

DRAFT

City of Melbourne

Social and Affordable Housing

Framework 2006–2009

Housing for Everyone

June 2006

Part I Social and Affordable Housing Framework 2006 - 2009

Introduction

The City of Melbourne acknowledges that affordable housing has a role in contributing to socially and economically sustainable cities. Affordable housing provides people with choice and opportunity, and ensures that cities are inclusive and equitable. Housing affordability is more than simply about providing accommodation; it reflects how local government operates, engages with and provides for its constituents. Without the stability provided by affordable housing local households cannot access employment, education, health, transport and other services.

Healthy local communities have a diverse range of households with different incomes – this diversity is what makes communities vibrant and sustainable. Ensuring there is affordable housing in the City of Melbourne is an essential action for Council to fulfil its goals of a thriving, diverse and sustainable city.

The City of Melbourne can improve availability of and access to affordable, secure, appropriate and accessible housing for all people in recognition that housing is an essential ingredient of a socially, economically and environmentally sustainable community.

The underpinning principles are that:

- 1 Housing is a basic human need that contributes to individual and community safety and wellbeing;
- 2 Every person, regardless of their age, culture, gender, race, religion, physical ability or sexual preference has a right to affordable and appropriate housing to enable their participation in community life;
- 3 Affordable housing should be in locations accessible to appropriate services and facilities for a range of households;
- 4 The City of Melbourne in collaboration with the State government, the Commonwealth government, other local governments, the community sector and the private sector develops strategies to expand affordable housing choices; and
- 5 The City of Melbourne assists in the development and maintenance of community diversity and sustainability with a *Social and Affordable Housing Framework*, to encourage social housing mix throughout the municipality.

Aim

Council's aim is to improve access to a range of housing options across the municipality for households that cannot secure appropriate housing, whether due to design, cost, quality or location.

Objectives

To expand the amount and mix of social and affordable housing options within the City will:

- 1 Build social capital;
- 2 Encourage community harmony, social integration and inclusion;
- 3 Support economic vitality;
- 4 Encourage equitable access to the City's resources and facilities;
- 5 Integrate social, urban and environmental planning; and
- 6 Support, promote and develop partnerships with State government, non –government organizations and the private sector for improved housing outcomes.

Responsibility for Implementation and Monitoring

The Community Services Group of City of Melbourne has responsibility for oversight of the implementation and monitoring of the *Framework*.

Strategies and Outcomes

The strategies and outcomes outlined below have been developed to complement the activities that Melbourne City Council has committed to for implementation of the *Inner Regional Housing Statement 2005* and align with *City Plan 2005– 09* which sets out Council's vision for an inclusive and engaging city, and an innovative and vital business city.

The *Social and Affordable Housing Framework 2006 -2009* draws on a range of best practice solutions and identifies five mechanisms through which Council can facilitate the provision of social and affordable housing:

- 1 Planning and service development;
- 2 Facilitation;
- 3 Advocacy and leadership;
- 4 Partnership; and
- 5 Community development.

Strategies

A number of strategies are proposed, linked to each of the five key mechanisms identified above to achieve Council's vision and goals as stated in *City Plan 2005 -2009* and the *Inner Regional Housing Statement 2005*.

Rationale

The issues facing the City of Melbourne in 2006 are the following:

- Continuing decline in affordable housing stock as a proportion of all housing in the municipality. This is reflected in market increases in rental and purchase price and in the reduced supply of low-cost accommodation and social housing. The challenge of maintaining Council's longstanding support for residential diversity in light of such pressures requires planned involvement and intervention in the housing market;

- Changes have occurred in Commonwealth and State government policy environments characterised by increased targeting of services, devolution of responsibility for affordable housing outcomes and limited resources to respond to increasing demands for assistance. Reduced access to income support, employment, education and training, public housing and a range of other social support services as a result of these policy changes has increased the vulnerability of individuals, and families and consequently increased pressure on community cohesion;
- There is potential for increased social exclusion for individuals and groups who have a high priority need for access to safe and affordable housing and related support services;
- There is increasing disparity within the City's neighbourhoods in terms of socio-economic advantage, access to recreation, social and cultural activities and housing support services. The neighbourhoods of Kensington and Carlton are home to a high proportion of people on very low incomes compared with an increasingly affluent suburbs of Southbank, Docklands, East Melbourne and the CBD; and,
- Council recognises that those who are most marginalised and vulnerable in terms of access to appropriate housing will benefit from comprehensive responses aimed at improving quality of life. By enhancing the housing and supports available to individuals, and families it is also possible to tackle community issues and strengthen the overall social fabric.

Definitions

To encourage a whole of Council approach to the development of social and affordable housing across all policy areas within Council the *Social and Affordable Housing Framework 2006 - 2009* has adopted the *Inner Regional Housing Statement* definitions as endorsed by Melbourne City Council on 7 February 2006:

Affordable Housing

Well located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30% of that household's income.

Exceeding that proportion places households under housing stress, particularly in the lower 40% of the income distribution scale.

Social Housing

Not-for-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.

Part II Background

Introduction

Affordable housing plays a key role in contributing to socially and economically sustainable cities; affordable housing provides people with choice and opportunity, and ensures that cities are inclusive and fair for people from all socio - economic levels. Housing affordability is more than simply about providing accommodation. The availability, location, cost, size and design of housing have significant influences on how a society operates, engages with and provides for its constituents. Without the stability provided by affordable housing local households cannot access employment, health, transport and other services. There can be impacts on local industries such as manufacturing, retail and hospitality services that rely on lower paid and/or a casual, part-time workforce. There are clear economic and social advantages for workers in these industries when housing is located near to their employment.

