



HOUSE SHARING SENIORS

premium properties for pensioners



Two Crises. One Cohort. No Real Solutions.

Australia's Age Pensioner renters face a convergence of two crises – utterly stagnant Pension and a rental market that, now more than ever, has structurally excluded them. The end results are severe, measurable, and worsening.

35 %*

Rent Increase

National rents rose 35% between 2020 and 2025 – far outpacing any Pension CPI fix (which is all that happens).

~1.6 %*

Vacancy Rate

Australia's national rental vacancy rate has totally collapsed to 1.6%, making open-market access effectively impossible for low-income renters.

\$730 p/week

National Median House Rent Greater than the total Single Age Pension

In the latest Anglicare Rental Census, just **165 of 51,238** national rental listings were under 30% of the Single Pension total. **A miniscule almost invisible 0.3%.**

55,030 Pensioners, just in those aged 75+, are in rental stress - **despite receiving CRA. Double the 2013 figure.**

1 million 'Homeless'

Over 1 million Australians aged over 65yo do not own a home

Over one million Australians aged 65 and over do not own a home, totally and permanently exposing them to the vagaries and extreme difficulties of the rental market.

⊗ *With the utterly rapacious current rents that have far outpaced every other related metric, the Age Pension has become utterly inadequate for any normal private rental market participation.*

Two Crises. One Cohort. No Real Solutions.

\$589 p/week

The Maximum Single Age Pension

The Age Pension for Singles and Couples has remained unchanged in real terms since 2009*, 17 years.

And the fact is that the Age Pension is below the recognised Poverty Line - and has been for decades.

As documented in DSS' own data (attached) no actual Age Pension increases since 2009 (by Kevin Rudd) except belated CPI adjustments constantly spun as 'real' increases, when, because they are inherently six months late, it actually means that Age Pensioners are more behind than ever.

By stark contrast, the rental market has not stood still*. If only rents had remained tied to CPI increases since 2009.

\$71.80 p/week

The CRA Solution

The Government's only real response to the massive ongoing Pension inadequacy is *Rent Assistance*, which they *have* increased with the recent massive rapacious** rent increases across all Australia.

But CRA provides a *maximum* of just **\$71.80[^]** p/week rent reduction for a Single Pensioner, and for Couples **\$101.50.**

About 350,000 Pensioners are currently receiving CRA rent subsidy.

55,030 Pensioners, just in those aged 75+yo, *remain* in rental stress - *despite the CRA subsidy.*

More than **double** the 2013 figure.

Extrapolated to the 65+ cohort: an estimated **105,000** Pensioners are in rental stress - *despite the CRA subsidy.*

Two in three retired renters live in poverty after housing costs. (*Grattan Institute, 2025*)

** 'Rapacious' because costs are not driving the huge increases seen: greed is.

[^] The Govt *reduces* the max CRA for Single Pensioners if they are sharing.

⊗ With the utterly rapacious current rents that have far outpaced every other related metric, the Age Pension has become utterly inadequate for any normal private rental market participation.

There Are No Real Solutions. Only Inadequate Workarounds.

Policy makers, welfare organisations, and housing advocates have long acknowledged the crisis facing Age Pensioner renters. What they have failed to produce is a mechanism, any actions, that address the issue in any effective way. What we see is mainly performative hand-wringing.

Traditional Home Share Arrangements

Existing home share models place vulnerable older Australians into structurally unequal arrangements – typically a home owner taking in a Pensioner for reduced rent in exchange for services or labour. The power imbalance is severe. Risks of exploitation, inadequate accommodation standards, and sexual harassment, are well-documented. These are not solutions: they are liabilities dressed as charity.

Bottom-End Private Rentals

With income limited to the Age Pension, Pensioner renters are structurally outbid by younger, employed, or family-supported renters, at every price point. The lowest, most affordable, listings attract scores, if not hundreds, of Lease Applications from competing low income families. With their fixed Pension income, below the accepted Poverty Line, Age Pensioners are consistently out-priced, and excluded by agents and landlords, which, btw, is a strategic mistake.

So the open rental market is simply not a viable channel for Age Pensioners.


Government Social Housing

Social housing waiting lists across most Australian states now extend to 10 years or more*. The stock is woefully under-supplied, poorly maintained, and geographically concentrated away from established community networks. For the 350,000* Pensioners in rental stress, social housing is not a solution – it is some theoretical future fairytale event.

