



Planning for Affordable Housing

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Coverage

- Affordable Housing

What are we talking about?

- Local Government – Affordable Housing

- Not so difficult...just new!

Affordable Housing is Mostly Invisible
and so is the Need



Definitions

■ Affordable Housing

- Less than 25% of household income spent on housing costs for lower 40% of income earners...most is privately owned or rented. Type/quality/standard/size of dwelling (unit/villa/detached house) not factored – cost to household income is key to affordability

■ Social Housing

- Some government support to help with Housing Affordability includes Centrelink Rent Subsidies (private rentals), Homeownership Assistance Schemes, Community Housing and Public Housing.

■ Community Housing

- Non Government Organisation manages/owns the Affordable Housing.

■ Public Housing

- Department of Housing – owned and managed



Bottom of the Private Rental Market – No Policy / No Protection
No Control



The Lower End of the Private Rental Market

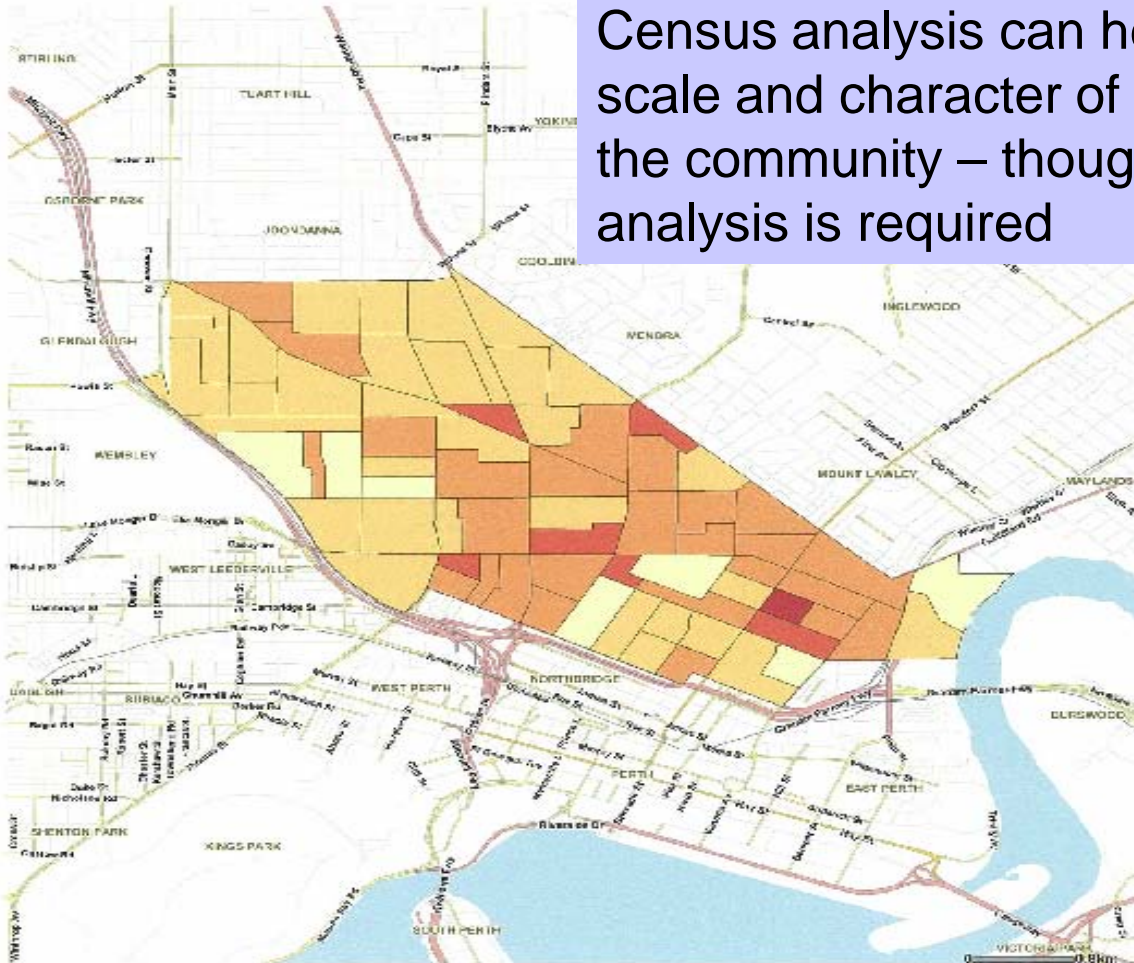


Low Income Households

Households with gross weekly income of less than 500 dollars
As a percentage of all households
Based on Place of Usual Residence, 2006
Vicent (L) (Local Government Area) by Census Collection District

general id?

Census analysis can help to identify the scale and character of the housing stress in the community – thoughtful locally informed analysis is required





Public Housing – small scale group housing project

Community Housing EPRA
High Cost High Amenity Area



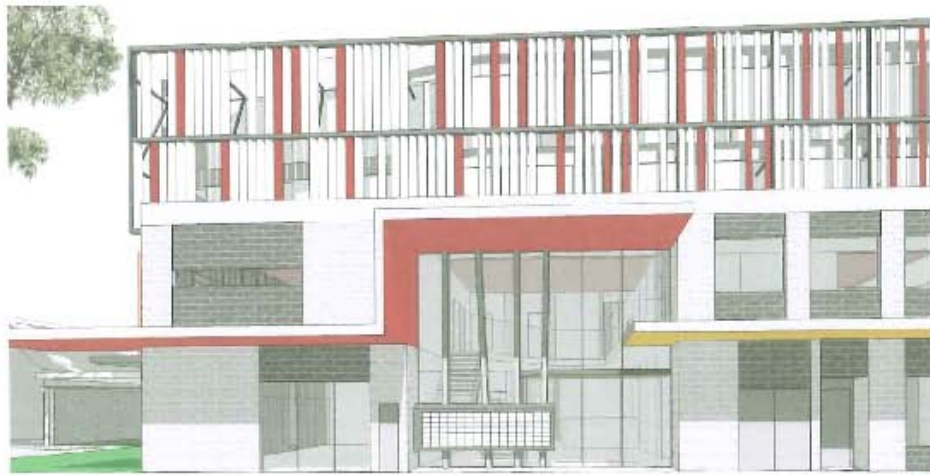
MEBOD FLYER ARCHITECTURAL IMAGES



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LGAs, Planning, and Affordable Housing

- **Current Status** - some experience, but under resourced and otherwise engaged. lack of knowledge, few local demonstration models, few examples to follow, fear of community backlash.
