



# Affordable Housing in Inner City Adelaide

Bryan Hughes, Adelaide City Council

“Innovation and Doing Things Differently”

Shelter SA Forum, June 2005

# Interest in Affordable Housing...

**The City of Adelaide, as the Capital City of South Australia, will be a vibrant and populous central place for work, study, leisure and living, invigorating the cultural, commercial, educational and community life of the State.**



# Opportunities for all....

Creating a City that is:

- **Culturally vibrant**
- **Environmentally sustainable**
- **Economically viable**
- **Outward looking**
- **Socially just**



# Population Goals...

## By 2010

- **The City of Adelaide (CBD) will have an overnight population of 34,000 people including at least 26,000 permanent residents**
- **2000 affordable rental apartments for low-income households will be built at a number of sites within the City of Adelaide**



# Proposed mix of new housing for the City of Adelaide

Target: 11,640 residents / 6,500 dwellings by 2010

	<b>SOCIAL</b>		<b>AFFORDABLE</b>		<b>MARKET</b>		<b>TOTAL</b>	
	Rental (high needs)		Rental (low income)		ARH (ACC) (low income)		Open / Facilitated (student / general)	
	↓		↓		↓		↓	
<b>DWELLINGS</b>	390		650		2000		3480	6520
<b>RESIDENTS</b>	620		1100		4000		5920	11640

➤ **A journey of a thousand miles begins with a single footstep...**



# Sydney Place Apartments

## AFFORDABLE RENTAL HOUSING FOR ADELAIDE'S YOUNG WORKERS

10-16 Sydney Place

- Are you **under 30**?
- Do you **work** in the **City**?
- And earn **under \$30,000** a year?

12 **brand new**  
2 bedroom City apartments  
available for lease at below market  
rental to approved applicants.  
*Conditions apply.*

**TO REGISTER**  
go online at >

For further inquiries  
Telephone Lutheran Community  
Housing Support Unit Incorporated  
0332 4899



[www.adelaidecitycouncil.com/affordablehousing](http://www.adelaidecitycouncil.com/affordablehousing)

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ADELAIDE  
CITY COUNCIL

# Sydney Place Apartments



# Whitmore Square Eco Apartments

- **Successful national design competition**
- **27 apartments with carparks**
- **Ecologically sustainable design principles**



# Sturt St Apartments

- **Initial design and modelling stage**
- **100 apartments**
- **Mix of studio & 1-2 bedroom apartments**
- **Proposed joint venture with State Government**



# Sturt St Apartments

## Proposed Tenant Mix

**25%: People with incomes <\$20K p.a.**

**50%: People with incomes \$20-30K p.a. and low-income single parents**

**25%: People with incomes >\$30K p.a.**

**<75% Market Rent**

**75% Market Rent**

**Market Rent**

**Note: the above model is for discussion purposes only and has not been endorsed by Adelaide City Council or the State Government.**

# Next Steps...

- **Learn**
- **Resolve**
- **Advance**
- **Develop**



# For more information...

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