

# Local Housing Initiatives

Affordable Housing for Inner City  
Key Workers

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# Background

- Feb 2008: Affordable Housing Policy
- Throughout 2009: Affordable Housing Mapping & Incentives Project
- March 2009: Lord Mayor's Working Group
  - "Less talk, more action" - Deliver an affordable housing project by 2012

# LOCATION

## *Goderich Street Car Park*



# CURRENT SITE



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# PROPOSED DEVELOPMENT



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# Key Features

- 3 storey apartments
- 48 dwellings
- 6 Adaptable Units
- Seeking 4 Star "Green Star" rating
- Occupy by June 2012
- 3 level public car park at rear

# Target Group & Eligibility

- Low-moderate income essential workers
  - Singles (<\$43,000)
  - Couples (<\$59,000)
- Pay 80% of market rent
- Must work within City of Perth
- Maximum 3 year tenancy
- Community Housing as Manager

# Income & Expenditure

- Costs
  - Housing \$11M
  - Car Park \$4M
- Dept Housing contribute ~\$1.6M
- Rental income ~\$635,000 pa
- Annual Costs ~\$470,000 pa
- NRAS income ~\$440,000 pa

# Thank you

- Questions?

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