



Where Can I Afford to Live in 2010

By Gary Wilson

As we all know, rents have been going up - 5.4% in 2009, according to the REISA. Using the latest figures (December quarter, 2009) from the Office of consumer and Business Affairs (OCBA), the December quarter is a busy time of the year for renters, with 16,475 properties being leased in those 3 months.

Of those, only 4,517 (27%) were available for rent of less than \$200/week. And 41% of properties rented (5,676) cost more than \$300/week.

Median rent in metropolitan Adelaide for a 2 bedroom flat/unit is \$250/week. That means you need a household income of \$43,833/year to NOT be in housing stress.

Median rent in metropolitan Adelaide for a 3 bedroom house is \$295/week. That means you need a household income of \$51,292/year to NOT be in housing stress.

The vacancy rate stayed tight at 1.19%.

The cheapest suburbs were:

Postcode - Suburb	Most common price/week	Number
5000— Adelaide	\$93	20
5043 – Ascot Park, Marion, Mitchell Park, Morphettville, Park Holme	\$95	19
5070 – Felixstow, Firle, Glynde, Joslin, Marden, Payneham, Royston Park	\$95	12
5084 – Blair Athol, Kilburn	\$110	13
5108 – Salisbury, Salisbury Downs, Salisbury North	\$87	40
5112 – Elizabeth, Elizabeth East, Elizabeth Grove, Elizabeth South, Elizabeth Vale, Hillbank	\$107	34
5113 – Davoren Park, Elizabeth Downs, Elizabeth North, Elizabeth Park, Elizabeth West	\$95	47
5118 – Buchfelde, Gawler, Gawler Belt, Hewett, Kalbeeba, Kingsford, Willaston	\$105	17

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Where Can I Afford to Live in 2010? (cont.)

The **next** cheapest suburbs under \$200/week were:

Postcode - Suburb	Most common price/week	Number
5000 – Adelaide	\$192	116
5007 – Bowden, Brompton, Hindmarsh, Welland, West Hindmarsh	\$148	22
5008 – Croydon, Devon Park, Dudley Park, Ridleyton, West Croydon	\$192	29
5011 – Woodville, Woodville Park, Woodville South	\$166	20
5012 – Athol Park, Mansfield Park, Woodville Gardens, Woodville North	\$182	15
5013 – Gillman, Ottoway, Pennington, Rosewater, Wingfield	\$191	17
5016 – Largs Bay, Largs North, Peterhead	\$191	12
5019 – Exeter, Semaphore	\$190	13
5023 – Findon, Seaton	\$194	17
5037 – Kurralta Park, Netley, North Plympton	\$180	13
5038 – Camden Park, Plympton, Plympton Park, South Plympton	\$181	21
5039 – Clarence Gardens, Edwardstown, Melrose Park	\$199	17
5043 – Ascot Park, Marion, Mitchell park, Morphettville, Park Holme	\$166	18
5044 – Glengowrie, Somerton Park	\$196	14
5047 – Darlington, Seacombe Gardens, Seacombe Heights, Sturt	\$143	13
5048 - Brighton, Dover Gardens, Hove, South Brighton	\$159	21
5067 – Beulah Park, Kent Town, Norwood, Rose Park	\$186	23
5068 – Heathpool, Kensington, K Gardens, K Park, Leabrook, Marryatville, St Morris, Trinity Gardens	\$196	13
5074 – Campbelltown, Newton, Dernancourt	\$190	16
5082 – Fitzroy, Ovingham, Prospect, Thorngate	\$184	12
5084 – Blair Athol, Kilburn	\$193	29
5085 – Clearview, Enfield, Northfield, Northgate	\$198	14
5086 – Gilles Plains, Greenacres, Hampstead Gardens, Hillcrest, Manningham, Oakden	\$196	39

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Where Can I Afford to Live in 2010? (cont.)