The Gap No Programme Fills

No existing Government program, no NGO platform, or private initiative provides a curated, premium group rental platform for Age Pensioners that fully leverages Commonwealth Rent Assistance, captures shared-housing cost savings, delivers the significant social benefits of co-living, and manages the complexity of group formation and property selection. That gap is precisely what House Sharing Seniors was built to fill.

The Lived Reality. For 350,000* Age Pensioners.



New

BLUE MOON

Joshua Giles

\$390 per week including water and electricity

1/2 Balyarta Crescent,
Mooloolaba QLD 4557

1 1 1 Unit

Mostly car dependent

Downsizing Buy Rent Sold Aged Care Shared Premiere Land Lease Over 55s Regions Events News [Join Member Centre](#)

Senior Flatmates

\$200 Sharing... View Details →

\$295 Large room View Details →

\$250 room with queen bed View Details →

SHARED 250 Room Available for a Senior... View Details →

SHARED \$500 One bedroom Runaway Bay View Details →

SHARED Plus bills 3 bed house View Details →

The Lived Reality. For **350,000*** Age Pensioners.



code
PROPERTY GROUP

Kachina Manussen

\$450

ROOM /16 Jalumba Street,
Maroochydore QLD 4558

1 1 House



Car
dependent

livinghere Kelsey Smith

A photograph of a bright, modern bedroom. It features a bed with white linens and a yellow pillow, a small desk with a chair, and two windows with white frames. The room has light-colored walls and wooden flooring.

Added yesterday

\$400 per week ☆ ...

Room For Rent/411 Nudgee Road, Hendra

4 1 6 819m² • House

Commonwealth Rent Assistance.

The Government already spends the money.

To help make life much more liveable for Age Pensioners

we optimised HSS model to leverage the CRA to the max.

House Sharing Seniors | housesharingseniors.com.au

A curated, technology-driven platform matching Age Pensioner Australians into premium shared rental properties – fully leveraging existing Commonwealth Rent Assistance, at zero new cost to government.

CRA is already paid — HSS makes it work

The Australian Government pays Commonwealth Rent Assistance to every eligible Age Pensioner in private rental. In today's market, that CRA payment is still insufficient to secure rental housing on its own – a Pensioner can afford just 4% of the average rent for a one-bedroom home in Sydney after covering basic living costs (Grattan Institute, 2025).

HSS changes the equation. By restructuring how housing is accessed, the combination of the existing CRA and a Member's shared housing cost, means that the CRA, as is, pulls an Age Pensioner's net rent well below the critical 30% demarcation. No new Government expenditure required (not that it isn't needed).

Commonwealth Rent Assistance.

Doesn't care how many share the house.

The Commonwealth Rent Assistance (CRA) payment to each Age Pensioner is, quite logically, calculated solely on the **rent being paid by the individual** – not on the property's total rent, not on the number of occupants, not on the property's value. This is not a loophole. It is the logical, intended design of the policy.

What This Means in Practice

Three or four Age Pensioner Couples, or 4-6 Single Age Pensioners, sharing a \$900 - \$1,300 per week premium property, each continue to receive the maximum applicable CRA, because their individual rent still remains high enough to qualify.

The Government contributes between \$72 and \$102 per week per Pensioner toward the shared property rent.

Multiply that across four couples, say, and that is about \$400 off the weekly rent to pay, leaving the balance of the rent split between those four couples.

Unlocking access to premium properties normally totally out of reach for any Age Pensioner.

Zero New Legislation. Zero New Spending.

No Act of Parliament needs amending. No new budget line needs to be created. No new bureaucracy needs to be stood up. The Commonwealth Rent Assistance already exists, is already funded, and is already paid to eligible Age Pensioners regardless of their housing arrangement. House Sharing Seniors is not asking government to do something new. It is asking government to support the mechanism that makes existing policy dramatically more effective per dollar already spent.

- ✔ This is a policy arbitrage opportunity – extraordinary social return, powered entirely by existing government expenditure.

The Financial Case Is Overwhelming

The contrast between a pensioner navigating the private rental market alone, and one participating in an HSS curated shared property is not marginal. It is transformative – and it is quantifiable.