- **Emerging New Role** - critical needs becoming locally apparent, higher level policy expectations, and more resources.
- **Barriers** - under resourced and otherwise engaged, little political support, perceived stigma of disadvantaged social housing (problem) tenants ignores broader need from emerging cohorts (single households, ageing, key workers) and little tangible support from higher government agencies
- **Opportunities** – Enabling others to do the work; sharing the learning, adapting strategies from other jurisdictions to fit local & regional dynamics, can generate recourses, supports LGAs broader agenda - social, economic, environmental

The general objectives of the R Codes state,

“1.3 (a) To provide for a full range of housing types and densities that meet the needs of all people”.

“1.3.2 (a) To provide local government with the full range of choices for housing type and design, to meet the needs of their communities”.

However, a closer examination of how these play out in practice, shows that both the R Codes and the local policies made under its provisions can often act to ‘exclude’ housing diversity appropriate to servicing the needs of the Town’s residents.

Local Housing Strategies

- **Need for Housing Reform** – the issues are locally expressed and different...so need local responses, but can use models already developed and adapt.
- **Recognise Local Housing Issues** - local community and regional housing needs and supply analysis (population demographics forecasts & research).
- **Identify and Respond to the Barriers**
Policy Statement, policy/regulation mechanisms, community engagement protocols and skills, amendments to planning scheme; and engagement with higher government agencies
- **Opportunities** – Identify partners to work with; identify potential resources (local and external), complement LGAs broader agenda