



AFFORDABLE HOUSING and SOCIAL INCLUSION

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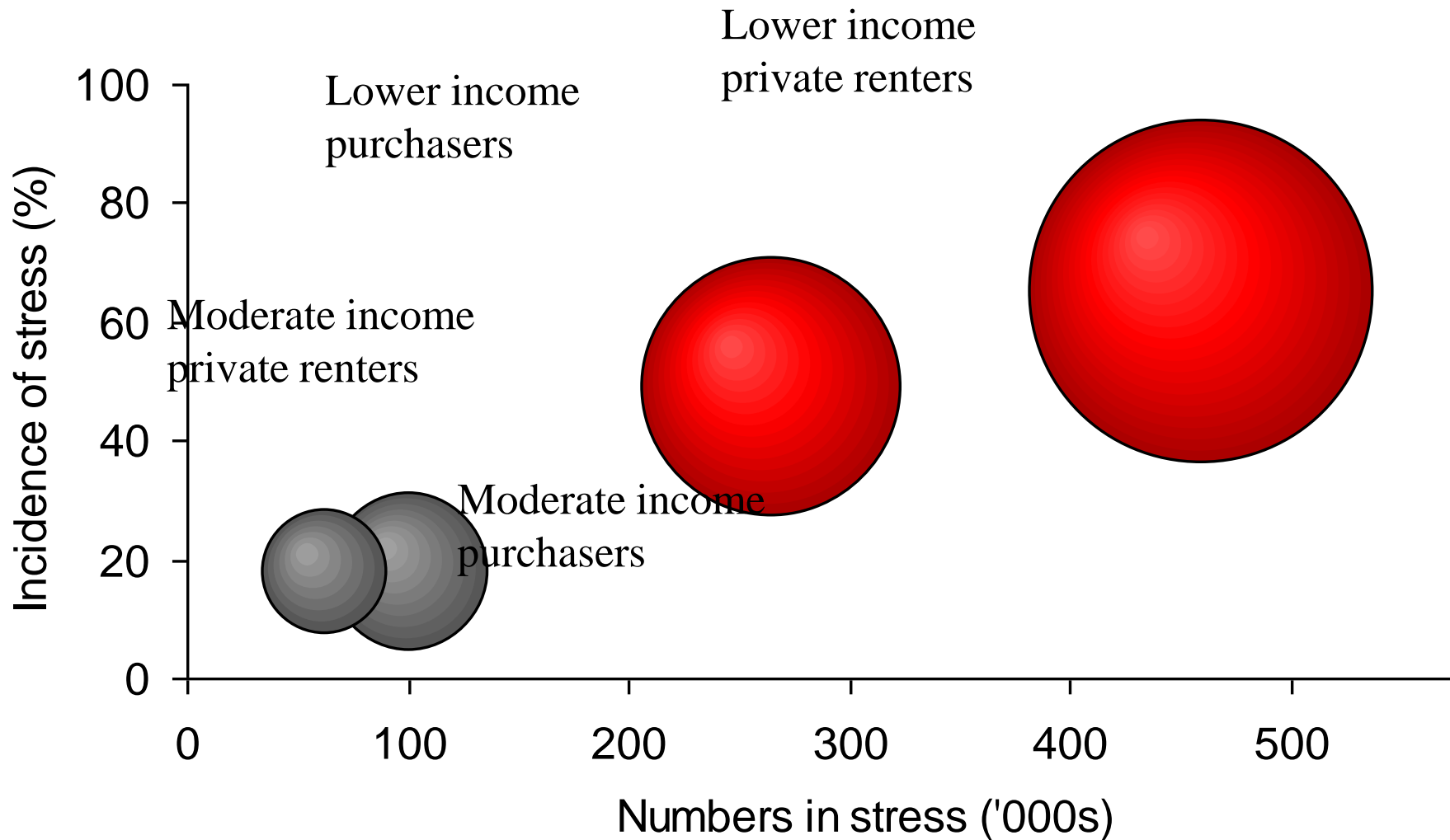
Presentation to Western Sydney
Community Forum August 18 2008