Without HSS

60-75% of the Age Pension eaten up by rent – for a bottom-end, poorly maintained property, in an undesirable location, competing unsuccessfully against better-resourced renters.

With HSS

20-25% of Age Pension spent on rent – now well within the internationally accepted housing affordability benchmark of 30%, in a premium 4 - 5 bedroom property with shared amenities and fellow community.

\$28.1 mill*

\$81* SROI per \$1 Invested

Social Return on Investment analysis conservatively demonstrates \$81* in quantifiable social value for every \$1 of programme investment.

This reflects rental savings, and healthcare cost avoidance, housing stability, and greater government resource efficiency.

30%

The Housing Benchmark

The long-standing international standard for housing affordability. HSS keeps Age Pensioner rental expenditure at 20-25% – below this threshold – by deliberate design.

Zero

Direct Competitors

No other platform or programme operates in the premium shared property segment for Age Pensioners. There is no comparable platform or service in Australia.

i Premium 4 - 5 bedroom properties attract zero competition from other low-income cohorts. Age Pensioners in HSS groups are not competing with students, young families, or working adults. Due to the HSS model and CRA leverage, they occupy an entirely separate market segment.

Live. Operational. Built for Scale.

House Sharing Seniors is not a concept or a proposal. The HSS platform is live and operational at housesharingseniors.com.au, built on the latest Emergent development framework, with a full feature set designed specifically for the complexity and dignity requirements of the Age Pensioner cohort.



Member Applications

Structured onboarding captures lifestyle preferences, health considerations, social compatibility factors, and financial parameters to enable high-quality group formation from first contact.



AI-Matched Group Formation

Proprietary AI-assisted curation identifies compatible Pensioner groups – matching by geography, lifestyle, temperament, and housing needs. Not an algorithm dump; a managed, curated process.



Curated Property Listings

Only premium, suitable 4 - 5 bedroom properties (all with 3+ bathrooms btw) are listed – pre-screened for quality, location, and compliance. Members are never exposed to the bottom of the rental stock, or to the rat-race scramble to try to actually get a lease for one those low-end but highly competitive properties.



Neighbourhood Scoring

Each listed property includes an environment and facilities score – proximity to medical services, public transport, shops, parks, and social amenities – critical factors for Age Pensioner liveability.



Internal Group Messaging

Secure, simple in-platform messaging enables Members to communicate, build rapport, and make collective decisions before committing to a property together.



Ongoing Support Infrastructure

Daily chat and email support, continuous property list updates, and ongoing group management tools ensure the platform remains actively useful throughout a Member's tenancy lifecycle.

A \$6–7 Billion Market Growing at 6–8% CAGR – With No Direct Competitors

The addressable market for House Sharing Seniors is large, structurally growing, and – uniquely – entirely uncontested in the premium shared property segment. No competitor occupies this space. No comparable platform exists. The market is ready to be defined.

4.9 Million*

Australians aged 65 and over today – the total eligible population cohort.

Over one million Australians aged 65+ do not own a home.

350,000 Pensioners are in rental stress.

And **two in three** live in poverty after housing costs.

1.2 Million*

Projected Age Pensioner renters by 2066 – representing the long-term scale opportunity for a platform established now.

Why the Timing Is Critical

The rental crisis is not cyclical – it is structural. Supply constraints, population ageing, and the sustained inadequacy of the Age Pension mean this cohort's housing vulnerability will intensify over the coming decade, not resolve. Platforms that establish category leadership now will define the solution landscape for a generation.

The Age Pensioner rental market – encompassing direct housing expenditure, associated government subsidies, and social support costs – represents a \$6 - 7 billion annual market, growing at an estimated 6 - 8% compound annual growth rate, driven by demographic expansion alone.

HSS operates in a sub-segment – premium shared properties – where it faces zero competition from other low-income housing seekers, zero competition from any comparable platforms, and has first-mover advantage in a market that is expanding and increasingly desperate for structured solutions.

Three Crises. One Mechanism. Significant Returns.

House Sharing Seniors was designed from the beginning to address three of Australia's most pressing and expensive social policy challenges simultaneously – not as a side effect, but as an explicit design objective. Each benefit is independently quantifiable and policy-relevant.