Cheapest Suburbs Under \$200 continued

Postcode - Suburb	Most common price/week	Number
5095 – Mawson Lakes, Pooraka, The Levels	\$196	18
5107 – Green Fields, Parafield Gardens, Paralowie	\$189	17
5108 – Salisbury, Salisbury Downs, Salisbury North	\$187	84
5112 – Elizabeth, Elizabeth East, Elizabeth Grove, Elizabeth South, Elizabeth Vale, Hillbank	\$193	105
5113 – Davoren Park, Elizabeth Downs, Eliz. North, Elizabeth Park, Elizabeth West	\$196	14
5118 – Buchfelde, Gawler, Gawler Belt, Hewett, Kalbeeba, Kingsford, Willaston	\$194	37
5159 – Aberfoyle Park, Chandlers Hill, Flagstaff Hill, Happy Valley	\$190	12
5162 – Morphettville, Woodcroft	\$198	15
5165 – Christies Beach	\$186	40
5173 – Aldinga, Aldinga Beach, Port Willunga	\$198	19

Outside the Metropolitan Region

The cheapest locations were:

Postcode – Town or Suburb	Most common price/wk	Number
5211 – Encounter Bay, Hayborough, Inman Valley, McCracken, Victor Harbor	\$108	12
5253 – Murray Bridge	\$104	34
5280 – Beachport, Hatherleigh, Millicent, Rendelsham, Southend, Tantanoola	\$109	25
5290 – Mt Gambier	\$107	95
5333 – Loxton, Loxton North, Taplan	\$99	14
5341 – Cooltong, Renmark	\$120	12
5345 – Barmera, Loveday	\$113	17
5540 – Port Pirie, Port Pirie South, Port Pirie West, Risdon Park, Risdon Park South, Solomontown	\$102	37
5606 – Port Lincoln	\$83	23
5608 – Whyalla Norrie, Whyalla Stuart	\$99	36
5700 – Port Augusta, Port Augusta West	\$99	21

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Where Can I Afford to Live in 2010? (cont.)

The **next** cheapest locations under \$200/week were:

Postcode – Town or Suburb	Most common price/wk	Number
5204 – Carrickalinga, Delamere, Normanville, Rapid Bay, Second Valley	\$179	17
5211 – Encounter Bay, Hayborough, Inman Valley, McCracken, Victor Harbor	\$198	37
5214 – Currency Creek, Goolwa	\$185	21
5223 – Kingscote	\$186	15
5238 – Bowhill, Mannum, Nildottie	\$198	18
5253 – Murray Bridge	\$167	42
5268 – Bordertown	\$199	54
5271 – Naracoorte, Padthaway	\$196	54
5276 – Robe	\$193	13
5277 – Nangwarry, Penola, Tarpeena	\$173	13
5280 – Beachport, Hatherleigh, Millicent, Rendelsham, Southend, Tantanoola	\$173	32
5290 – Mt Gambier	\$190	164
5291 – Allendale East, Carpenter Rocks, Donovans, Glencoe, Kongorong, Mil-lel, Moorak, OB Flat, Port Macdonnell, Yahl	\$196	15
5330 – Waikerie	\$170	18
5333 – Loxton, Loxton North, Taplan	\$184	41
5341 – Cooltong, Renmark	\$184	69
5343 – Berri, Lyrup, Winkie	\$170	90
5345 – Barmera, Loveday	\$176	18

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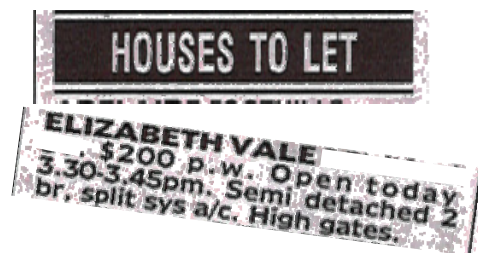
Where Can I Afford to Live in 2010? (cont.)

The next cheapest locations under \$200 continued.

5351 – Cockatoo Valley, Lyndoch, Williamtown	\$198	15
5373 – Hamilton, Kapunda	\$193	18
5461 – Balaklava	\$188	17
5540 – Port Pirie, Port Pirie South, Port Pirie West, Risdon Park, Risdon Park South, Solomontown	\$172	182
5600 – Iron Baron Whyalla, Whyalla Playford	\$183	34
5606 – Port Lincoln	\$199	94
5608 – Whyalla Norrie, Whyalla Stuart, Whyalla Jenkins	\$193	122
5700 – Port Augusta, Port Augusta West	\$186	120
5723 – Coober Pedy	\$147	18

For people in receipt of Centrelink benefits (most on less than \$400/week), it is evident that affordable rental accommodation is simply not available in the private rental market. Yet 21% of SA households have incomes of less than \$400/week – that means they can only afford rent of \$120/week. In the whole of SA, there are only about 15 properties per week that are available at that price, while 2,793 households may be looking to rent that week.