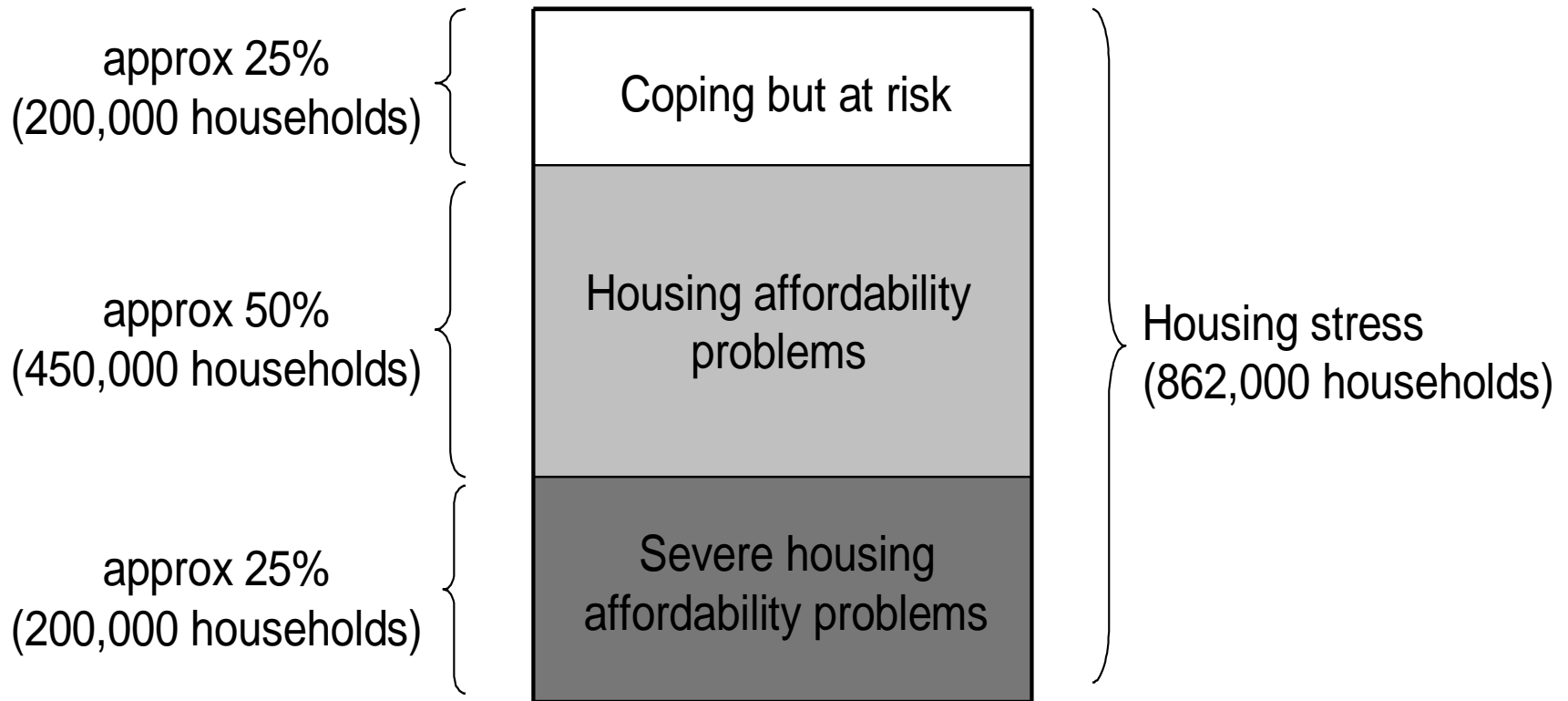
Introduction

Summary of the AHURI National Research
Venture on Affordable Housing (short film)

