



Housing Stress in Port Adelaide Enfield LGA

Housing stress is usually defined as where households, and low income households in particular, face housing costs amounting to more than 30% of their income, while *extreme* housing stress is where housing costs are more than 50% of income.

Housing stress is a commonly used measure of hardship and is an important indicator or risk of homelessness.

Table 1: All Housing

Total No. of Dwellings	46342
No. in Housing Stress	8932
% of Households in Housing Stress	19.2%

Table 2: Low Income Households (<80% of median income)

Total No. of Low Income Households in Housing Stress	5695
No. of Households Paying Mortgage Housing Stress	1287
No. of Rental Households in Housing Stress	4408
Public Housing	1203
Private Landlord	2783

Table 3: Incomes and Indicative Rental Prices (September Qtr, 2013)

	Weekly Payment	House Type	Average Rent
Unemployed (single, no children)	\$316.75	1 Bdrm Flat	\$213
Aged Pensioner (single)	\$444.70	2 Bdrm Flat	\$251
Sole Parent (2 children)	\$480.80	3 Bdrm House	\$350
Youth – 18 y.o (single, away from home)	\$203.75	3 BR Share House	\$116
Minimum Wage (full time, national)	\$622.20		

SACOSS is recommending that the state government:

- Increase the stock of social housing to assist those who are disadvantaged in the private rental market;
- Establish a Housing Stress Emergency Payment Fund to provide temporary assistance to prevent homelessness;
- Establish a moratorium on collection of rent arrears for people in public housing on recommendation from financial counsellors where debt will never be paid; and
- Implement the agreed funding for consumer credit legal services.