspots for rental stress

The two regional districts in WA's top ten areas for rental stress are Mandurah in 2nd position and Bunbury in 9th position

- 46% of renters in Mandurah are in rental stress (5927 out of 12947 renters)
- 40% of renters in Bunbury are in rental stress 5606 out of 13,953 renters)

Finding 6: Regional areas have four out of the top ten electorates with the highest number of low-income earners.

- The four districts in WA's top ten areas with the highest number of people earning incomes below \$650 are Mandurah in 2nd position (11,518 households), Warren-Blackwood in 4th position (10,303 households), Central Wheatbelt in 6th position (10050 households) and Dawesville in 10th position (9386 households earning under \$650)

PART 2: DISTRICT PROFILES

Below are findings for the Kimberley, Pilbara, Kalgoorlie, Geraldton, Albany, Bunbury and Mandurah electorate districts.

The Kimberley

Findings from Unlock Housing Heatmaps:

- The rate of homelessness in the Kimberley (3.5% of the Kimberley population) is almost nine times higher than the WA average (0.4% of total population)
- The total homeless population of 1207 people accounts for a massive 13% of WA's total homeless population, and has the biggest number of homeless people in all of WA's electoral districts
- 18% of renters are in rental stress (3849 out of 21,856 renters in rental stress)
- 25% of homeowners with a mortgage are in mortgage stress (1478 out of 5979 homeowners with mortgage)
- 18% of all residential dwellings are unoccupied (2117 homes)

	Population	ATSI population	Homeless (total & % population)	Rental Stress (total & % population)	Mortgage stress (total & % population)	Unoccupied dwellings (total & % population)
Kimberley	34,364	42%	1207 (3.5%)	3849 (18%)	1478 (25%)	2117 (18%)
WA	2,474,413	3%	9009 (0.4%)			13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Strait Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/51001

The Pilbara

Findings from Unlock Housing Heatmaps:

- The rate of homeless in the Pilbara (2% of the Pilbara population) is five times higher than the WA average (0.4%)
- The total homeless population of 617 people accounts for a massive 7% of WA's total homeless population, and has the second largest population of homeless people in all of WA's electoral districts
- 11% of renters are in rental stress (3955 out of 36295 renters in rental stress)
- 21% of homeowners are in mortgage stress (1117 out of 5351 homeowners in mortgage stress)
- A third (31%) of all residential dwellings are unoccupied (5367 homes unoccupied)

	Population	ATSI population	Homeless	Rental Stress	Mortgage stress	Income <\$650	Unoccupied dwellings
Pilbara	46,531	15.5%	617 (2%)	3955 (11%)	1117 (21%)	3257	5367 (31%)
WA	2,474,413	3%	9009 (0.4%)			18%	13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Straight Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED54403

Kalgoorlie

Findings from the Heatmaps:

- The rate of homelessness in Kalgoorlie (0.98% of the Kalgoorlie population) is almost three times higher than the rate in the Perth Metropolitan area (0.36%)
- There are 368 people experiencing homelessness in Kalgoorlie – the 8th highest number in WA
- 12% renters are in rental stress (1749 out of a total 14,809 renters)
- 18% of homeowners with a mortgage are in mortgage stress (2381 out of 14548 mortgage owners)
- 18% of all residential dwellings are unoccupied (2576 unoccupied dwellings)

	Population	ATSI population	Homeless	Rental Stress	Mortgage stress	Income <\$650	Unoccupied dwellings
Kalgoorlie	37,208	3274 (9%)	368 (0.98%)	1749 (12%)	2381 (16%)	5321	2576 (18%)
WA	2,474,413	3%	0.36%			18%	13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Straight Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED52903

Geraldton

Findings from the Heatmaps:

- There are 172 people experiencing homelessness in Geraldton
- 32% of renters are in rental stress (3887 out of a total 12,005 renters)
- 18% of homeowners with a mortgage are in mortgage stress (2477 out of 13,415 mortgage owners)
- 15% of all residential dwellings are unoccupied (2392 unoccupied dwellings)