Housing Stress in Australia



From Housing Stress to Housing Affordability Problems



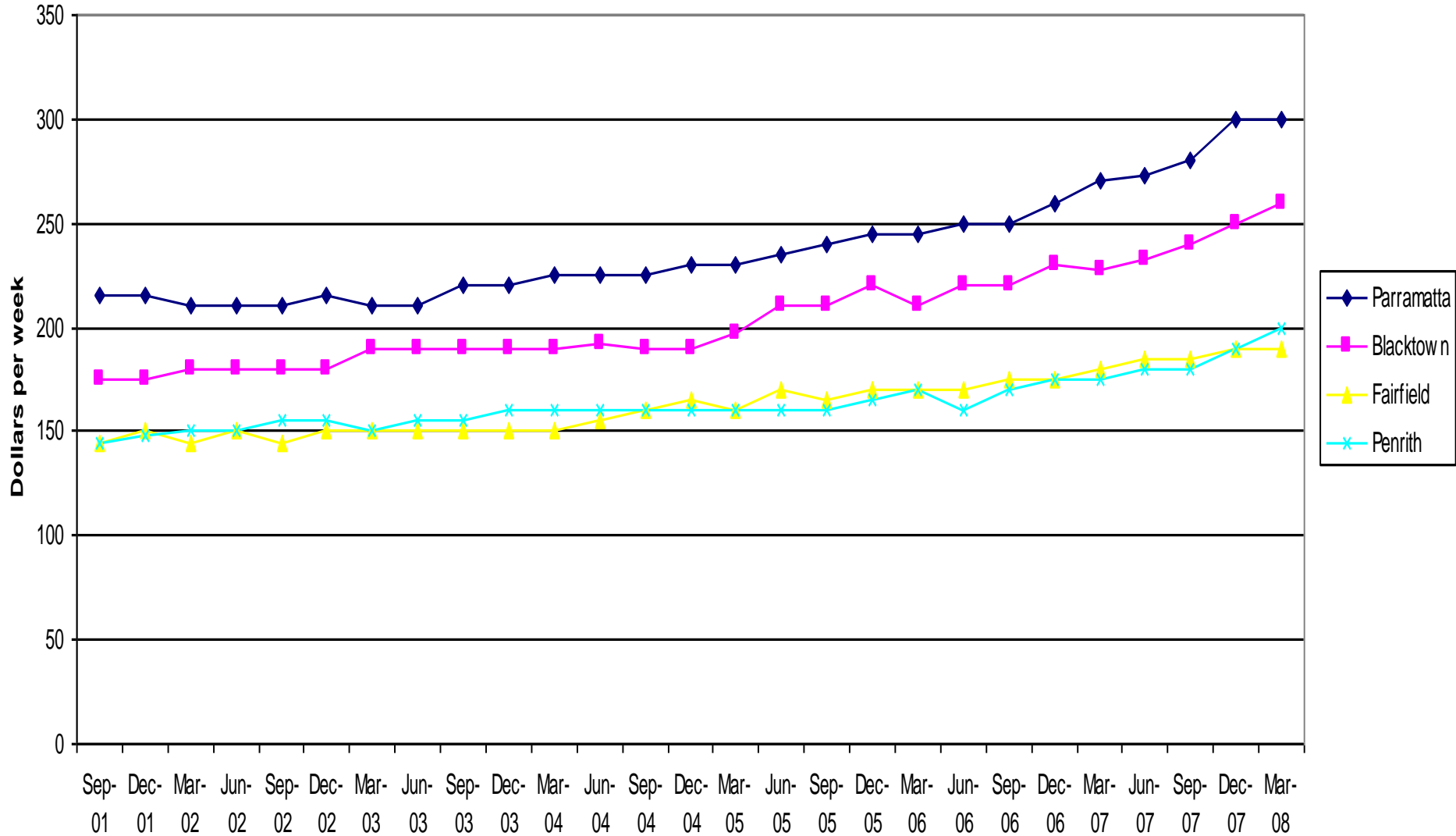
Key findings

- Reasons why affordable housing is important
 - Keeping the community together
 - An issue for younger and older residents
 - Economic reasons

Good source of housing data

- NSW Local Government Housing Kit
- <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/>