It is not easy to find affordable rental accommodation – that leads to overcrowding, couch-surfing, sleeping in cars, and being homeless. Increasing the supply of affordable housing, through government incentives, is the **only solution**.





At Threat of Eviction by Cate Jones

Within a week I received three phone calls two from workers and one from an individual, all looking for strategies and advice on avoiding impending eviction. A fourth call in that same week I will discuss later. A worker called about a young Aboriginal mum, with three kids that she has been working with, who has been very successfully caretaking her sister's Housing SA house in the Northern region for the last five years. She had a visit from her Regional Manager who told her that she could no longer reside in the house and that she and her children had to find alternative accommodation in fourteen days. As you can imagine, this mother was beside herself with anxiety and worry about having nowhere for herself and her very young children to live.

An Aboriginal man phoned me and told me his story. He is a single father of two children who are both at primary school. He had been offered a Housing SA house even though he had an old housing debt. He was really struggling to repay the old debt and keep up with the rent in his new house. He works but doesn't take home a lot of money and when a water bill came in, he was unable to fully pay all three financial commitments so he broke one repayment schedule he had previously organised with Housing SA. He had put some money on the debt, but could not afford the total amount. He was issued with an eviction notice and, like the young mum, was in a really distressed state. He had nowhere else to go and no family support.

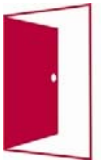
The third call was from a worker who was worried about an Aboriginal amputee who had mental health problems and diabetes. The property had belonged to a mental health service but was being taken over by Housing SA. The prospect of his eviction had been mentioned and both he and his worker were naturally very concerned. The tenant's options for alternative housing were exceptionally limited by his disabilities.

Shelter SA does not provide services to individuals but we can refer these callers to someone who can help them. In two cases I referred the callers to Klynton Wanganeen, who is the South Australian Commissioner for Aboriginal Engagement. Klynton's office will take these concerns to a higher level than I am able to and I truly appreciate his intervention when issues arise that I just don't know how to respond to. The third caller I referred to an excellent financial counsellor with contacts in Housing SA and the ability to help him get his finances sorted.

When people apply for public housing, it is typically because they have no other option. Their incomes are low and in the case of Aboriginal people, single mothers and those with disabilities, housing options are further limited by discrimination, structural inequities and for some, the inability to take care of a private rental property. Clearly many of these people need varying degrees of support to manage even public housing.

I had a meeting with a woman who works in Housing SA at operations level. She has a large number of Anangu families in her region and we talked about the problems Anangu have with urban living. She knew of one household that had, at one time, seventy people staying in the house. A number of these households were at serious risk of being evicted and their situations were being monitored carefully. I have written before about the problematic and complex circumstances Anangu people confront living in Western housing. We talked about finding an answer to these problems and both agreed that it is very difficult. I believe that we must give Anangu people time to learn how to live our way and that it is probably going to take a long time before solutions begin to appear and develop. We can't impose non-Aboriginal expectations on Anangu because they have a right to live the way that

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At Threat of Eviction (cont.)

their culture has determined, but there has to be a way of helping that doesn't compromise their cultural values. In the end, there has to be reciprocal communication and negotiation that works for both parties and I don't know that we mutually have reached that point yet. While Anangu have a lot to learn about how to live 'white man way', we have a lot to learn about Anangu awareness of home, family, landscape, place and what it means to them. So, there is a lot for us to discover about each other.

I mentioned earlier that I received a fourth phone in that week. It was from a worker who was trying to find housing for a young Aboriginal single mum with five children. This mother was staying at an aunty's house; a place where drugs, alcohol and violence were normalised. She was leaving the house very early in the morning with her kids and returning late at night, essentially for a roof over her and the children's heads. Any money or food she had was stolen from her by other household members and her children were unable to go to school. She has been on the Category 1 waiting list for over two years but has not been housed. Every day she puts her own health and well-being, plus that of her children, at serious risk by going back to that house but has nowhere else to go. This situation describes the invisible face of homelessness where an untenable situation is endured because there is no other option. I gave the worker Klynton Wanganeen's phone number and suggested she call as soon as possible.

We all know that housing and health are inexorably connected and that without housing, we risk not only our physical health, but our emotional and mental health as well. But those three people who were at risk of eviction were all in a fragile and fearful state. When housing is insecure or we are at threat of being thrown onto the streets, it is very difficult to cope, to go through our daily routine, knowing that our future, and our children's future, is in jeopardy. We need a program specifically designed to support people through these kinds of crises and one that can intervene early so that the crisis is alleviated before it gets out of control.