	Population	ATSI population	Homeless	Rental Stress	Mortgage stress	Income <\$650	Unoccupied dwellings
Geraldton	38,111	9.4%	172 people (0.45%)	3887 (32%)	2477 (18%)	8613	15%
WA	2,474,413	3%	0.36%			18%	13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Straight Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED52301

Albany

Findings from the Heatmaps:

- There are 77 people experiencing homelessness in Albany
- 35% of Albany's renters are in rental stress (3732 renters out of 10,780)
- 20% of owners with a mortgage are in mortgage stress (2375 out of 11,761)
- 16% of all residential dwellings (2863 homes) are unoccupied

	Population	ATSI population	Homeless	Rental Stress	Mortgage stress	Income <\$650	Unoccupied dwellings
Albany	37,694	1256 (3.3%)	77 (0.2%)	3732 (35%)	2375 (20%)	8820	2863 (16%)
WA	2,474,413	3%	0.36%			18%	13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Straight Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED50906

Bunbury

Findings from the Heatmaps:

- Bunbury ranks as the 5th highest area in the state for rental stress, with 40% of its renters (5606 people) paying over 30% of income on rent
- 112 homeless (1.2% total WA's homeless population)
- 40% of Bunbury's renters are in rental stress (5606 out of 13,953 renters)
- 20% of Bunbury's mortgage owners are in mortgage stress (2905 of 14,607 mortgage owners)
- 14% of all residential dwellings are unoccupied (2441 homes)
- 9247 households are earning under \$650pw

	Population	ATSI population	Homeless	Rental Stress	Mortgage stress	Income <\$650	Unoccupied dwellings
Bunbury	40,917	3.4%	0.27%	40%	20%	9247	13.8%
WA	2,474,413	3%	0.36%			18%	13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Straight Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED50906

Mandurah

Findings from the Heatmaps:

- Mandurah ranks as the 2nd highest area for rental stress in the entire state
- 46% of Mandurah's renters (5927 out of 12947) are paying over 30% of their income on rent
- 21% of homeowners with a mortgage (3195 out of 14,965 mortgage owners) in mortgage stress
- 23% of all households are earning an income below \$650 per week
- 8% of all residential dwellings are unoccupied (3620 out of 48,175)

	Population	ATSI population	Homeless	Rental Stress	Mortgage stress	Income <\$650	Unoccupied dwellings
Mandurah	96,736	2000	200	5927 (46%)	3195 (21%)	11,518	3620 (8%)
WA	2,474,413	3%	0.36%	9.7%	8.6%	18%	13%

Source: Unlock Housing Heatmaps data, with Population and Aboriginal and Torres Strait Islander figures from ABS Quickstats census data at https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/502

For context, Mandurah exhibits a significantly higher proportion of rough sleeping and couch surfing than the Perth metro area (see table below)

Profile of homelessness Mandurah compared with Perth metropolitan						
	Rough sleepers	Supported accommodati on	Temporarily staying with others	Boarding houses/ Temporary lodgings	Living in severely overcrowded dwellings	
Perth Metro	10%	16%	21%	14%	39%	
Mandurah	24%	8%	37%	4%	27%	

Source: Structure of Homelessness in WA, Homelessness Presentation, Paul Flatau Centre for Social Impact and UWA, January 2020

PART THREE: SUBURBS WITH THE WORST RENTAL STRESS

Lower house electorates with the worst rates of housing stress in the Perth metro area and surrounds has been calculated using the Unlock Housing Heatmaps.

The table below shows the lower house electorates with the **highest proportion of renters experiencing rental stress**.

Armadale is at the top of the list with almost half (47.4%) of its low-income renters paying more than 30% of their income on rent.

After Armadale, the seats with the highest proportion of rental stress are Mandurah (45.78%), Mirrabooka (44.71%), Rockingham (43.54%) and Butler (42.68%).

Overall, 185,155 low-income renters out of a total of 442,631 (or a staggering 41.8% of the total) were in rental stress across 45 lower house seats measured.

(A full list is at the appendix.)