Housing Affordability

By shifting Age Pensioner renters from bottom-end individual tenancies – where 60-75% of pension income is eaten up by rent – into curated shared premium properties, HSS reduces housing expenditure to just 20-25% of income. This is **not** a marginal improvement. It is the difference between housing stress and financial stability. For 350,000 Australians, this change would be transformative.



Social Isolation – A Hidden Health Emergency

Social isolation in older Australians is clinically equivalent to smoking 15 cigarettes per day*. The healthcare cost of loneliness and social isolation in the Australian aged population is estimated at \$2.7 billion per year*. Shared living directly addresses this risk – not through programmes or interventions, but through the natural social environment of co-residence.

HSS Members are, by design, never living alone.



Government Resource Efficiency

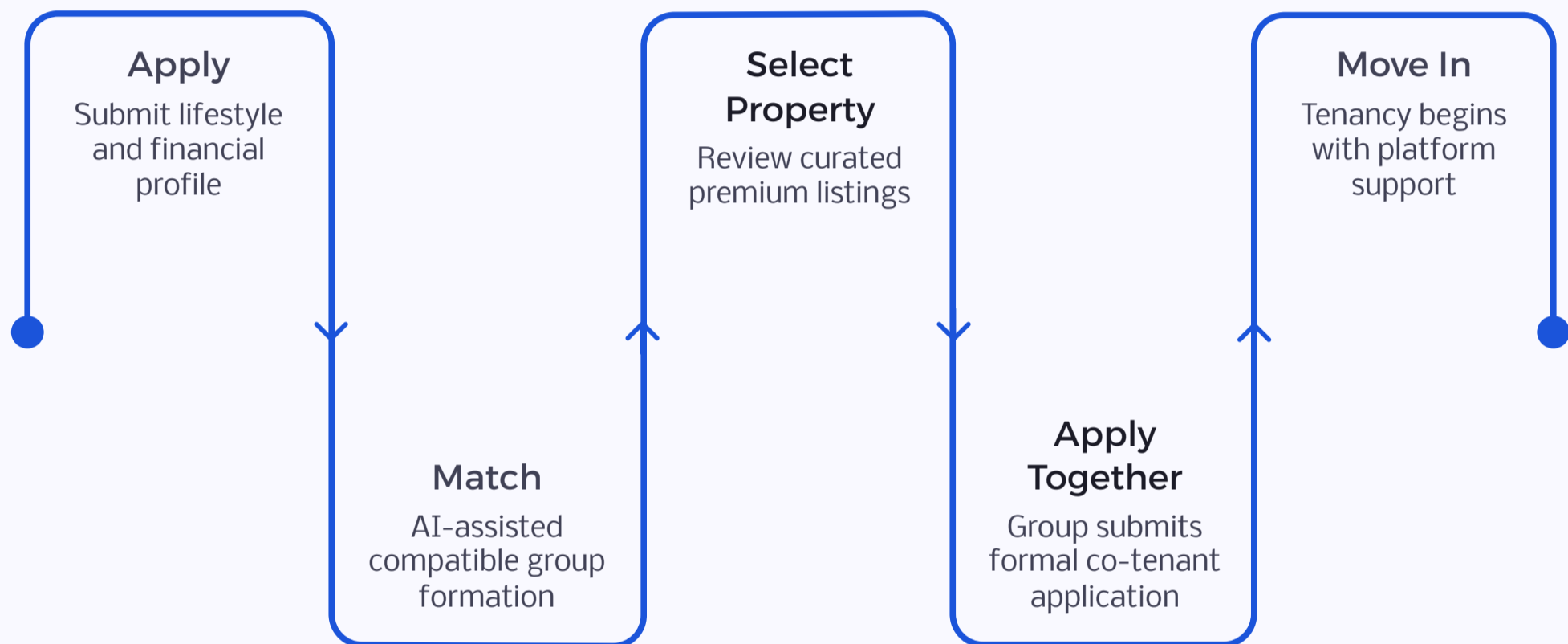
Commonwealth Rent Assistance is already allocated, already budgeted, and already being paid to eligible Age Pensioner renters – regardless of how they are housed. HSS does not create a new government expenditure. It makes each dollar of existing CRA expenditure radically more effective by enabling access to better-quality housing at a lower per-individual cost. This is fiscal leverage, not additional burden.

✔ SROI: \$81* conservative quantifiable social value generated per \$1 of programme investment. \$28.1 million*.