SACOSS Supports Call for Continuing Mental Health Reform 18 March 2010

The South Australian Council of Social Service (SACOSS) acknowledges the importance of the Mental Health Coalition of SA's open letter published in today's *Advertiser*.

"SACOSS wholeheartedly supports the MHCSA's call for a balanced and effective mental health system. In particular a system that emphasises supporting most people with mental illness where they live – in the community" said SACOSS Executive Director Ross Womersley.

"While there has been much recent progress in the development of new models of care, and the renovation or replacement of facilities, SACOSS believes that there is a continuing need to provide more support to people with mental illness actually in the community where they live" said Womersley.

"Mental disorders comprise thirteen per cent of the total burden of disease and injury in Australia. This is the third highest, behind only cancers and cardiovascular disease."

"In reforming current service practices, South Australia has adopted long overdue recovery and social inclusion approaches that aim to support people to live well in the community despite the disabling impacts of mental illness."

"Whichever government takes the reins after 20 March, it is critical that they commit to appropriate and adequate investment in community supports for people with mental illness." said Womersley.

"SACOSS agrees that key priorities in particular include early intervention initiatives and **affordable, suitable housing.**"

"All evidence, locally and internationally, points to the effectiveness, both socially and economically, of early intervention programs in any field" said Womersley. "Early intervention in mental health reduces reliance on acute and crisis services, enhances an individual's capacity to actively contribute to community, delivers service to people in their community, supports families and carers, and makes good economic sense."

"As the MHCSA's own report details, around 80% of South Australians with mental illness are on a low, fixed income: disability support or Newstart benefit. **Affordable, safe and stable housing is essential to recovering from mental illness and maintaining mental health. The growing housing affordability crisis requires specific focus on support initiatives for people already disadvantaged in the housing market**". (*Emphasis by Sheltershortz editor.*)

"SACOSS supports the Mental Health Coalition's call for more effort from government in building strong supports in the community for people with mental illness."



Australia Faces Housing Affordability 'Time Bomb' : Developer

Wednesday 17 March 2010,
by Chris Zappone, The Sydney Morning Herald.

Australia faces a housing affordability "time bomb" - primed by a dysfunctional planning system, a chronic undersupply of homes, and unrealistic expectations from buyers, according to the chief of one of the nation's largest homebuilders.

Stockland managing director Matthew Quinn, in a speech in Sydney, said Australia's current shortage of 200,000 homes and an annual shortfall of 60,000, would balloon to 800,000 by 2020, if no reforms were undertaken.

"There's a faint ticking that I can hear and it's getting louder," he said in a speech yesterday. "The fuse is burning, and current metropolitan planning strategies are inadequate for our growing and ageing population."

House prices in Australia climbed 13.6 per cent in 2009 alone after a decade in which they posted increases of about 170 per cent, according to the Australian Bureau of Statistics. Residential real estate prices have soared as Australia's economy nears notching up two decades of growth without a pause.

Over the same period, Australia has lured more immigrants, adding to housing demand. The federal government's 2010 intergenerational report estimates Australia's population will swell to 35.9 million people by 2050 from its current level of 22 million. "Australia is one of the world's most urbanised nations, with over three-quarters of our population living in major cities and the overwhelming majority in our five largest cities alone," he said. "Despite this, our cities are by no means densely populated."

Data out today, though, may offer some cause for optimism. The number of residential building construction projects begun in the final three months of 2009 jumped 15.1 per cent from the previous three months, its fastest pace since 2001, the Australian Bureau of Statistics reported.

"The average first home buyer today cannot afford to pay the median house price - not even close," Mr Quinn said, with the average median house price at \$485,000 (*Adelaide's median price is \$382,000*). Mr Quinn said building smaller homes is a factor that could ease the shortage and the housing affordability issue.

Mr Quinn blamed what he called "a total disconnect between the different levels of government. Calling Australia's population growth a "federal government responsibility," He lamented the lack of cohesion between the federal government, the state planning policy and infrastructure delivery, and local council approvals.



New Legal Clinic Service for Homeless People in Country Towns

by Bill Manallack, Coordinator, Housing Legal Clinic

The Housing Legal Clinic (HLC) was established by the Welfare Rights Centre SA in July 2006 with funding from the Department of Housing to reduce the marginalisation of people who are homeless or at risk of homelessness, and reduce the number of public and private tenants at risk of eviction from becoming homeless, through the facilitation of their access to pro bono legal services.