TOP 20 SUBURBS IN RENTAL STRESS

	SUBURB	RENTERS	NO. RENTAL STRESS	PERCENTAGE
1	Armadale	13130	6224	47.40
2	Mandurah	12947	5927	45.78
3	Mirrabooka	14953	6686	44.71
4	Rockingham	11190	4872	43.54
5	Butler	14496	6187	42.68
6	Kwinana	10990	4317	39.28
7	Girrawheen	8541	3354	39.27
8	Midland	11870	4660	39.26
9	Bassendean	10268	4028	39.23
10	Vic Park	22594	8652	38.29
11	West Swan	7823	3047	38.95
12	Mt Lawley	13028	4986	38.27
13	Cannington	15085	5773	38.27
14	Nedlands	14626	5582	38.16
15	Willagee	9049	3452	38.15
16	Swan Hills	9813	3736	38.07
17	Morley	11188	4258	38.06
18	Fremantle	13683	5071	37.06
19	Joondalup	8644	3182	36.81
20	Kalamunda	3831	1409	36.78

Another way to look at the data is **the overall number of renters in each suburb** experiencing rental stress.

The table below shows all lower house metropolitan electorates ranked in order of the highest number of people experiencing rental stress to the lowest.

The top five suburbs with the **highest number of people in rental stress** are Vic Park (8652), Perth (8539) Mirrabooka (6686), Armadale (6224) and Butler (6187).

(A full list is at the appendix.)

SUBURBS RANKED BY HIGHEST NUMBERS OF RENTERS IN RENTAL STRESS

	SUBURB	NO. OF RENTERS	NO. IN RENTAL STRESS	PERCENTAGE IN RENTAL STRESS
1	Vic Park	22594	8652	38.29
2	Perth	25566	8539	33.40
3	Mirrabooka	14953	6686	44.71
4	Armadale	13130	6224	47.40
5	Butler	14496	6187	42.68
6	Belmont	17619	6187	35.12
7	Mandurah	12947	5927	45.78
8	Cannington	15085	5773	38.27
9	Nedlands	14626	5582	38.16
10	Maylands	15145	5362	35.40
11	South Perth	15640	5362	34.28
12	Fremantle	13683	5071	37.06
13	Mt Lawley	13028	4986	38.27
14	Thornlie		4944	no figures avail
15	Baldivis		4911	no figures avail
16	Rockingham	11190	4872	43.54
17	Balcatta	13571	4838	35.65
18	Midland	11870	4660	39.26
19	Scarborough	14161	4410	31.14
20	Kwinana	10990	4317	39.28

APPENDIX

Rental stress

	Perth Metro LH seats	Renters	No. rental stress	% renters
1	Armadale	13130	6224	47.40
2	Mandurah	12947	5927	45.78
3	Mirrabeeka	14953	6686	44.71
4	Rockingham	11190	4872	43.54
5	Butler	14496	6187	42.68
6	Kwinana	10990	4317	39.28
7	Girrawheen	8541	3354	39.27
8	Midland	11870	4660	39.26
9	Bassendean	10268	4028	39.23
10	Vic Park	22594	8652	38.29
11	West Swan	7823	3047	38.95
12	Mt Lawley	13028	4986	38.27
13	Cannington	15085	5773	38.27
14	Nedlands	14626	5582	38.16
15	Willagee	9049	3452	38.15
16	Swan Hills	9813	3736	38.07
17	Morley	11188	4258	38.06
18	Fremantle	13683	5071	37.06
19	Joondalup	8644	3182	36.81
20	Kalamunda	3831	1409	36.78
22	Southern River	9204	3368	36.59
23	Darling Range	5063	1843	36.40
24	Kingsley	4782	1713	35.82
25	Balcatta	13571	4838	35.65
26	Maylands	15145	5362	35.40
27	Cottesloe	11138	3942	35.39
28	Cockburn	10083	3546	35.17
29	Forrestfield	8479	2978	35.12
30	Belmont	17619	6187	35.12
31	Riverton	8170	2853	34.92
32	Hillarys	6447	2236	34.68
33	Wanneroo	8557	2940	34.36
34	South Perth	15640	5362	34.28
35	Perth	25566	8539	33.40
36	Bateman	8091	2563	31.68
37	Churchlands	10093	3177	31.48
38	Scarborough	14161	4410	31.14
39	Carine	5816	1790	30.78
40	Jandakot	7257	2163	29.81
41	Thornlie		4944	no figures avail
42	Baldivis		4911	no figures avail
43	Burns Beach		3738	no figures avail
44	Landsdale		3354	no figures avail
45	Bicton		2995	no figures avail
	total	442631	185155	37.1

