National Housing Conference 2015

opening doors

Thursday 29 October 2015

Innovation in affordable housing supply: inner city
Local Government Perspective

Martin Mileham
Director Planning and Development
City of Perth
“If I had an hour to solve a problem I’d spend 55 minutes thinking about the problem and 5 minutes thinking about solutions.”

Albert Einstein
INTENDING RESIDENTS REGISTER

Trends Summary

February 1994
20 Years of Policy

1991
Perth Inner City Housing Taskforce and Office – Federal, State and City of Perth

2002
EPRA affordable housing policy

2009
City of Perth, Lord Mayors Affordable Housing Working Group

2010
WA Govt, Affordable Housing Strategy

1996
Better Cities Program, Claisebrook Cove East Perth, 140 affordable homes target

2008
City of Perth - Affordable Housing Policy,

2010
City of Perth, Affordable Housing Study

2010/2014
Penny Lane Apartments
Rental Affordability
(Boarding Houses to Backpackers)

Percentage available

<table>
<thead>
<tr>
<th>Year</th>
<th>Moderate income</th>
<th>Low income</th>
<th>Very Low income</th>
<th>Low income</th>
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<tbody>
<tr>
<td>2001</td>
<td>11%</td>
<td>37%</td>
<td>43%</td>
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<tr>
<td>2013</td>
<td>42%</td>
<td>9%</td>
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Purchase Affordability (2006)

% of Sales

Income Ranges
- Very Low
- Low
- Moderate
- High

Months
- Jan
- Feb
- Mar
- Apr
- May
- Jun
- Jul
- Aug
- Sep
- Oct
- Nov
- Dec
Purchase Affordability (2013)

% of Sales

Income Ranges: Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov

Income Ranges: Very Low, Low, Moderate, High
Purchase Affordability (2015)
(Annual Repayment against Key Workers Salary)

Houses

Units

$0
$20,000
$40,000
$60,000
$80,000
$100,000

LQ
Median

Lower Quartile
Median

30% WA Median Income
30% Nurse Salary (3rd yr)
30% Police Officer Salary (3rd yr)
30% Teacher Salary (3rd yr)
What Perth Wants – People living within 10km of the CBD (2014)

What specific initiatives would you like to see adopted in the area?

More low-cost/affordable house options: 74%

Top 2 box (4-5):
- More eco-friendly buildings that generate their own power, collect rainwater and use less energy: 89%
- More town houses: 60%
- More high-rise developments with a mix of apartments and commercial: 58%
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Albert Einstein