This figure accounts for healthcare cost avoidance, housing stabilisation, reduced welfare escalation, and government resource efficiency gains.

From Application to Move-In. A Fully Managed Journey.

The HSS platform manages every stage of the process – from initial Member Application through to settled co-tenancy – reducing complexity, protecting vulnerable members, and ensuring quality outcomes at each step. The process is designed to be accessible to older Australians with varying levels of digital literacy, supported by human-staffed chat and email assistance throughout.



Unlike generic rental platforms or informal homeshare arrangements, HSS maintains active curation and management at every stage. Groups are not simply assembled and abandoned – the HSS platform provides messaging tools, property updates, and support infrastructure throughout the tenancy lifecycle. Members retain access to updated listings and group tools for the duration of their subscription, ensuring the platform remains valuable long after initial placement.

Why Curation Matters

The failure of most shared housing for older adults is incompatibility – mismatched lifestyles, communication failures, and unmanaged conflict. HSS's AI-assisted, human-reviewed matching process is specifically designed to reduce this risk before a group is ever formed. Compatibility is not assumed; it is engineered.

Accessibility by Design

Every platform feature is designed with the Age Pensioner cohort in mind – clear navigation, large typography, simple workflows, and readily available human support via daily chat and email. Digital capability is not a prerequisite for participation. The HSS platform meets members where they are.

Sustainable. Low-Overhead. Mission-Aligned Pricing.

House Sharing Seniors operates as a minimal profit business model with a lean, digital-first cost structure. There are no retail premises, no high fixed overheads, and no investor return expectations distorting pricing decisions. Membership fees are set at the lowest level consistent with platform sustainability – and are structured to reflect the material financial benefit members receive.

1

Single Age Pensioner

\$220 for 6 months platform access

Full access to curated property listings, AI-matched group formation, neighbourhood scoring, internal messaging, and daily support. A Member who successfully places into a HSS premium shared house typically saves \$200 - \$400 per week in rent. The Membership Fee is recovered within days.

2

Age Pensioner Couple

\$330 for 6 months platform access

Same full platform access for couples seeking to join or form a compatible shared household. Couples benefit from the same CRA contributions and shared-cost savings as single members, with matching optimised for couple-compatible arrangements.

Why This Model Works

The Membership fee structure is deliberately modest – not because the service lacks value (the financial return to members is extraordinary), but because the primary objective is access.

An HSS member who successfully moves into a curated shared property saves between \$10,400 and \$20,800 per year in housing costs compared to their prior arrangement. The platform fee represents less than 2% of that annual saving.

The HSS 'business' model keeps overheads structurally low: no commercial premises, no shareholder distributions, no sales commissions. Platform costs, staff, and operational expenses are the only cost drivers. The model reaches sustainability at moderate member volumes – well below the scale of the addressable market – making it resilient and fundable.

- The single largest value for HSS Members is not the HSS platform 'feature set' – it is critical access to a legal, dignified, affordable housing arrangement that the open market categorically denies them. HSS charges for the mechanism. The outcome is worth far more.

Platform Live. Advocacy Pipeline Building. International Availability.

House Sharing Seniors has moved beyond concept and prototype. The HSS platform is live, operational, and capable of receiving Member applications today. All the site development has been done. What the pilot funding enables is staffing, scale, visibility, and the marketing reach, to connect the HSS platform to both the 350,000 Australians who need it, and the relevant NGOs and Govt bodies.



Platform Operational

The full HSS platform is live at housesharingseniors.com.au

Member Applications, AI matching, curated property listings, neighbourhood 'scoring', and group messaging are all functional and ready to receive Members at scale.



International Applicability

The HSS model is directly transferable to any jurisdiction with equivalent rent assistance or housing benefit structures – including the UK, New Zealand, Canada, United States, and even countries like Chile which has a very suitable social and financial environment to deploy HSS. The HSS platform's architecture very easily supports multi-market deployment.



Government & Parliamentary Advocacy

A structured advocacy and engagement campaign targeting Commonwealth and State housing policy stakeholders, Parliamentary committees, and social services departments is in active development – creating the policy environment for programme recognition and referral.



Media & Marketing Campaign

A national media and social media campaign is in development, targeted at both the Age Pensioner cohort directly, and the advocacy, welfare, and policy communities whose endorsement will accelerate member acquisition and sector credibility.

