

**SHELTER SA FORUM  
REPORTING BACK ON THE STATE HOUSING PLAN**

**AFFORDABLE HOUSING**

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Why would we  
worry?

# A TEN YEAR VIEW OF WHERE WE WERE HEADING

## **High Need renters**

- 2004 - 64% of need met
- 2014 – 80% of need met

## **Affordable housing – rental**

- 2004 – 72% of need met
- 2014 – 48% of need met

## **Affordable housing – purchase**

- Lowest 40% incomes can access 4% of market
- Lowest 60% incomes can access 13% of market

# THE HARD FACTS – HOUSING STRESS

Low income private renters

25% - 27,966

30% - 23,122

50% - 7,910

Low income home buyers

25% - 13,753

30% - 10,051

50% - 3,955

What do we  
mean by  
Affordable Housing

# AFFORDABILITY – PRICE CONSIDERATIONS

As of June 2005	Metropolitan & Outer Adelaide	Rest of State
Low Income (80% of median)	\$32,500	\$28,400
Indicative purchase price	\$133,300	\$116,600
Indicative rental price	\$187	\$164
Moderate Income (120% of median)	\$48,700	\$42,600
Indicative purchase price	\$200,000	\$174,900
Indicative Rental	\$281	\$246

# AFFORDABILITY – WIDER CONSIDERATIONS

We are building an affordable housing capability which recognises relationship with:

- Access to employment
- Transport
- Education
- Energy costs
- Maintenance

# ACHIEVEMENTS TO DATE

## Investment

- Fund established and growing
- We have established a website seeking our Expressions of Interest. ([www.housing.sa.gov.au/affordable](http://www.housing.sa.gov.au/affordable))
- Metro and Country information sessions Oct / Nov
- First round of investments decisions Jan 2006.

# ACHIEVEMENTS TO DATE

## Planning

- 15% in Housing Plan, Infrastructure Plan, Sustainable Development Bill
- Price points established
- Incorporated in all new land released – eg part of Paramount Objectives for Northgate
- Industry responding ie some new supply at \$200K and \$175K

# ACHIEVEMENTS TO DATE

## National

- 4 August 2005 Housing, Planning and Local Government Ministers agree Framework on Affordable Housing
- Ministers also agree agenda to inform potential future CSHA
- Ministers agree 3 year work program

# ACHIEVEMENTS TO DATE

## (cont'd)

- Four streams:
  1. Sector Development
  2. Definitions
  3. Subsidy certainty and flexibility
  4. Additional mechanisms and policies
- 28 October 2005 Housing Ministers agree to look at targeting of First Home Owners Grant