

# SOLVING THE HUMUNGOUS PROBLEM OF AFFORDABLE HOUSING.

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## PRESENTATION OUTLINE

### 1. Main Points

1. *True Scale of the Problem*
2. *Radical Solutions*
3. *Political, Business and Professional Attitudes*

### 2. 1965-75 Metropolitan Strategic Plans

### 3. Post-1975 State Government Withdrawal from Infrastructure Investment

### 4. Infrastructure Failures – 'Melbourne 2030' and Sydney 'City of City'

### 5. Defining Affordable Housing Categories

### 6. Scale of the Problem

- The least affordable in the world – Sydney (8.6), Melbourne (7.3), 11<sup>th</sup> & 22<sup>nd</sup>.
- More than 100,000 homeless people "adrift in Australia's cities and towns"
- 1.1 million households in housing stress
- NSW Public Housing: 127,600 units, 40,000 waiting list, 37,000 reduction since 1995
- Housing Investment 2001-10 static at \$33 billion

### 7. Decline of Housing Affordability over last 20 years (Julian Disney)

- House prices relative to income have doubled
- Monthly payments have risen by 50%
- Number of low-rent accommodation has fallen by +15%
- Public housing availability has declined by 30%

### 8. *"It will take many years to match the levels of housing demand"* (Triguboff)

### 9. **The Solution:** Corridor Expansion + Development Corporations + Public Transport

### 10. **Eight-Step Course of Action** (p.5)

### 11. Inner-Suburban Renewal

- Empowering Local Government
- A skilful and time-consuming process
- Current 'shoe-horn' policies are destroying the 'garden city' suburbs

### 12. Public Transport

- Passenger rail extensions are critical for 'corridor' development

### 13. Political, Business and Professional Attitudes

- Competition Policy and blind faith in Market Mechanisms
- De-skilling of Federal and State public services
- Restore the idea of 'Public Interest' and the 'Mixed Economy'
- Professional and Business groups have lost credibility – government, public opinion