\$345,000. 12-Month National Pilot. 1,500 Pensioners Housed.

House Sharing Seniors is seeking **\$345,000** in grant or programme funding to execute a structured 12-month national pilot – demonstrating the model at meaningful scale, generating the evidence base required for ongoing government support, and placing approximately 1,500 Age Pensioner Australians into stable, affordable, premium shared housing.

Pilot Target Outcome

~1,500 Age Pensioner individuals in HSS-curated shared properties within 12 months – generating approximately \$12.5 million in annual household savings across the cohort, and delivering quantifiable reductions in healthcare utilisation, social isolation indicators, and housing welfare escalation.

Every member placed represents a case study, a data point, and 'proof of concept' for broader government programme integration. The Pilot is a service delivery exercise and an evidence generation exercise.

- ✔ At minimum \$81+* SROI per \$1 invested, a \$345k grant generates an estimated \$28.1* million in social value within the pilot year.

Budget Line Item Breakdown

Platform Development & Enhancement	\$10,000
Founder / Managing Director	\$90,000
HSS Community Manager (f/t)	\$55,000
Marketing & Social Media (f/t)	\$50,000
Legal & Compliance (initial)	\$15,000
Contingency	\$15,000
Govt & NGO Co-ordinator (p/t)	\$35,000
Admin, utilities & consumables	\$10,000
Media Buy	\$35,000
Accounting & bookkeeping	\$5,000
Tech/hosting & APIs	\$6,000
Insurance	\$4,000
Travel & Accommodation	\$15,000
TOTAL ESTIMATED EXPENDITURE	\$345,000

The budget is lean by design. The majority of investment goes directly to people – the Community Manager who supports Members through placement, and the Marketing Manager who ensures eligible pensioners find the platform. Operational and legal costs are minimised through the HSS' digital-first, no-store front structure.

INCOME & FINANCIAL SUSTAINABILITY

HSS Membership Fees generate direct revenue from Day One. At our first year's target of 1,500 members, revenue of \$405,000 exceeds the entire operating budget – delivering a \$60,000 surplus to seed Year 2 without further funding.

Break-even now occurs at 82% of 12 month target – just 1,278 new Members.

Below that threshold, top-up funding may be required. Above it, HSS is fully self-funding.

THE 'ASK' IN CONTEXT

This is launch capital, not charity. The \$345,000 represents working capital to bridge the gap between platform launch and membership revenue maturity. At full target, it repays itself in less than 12 months - and generates surplus.

BEYOND AUSTRALIA

Actually, although designed with Australia and Australian Age Pensioners in mind, the HSS model is not Australia-specific. The underlying mechanism – group co-tenancy by pension-eligible seniors leveraging individual government rental subsidies – has direct equivalents in New Zealand, the United Kingdom, Canada, and many countries in Europe. Even countries like Chile. Any pilot surplus could help fund the first stage of international replication.

A \$345,000 investment in an Australian pilot now could later help seed a global platform.

Built & Managed by Someone Who Understands the Technology and the Policy.

House Sharing Seniors was conceived and founded by **Donald Card**, an Australian with a career spanning the intersection of technology, public administration, and statistical policy – precisely the combination required to conceive, build, and advocate for a platform of this nature.

Donald Card

Technology Leadership

30+ years in IT management, web design and development, and technology strategy. Approximately 15 years as Managing Director of **National Warranty Services** – at the time, Australia's largest on-site computer service company, operating nationally with complex logistics and service management demands. The pilot HSS platform was not outsourced or delegated; it was built with hands-on technical skills and insight.

Public Sector & Policy Experience

Prior to commercial technology leadership, the founder served as IT Director for the **Human Rights and Equal Opportunity Commission (HREOC)**, the **NSW Soil Conservation Service**, and the **North Sydney Council** – developing a deep understanding of government systems, policy frameworks, and the complexity of public-sector technology implementation.

Donald Card

Statistical & Research Credentials

Trained statistician with experience at the **Australian Bureau of Statistics (ABS)** and the **Department of Social Services (DSS)**. This background is directly reflected in HSS' data-grounded approach – the SROI modelling, the market sizing, and the policy analysis underpinning the platform are not estimates or advocacy approximations.