The HLC operates through the provision of pro bono legal services to clients at five homelessness services located in Adelaide. The participating law firms are Minter Ellison, Kain C+C, Fisher Jeffries, Andersons Solicitors and Donaldson Walsh; Criminal and Family Law assistance is provided by Michael Dadds and Associates, Johnston Withers, George Mancini and Ben Sale. The host organisations are the Magdalene Centre, Byron Place Community Centre, the Hutt Street Centre, Catherine House and UnitingCare Wesley Family and Support Services Port Adelaide.

Last year there were more than 800 client contacts, highlighting the need for accessible pro bono legal services for the homeless and those at risk of becoming homeless.

At a glance the statistics show:

- 56% of clients were male
- 58% were aged over 30
- 16% Indigenous/Torres Strait Islanders
- 26% in public housing
- 25% in private rental
- 21% sleeping out/in emergency accommodation
- 18% in rooming house/private hotel/backpackers
- 10% with friends and relatives/and other.

The main areas of law were:

- Criminal
- Housing/Tenancy
- Debt
- Family
- Fines
- Social Security

Development Work

Funding has been provided by the Law Foundation for the development of legal clinic services north and south of Adelaide. With the success of the legal clinics in the Adelaide CBD, agencies in Adelaide's outer areas expressed an interest in having the services extended to their areas. Two new initiatives will be important in assisting with the development of new pro bono legal services for disadvantaged people. These are the Welfare Rights Outreach program for clients with Centrelink Issues and the Legal Clinic webcam project using city-based lawyers for non-city clients.



New Legal Clinic Service for Homeless People in Country Towns (cont.)

Following the establishment of the legal clinic at Port Adelaide, the Welfare Rights Centre received additional federal government funding to provide an outreach Centrelink service first in Port Adelaide and then in the outer southern area. This outreach service is specifically part of the Welfare Rights Centre's core business of providing advice and advocacy to clients of Centrelink. The relationship of the legal clinic with UnitingCare Wesley Port Adelaide helped facilitate the establishment of the outreach service, also in partnership with this agency.

In association with our development work for the legal clinic in the south, the Outreach Worker has commenced an outreach service at a UnitingCare Wesley centre in Noarlunga. We have also established a relationship with an AnglicareSA centre in Morphett Vale for a new legal clinic in this region. We believe having the outreach service in Noarlunga and a legal clinic in Morphett Vale will enable us to reach substantial numbers of people who are homeless or at risk of being homeless.

New lawyer-cam Legal Clinic

We have received funding to establish a legal clinic for non-city clients using city-based lawyers to connect to clients via webcam. The Webex program enables face to face interaction using a webcam PC both for the lawyer at one end and the client at the other. We will use the same HLC model for this new service, partnering with a host organisation to support the clients and a law firm to provide legal assistance. At this stage we are looking at providing this service to Ceduna, Port Augusta and Coober Pedy. Eventually we will cover the whole of South Australia. The Housing Legal Clinic continues to demonstrate that through partnership and innovation we can empower the powerless.

(The Housing Legal Clinic is supported by the SA Department of Housing, Law Foundation SA, Morialta Trust and Community Benefit SA)



Representatives from the Housing Legal Clinic's host organisations



Staff and Volunteers of the Housing Legal Clinic

Upcoming Events

Housing and Health Expo

Thursday 15 April 2010

Fremont Park Elizabeth (between Ifould and Yorktown Rds)

11am to 2pm

2010 ASHRA Meeting Dates

May 6

July 8

September 9

November 11

Shelter SA is now on Facebook

Visit Facebook and become a fan of Shelter SA!

In the future we will include news, discussions, upcoming events
and photos on our Facebook pages.



Shelter SA

Housing: a basic human right

Unit 44
81 Carrington Street
ADELAIDE SA 5000

Phone: 08 8223 4077
Mobile: 0410 663 225
Fax: 08 8223 4099
Email: sheltersa@sheltersa.asn.au
Web: www.sheltersa.asn.au

Shelter SA is a peak housing organisation representing housing consumers' views to Government, the housing industry and the community. It is primarily concerned with the availability and adequacy of low cost housing, and that people on low incomes have access to secure, affordable and appropriate housing.

Please contact Shelter SA if you are interested in becoming a member, or would like further information.

Secretariat

Executive Director: Gary Wilson

Project Officer: Cate Jones

Clerical Officer: Cheryl Shepley