Table 2: Suburbs ranked by highest number of renters in rental stress (No. rental stress)				
		No. Renters	No. Rental stress	% rental stress
1	Vic Park	22594	8652	38.29
2	Perth	25566	8539	33.40
3	Mirrabooka	14953	6686	44.71
4	Armadale	13130	6224	47.40
5	Butler	14496	6187	42.68
6	Belmont	17619	6187	35.12
7	Mandurah	12947	5927	45.78
8	Cannington	15085	5773	38.27
9	Nedlands	14626	5582	38.16
10	Maylands	15145	5362	35.40
11	South Perth	15640	5362	34.28
12	Fremantle	13683	5071	37.06
13	Mt Lawley	13028	4986	38.27
14	Thornlie		4944	no figures avail
15	Baldivis		4911	no figures avail
16	Rockingham	11190	4872	43.54
17	Balcatta	13571	4838	35.65
18	Midland	11870	4660	39.26
19	Scarborough	14161	4410	31.14
20	Kwinana	10990	4317	39.28
21	Morley	11188	4258	38.06
22	Bassendean	10268	4028	39.23
23	Cottesloe	11138	3942	35.39
24	Burns Beach		3738	no figures avail
25	Swan Hills	9813	3736	38.07
26	Cockburn	10083	3546	35.17
27	Willagee	9049	3452	38.15
28	Southern River	9204	3368	36.59
29	Girrawheen	8541	3354	39.27
30	Landsdale		3354	no figures avail
31	Joondalup	8644	3182	36.81
32	Churchlands	10093	3177	31.48
33	West Swan	7823	3047	38.95
34	Bicton		2995	no figures avail
35	Forrestfield	8479	2978	35.12
36	Wanneroo	8557	2940	34.36
37	Riverton	8170	2853	34.92
38	Bateman	8091	2563	31.68
39	Hillarys	6447	2236	34.68
40	Jandakot	7257	2163	29.81
41	Darling Range	5063	1843	36.40
42	Carine	5816	1790	30.78
43	Kingsley	4782	1713	35.82
44	Kalamunda	3831	1409	36.78
		442631	185155	
			41.8% of all renters	

Mining and Pastoral electorate overview

The Mining and Pastoral region covers the Kimberley, Pilbara, North West Central and Kalgoorlie districts.

Our heatmaps show:

- There are 2584 people experiencing homelessness in the Mining and Pastoral region – 29% of WA's total homeless population
- 13% of renters are experiencing rental stress with 11,475 people paying over 30% of their income on rent out of a total of 89,684 renters
- 20% of homeowners with a mortgage are in mortgage stress, with 5855 people paying over 30% of their income on a mortgage out of a total of 29,586 mortgage holders

South West electorate overview

The South West region covers Mandurah, Bunbury, Albany, Vasse, Warren-Blackwood and Murray-Wellington, and Collie-Preston districts.

Our Heatmaps show:

- There are 788 people experiencing homelessness in the South West Region, with the majority living in Mandurah (200 people), Vasse (152 people) and Bunbury (112 people).
- 38% of all renters are experiencing rental stress, with 28,975 people paying more than 30% of their income on rent out of a total of 75,733
- 21% of all mortgage holders experiencing mortgage stress, with 21,766 people paying more than 30% of income on their mortgage out of a total 102,210 homeowners with a mortgage
- 65,361 households earning less than \$650 per week
- 23,738 unoccupied dwellings, the majority in Vasse (5110 dwellings), Warren-Blackwood (4928 dwellings) and Mandurah (3620 dwellings)

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