Why This Matters

HSS is not a passion project staffed by enthusiastic generalists. It is a platform conceived by someone who has run a national service operation, understands government procurement and policy, has built web platforms professionally for decades, and has the statistical training to speak credibly to grant bodies, parliamentary committees, and social impact investors. The Founder individually brings the full capability set the Project requires.

The Government already spends the money. We already have the platform.

Despite the Govt's CRA rent subsidy, because of the sheer long-term inadequacy of the Age Pension, and the massive increase in rents in recent years, currently **350,000** Australian Age Pensioners are in severe housing stress.

The Commonwealth Rent Assistance is already funded and already being paid. The technology is live and operational. What is missing is the initial investment to launch and grow the HSS site and concept and start placing thousands of 'at risk' Australian Age Pensioners into stable, affordable, not just basic, but premium, housing.

Seeking: \$345,000 | ROI: \$81+ per \$1. \$28.1 million. | 12-Month National Pilot | Target: 1,500 Pensioners

Visit the Platform

housesharingseniors.com.au

Live, operational, and ready for members today.

Request a Briefing

The Founder, Donald Card, is available for direct briefings with grant bodies, Government programme officers, parliamentary staff, and social impact investors.

Real answers.

Support the Pilot

Grant funding, programme partnership, in-kind support, and referral partnerships are all welcomed. The 'ask' is specific, the model is proven, and the need is urgent.

The time to act is now.

i With its fee pricing, House Sharing Seniors has adopted a '*minimal profit*' model. All income is directed towards the HSS operation, Member support, and community engagement. The mission is to achieve real significant housing and cost reduction & savings for impoverished Australian Age Pensioners – atypically, at no additional cost to Government, and the highest possible return to society.

Additionally, it must be noted that the fundamental HSS model could be easily utilised to assist non-Age Pensioner low income, unemployed people and families, who don't have the benefit of the CRA rental subsidy, but who would, nonetheless, benefit greatly from the shared rent saving, the other significant shared cost savings, and the significant social benefits.

Time For Action.

WHAT YOU CAN DO NOW

Fund the Pilot Commit grant or programme funding towards some or all the 12-month national pilot. \$345,000. Measurable outcomes. **\$28.1 million** in documented social return.

Partner With Us NGOs, welfare organisations, tenancy advocacy groups, and aged care bodies – join the referral and endorsement network. Your members need this.

Request a Briefing Direct briefing available for grant bodies, government programme officers, parliamentary staff, and social impact investors. Contact the Founder directly.

Advocate Raise HSS in your Parliamentary Committee, your board meeting, your media outlet. The HSS model is proven. It is operational. But to actually work in practice, to be used, utilized, HSS needs immediate visibility and target cohort & market awareness.

HSS CONTACT DETAILS

Founder	Donald Card
Web Site	<u>https://housesharingseniors.com.au</u>
General Email	<u>mail@housesharingseniors.com.au</u>
Media Email	<u>media@housesharingseniors.com.au</u>
Phone	+61 (0)485 836 499
Bluesky	<u>https://bsky.app/profile/hssglobal.bsky.social</u>
Zoom	<u>Request</u>
MS Teams	<u>Request</u>
Twitter	<u>No.</u>
LinkedIn	<u>No.</u>