Rents for 2 br Flats





Housing Stress

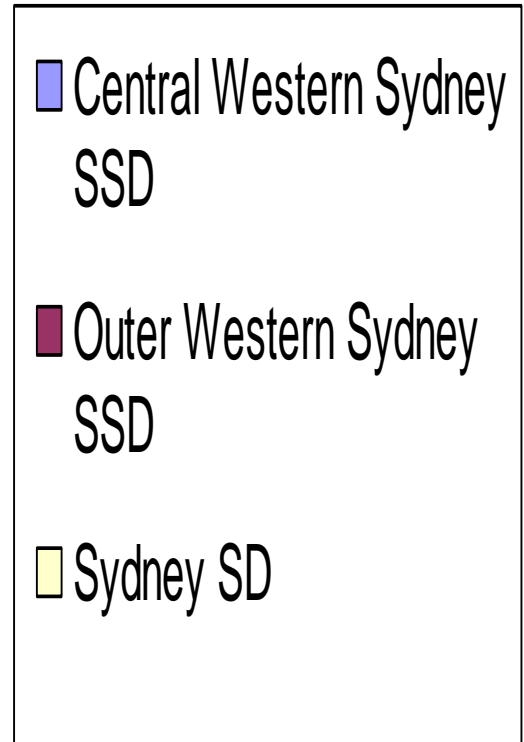
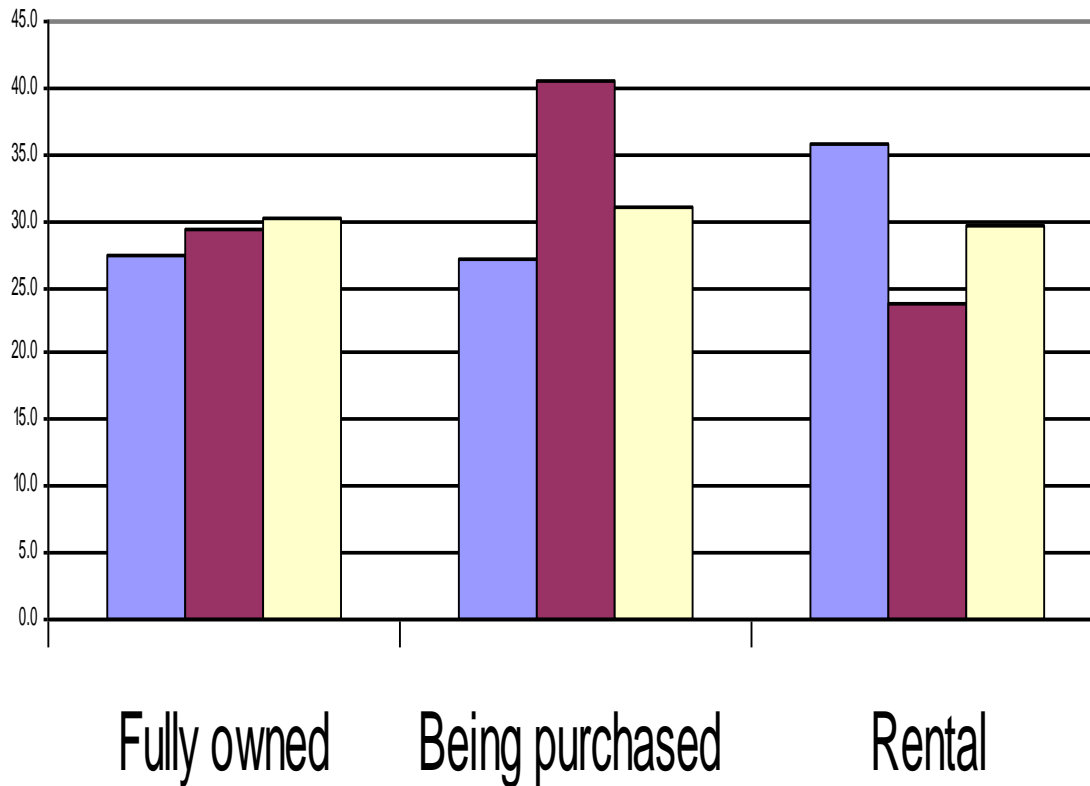
Area	% of Very Low Income Households in Rental Stress	% of Very Low Income Households in Home Purchase Stress	% of Low Income Households in Rental Stress	% of Low Income Households in Home Purchase Stress
Central Western Sydney SSD	91	84	50	64
Outer Western Sydney SSD	91	79	48	53

Percentage of affordable stock

June 2007

Rental stock for Very Low Inc	Rental stock for Low Inc	Rental stock for Moderate Inc	Purchase stock for Very Low Inc	Purchase stock for Low Inc	Purchase stock for Moderate Inc
11	51	89	0	2	20
22	69	88	0	3	24

Tenure 2006 Census



Social Inclusion

- A socially inclusive society is defined as one where all people feel valued, their differences are respected, and their basic needs are met so they can live in dignity.
- Social exclusion is the process of being shut out from the social, economic, political and cultural systems which contribute to the integration of a person into the community (Cappo 2002).

How can affordable housing promote Social Inclusion

- Increase “real” income
- Stabilise the household to participate in the local community
- Support the education of households

Opportunities

- Some decrease in dwelling prices
- Opportunities for a commitment of three levels of Government to co-operate on affordable housing
- Increasing commitment of Local Government in the region
- Seen as an important issue