HSS — Sources & Citations

19 Sources | All claims verified | June 2026

#	Source	What It Confirms	URL / Publisher	Slides
1	Anglicare Australia — Rental Affordability Snapshot 2025	165 of 51,238 national listings affordable for Age Pension (0.3%). National survey.	anglicare.asn.au	2, 3
2	AIHW — CRA Quarterly Data, Nov 2025	55,030 renters 75+ in rental stress despite CRA (+116% since 2013). CRA usage 65+ up 70% since 2013.	aihw.gov.au	2,3,7,8,12
3	AIHW — Rental Affordability Index (SGS Economics & Planning, to 2025 Q2)	All capital cities at or below 'Moderately Unaffordable'. Sharp deterioration post-2020.	aihw.gov.au	2, 9
4	AIHW — Rent CPI Index (ABS, 2012 Q1–2025 Q3)	Rent CPI by capital city. Sharp upward trajectory post-2020 far outpacing general CPI.	aihw.gov.au / abs.gov.au	2, 3
5	AIHW — Housing Costs / HILDA Survey (General Release 24, 2025)	90th percentile households spending ~40% of income on housing costs (2024). Structural worsening post-2020.	melbourneinstitute.unimelb.edu.au	2,3,9
6	AIHW — Rental Market Rents Graph 2025	Supporting national rental price trend data across all capital cities.	aihw.gov.au	2
7	AIHW — Residential Median Sale Prices (ABS, to Dec 2025)	Sydney median house approaching \$1.5M. Home ownership structurally out of reach for low-income cohorts.	abs.gov.au	11
8	RAI — Rental Affordability Index, SGS Economics & Planning (2019)	Single Pensioner rent share: Sydney 88%, ACT 75%, Melbourne 65%. Couple: Sydney 54%, ACT 51%.	sgsep.com.au	3, 9
9	rent.com.au — Rental Market Snapshot, April 2026	National median \$700/wk apartments, \$730/wk houses. Vacancy: Sydney 1.1%, Brisbane 0.6%, Perth 0.6%, Hobart 0.5%.	rent.com.au	2, 11
10	NHFC — Overview of Rental Market 2022	Structural vacancy collapse post-pandemic. Social housing waitlists failing. Advertised rent growth 10%+ in major cities.	nhfc.gov.au	2,4,11
11	NHFC — Figure 7: Sydney Rental Growth & Vacancy Rate (CoreLogic/REIA/ABS)	Advertised rent growth massively diverging from CPI. Visual confirmation of rent-vs-Pension gap.	nhfc.gov.au	2
12	HSS Internal / AIHW Table CRA.8, 2023 (Grattan)	~2.78M Age Pension recipients. ~350,000 receiving CRA. ~205,000 in private rental. ~145,000 in community housing.	AIHW CRA.8	3,7,8,11,16
13	ABS Census 2021 / AIHW — Home Ownership & Housing Tenure	65+ ownership rate 79.4% (2021). Applied to current 4.9M aged 65+: ~1 million without home. (Projected from Census baseline.)	abs.gov.au / aihw.gov.au	2, 11
14	Grattan Institute — Renting in Retirement (Feb 2025). Coates, Bowes, Moloney.	Two in three retired renters live in poverty. 4 in 5 single women. Single pensioner can afford 4% of Sydney 1BR after living costs.	grattan.edu.au	3,7,9
15	ACOSS/UNSW — Poverty in Australia 2025: Overview	Poverty line \$584/wk single adult. Max single Age Pension ~\$589/wk — marginally above only with all supplements and zero housing costs.	povertyandinequality.acoss.org.au	3
16	DSS — Social Security Guides 5.2.2.10: Max Basic Rates of Pension (Last reviewed Mar 2026)	2009 Rudd increase: \$14,307 to \$16,010 p.a. — last genuine real-terms increase. All subsequent rises CPI indexation only, 6 months lagged. Mar 2026 rate: \$26,807.80 p.a.	guides.dss.gov.au	3
17	Holt-Lunstad, Smith & Layton — Social Relationships and Mortality Risk. PLOS Medicine 2010.	Meta-analysis 148 studies/308,849 participants. Lack of social connection = mortality risk of smoking 15 cigarettes/day. Confirmed 2017 (3.4M participants).	journals.plos.org	12
18	Curtin University / Ending Loneliness Together (2021). Assoc. Prof. Michelle Lim, Univ. of Sydney.	Loneliness costs Australian economy \$2.7B/year in health utilisation. Conservative estimate. Endorsed by government-funded national body.	endingloneliness.com.au	12
19	HSS SROI Methodology — Internal (June 2026). Component sources: BCEC/MJA 2024; ResearchGate 2023; MyAgedCare 2026; Services Australia.	\$81 SROI = (1) Rent saving \$23.4M + (2) Isolation cost avoidance \$2.35M (1,500 x \$1,565 BCEC) + (3) Healthcare reduction \$0.81M (44% fewer GP visits) + (4) Aged care delay \$1.5M (2% x 30 people x \$50K). Total \$28.06M / \$345K = \$81. Full methodology doc available.	Internal — on request	9,12,16,19

Notes: #13 (1M non-homeowners) projected from 2021 Census baseline applied to current 4.9M aged 65+ population. #15 poverty line comparison requires 'after housing costs' qualifier. #19 SROI: \$67 = direct benefit only (floor); \$81 = full documented stack; \$88 at 5% aged care delay assumption. \$81 is conservative mid-point used throughout deck.