Vibrant and sustainable local communities have a diverse range of households with different incomes – this diversity profile is at the heart of Council’s commitment to ‘Manage the City’s Local Neighbourhoods to improve their Liveability and Diversity’ (Council Plan, Strategy 3.5). Ensuring affordable housing in a municipality is an essential action for local government to fulfil its goals of creating healthy, diverse and sustainable communities.

Despite the fundamental importance of housing affordability for resident and community wellbeing, affordability has become problematic as property prices increase, particularly in inner city areas with prices increasing closer to the CBD, effectively reducing housing options for people with lower incomes.

Spatial concentrations of disadvantage have historically existed within the City with pockets of high density public housing in public housing estates (eg Kensington, Carlton) owned and operated by the Victorian Government.

Loss of social diversity in the municipality has been recognized in the *Inner Regional Housing Statement 2005* as the needs of low income, older households, those requiring crisis accommodation, people from a range of different cultural and linguist backgrounds and people with a disability are not adequately addressed by either the private housing market or public housing.

This need to support the development of appropriate housing tenures is recognized by Melbourne City Council. The City of Melbourne is seeking to update it’s current *Social Housing Strategy 2001 – 2004* and develop a *Social and Affordable Housing Framework* for the next three years from 2006 – 2009 that reflects current needs, trends and opportunities.

Importance of Social and Affordable Housing

As housing for low income individuals and families becomes less affordable local communities develop enclaves of advantage and disadvantage, resulting in social and geographic segregation in and between suburbs.

Promoting and working to retain housing affordability within and across a municipality is relevant to any local government. The impacts of inadequate supply and loss of affordable housing fall into four dimensions: social; spatial; economic and environmental.

(1) **Social dimension** of high housing costs can result in:

- 1 High construction costs which force affordable housing to the fringe of municipalities in areas of poor amenity; this can affect employment access and prospects, health and social connections;
- 2 Difficulty for social housing providers to acquire stock – particularly in areas close to transport, education and health and community services which can result in social segregation, community breakdown and loss of connectedness; a further impact is the substantial increase to the cost of delivering support services;
- 3 Financial hardship for low to moderate income households as families have limited funds to pay essential living costs;
- 4 People being pushed out of their local communities, causing families to lose social and community networks; and,
- 5 Overcrowding affecting the health and wellbeing of householders.

(2) **Spatial dimension** relates to the creation of concentrations of low income households in areas of high affordability and the corollary, higher income households in areas of high cost housing; this undermines social cohesion, creating division or polarization between community members based on residential location. In turn this can lead to crime and anti-social behaviors, and the rise of exclusive communities making it difficult for diverse mixed local communities to thrive.

(3) **Economic dimension** refers to the lack of affordable housing for key workers in a local area as well as support for a population that can sustain a variety of economic activities. This effects the competitive advantage of businesses that need to attract employees with particular skills.

(4) **Environmental dimension** links environmentally sustainable development with improvements in the construction of social and affordable housing. A comprehensive understanding of housing affordability recognizes that environmental sustainability can reduce on-going living costs for householders, ensuring housing is affordable in the long term. For example the cost of energy to the households is lower with the efficient use of insulation, building orientation, high energy efficient rated building materials and appliances.

The social, spatial, economic and environmental costs are not just incurred by individual households but have the potential to create major expenditure implications for local government in terms of increased aged care requirements and homelessness support systems, as well as decreased health outcomes for segments of the community.

Housing Affordability Issues

Housing affordability is an issue of concern in both rental and purchase markets in the City of Melbourne. Issues contributing to this problem relate to widening income inequality particularly the real incomes of people who are renting. There is evidence that the real income of people who are renting especially those in the lowest two income quintiles is falling behind the rest of the population and failing to keep pace with inflation. Other important factors are limited public housing opportunities and increasing numbers of sole person and sole parent households who are particularly vulnerable to high housing cost burdens.

The following figure sets out the income ladder of housing choice benchmarks developed by Swinburne Institute for Social Research (Burke 2004).

Figure 1: The Income Housing Ladder

<i>Household or Personal Income</i>	<i>Home Purchase</i>	Rental
\$100,000	Can afford a dwelling price of \$580,000	Can afford rent below \$770
\$90,000	Can afford a dwelling price of \$483,000	Can afford rent below \$640
\$80,000	Can afford a dwelling price of \$406,000	Can afford rent below \$540
\$70,000	Can afford a dwelling price of \$304,500	Can afford rent below \$405
\$60,000	Can afford a dwelling price of \$261,000	Can afford rent below \$345
\$50,000	Can afford a dwelling price of \$217,500	Can afford rent below \$290
\$40,000	Can afford a dwelling price of \$145,000	Can afford rent below \$190
\$30,000	Can afford a dwelling price of \$109,000	Can afford rent below \$145
\$20,000	Can access public or community housing. No affordable market provision	Nothing affordable
\$10,000	Can access public or community housing but still a problem once allocated a dwelling as (a) even at 25 per cent of income households will not have enough to live on and (b) the rebated rent is not sufficient to achieve viability for housing providers. No affordable market provision	Nothing affordable

Source: T Burke (2004) Swinburne Institute of Social Research

The City of Melbourne has little private affordable housing stock in either rental or purchase markets. The *Inner Regional Housing Statement 2005* estimated that 17% of all private rental and home purchasers are in housing stress using the measure of more than 25% of income on private rent.

City of Melbourne Snapshot

The following information provides a snapshot of key demographic and housing characteristics which impact on the availability and access to affordable housing in Melbourne. (See Appendix One for Data Tables)

Housing development, particularly new dwellings proposed over the next ten years in the City is expected to lead to a substantial increase in the population. However, the average numbers of persons occupying each dwelling will remain low, mainly one and two person households. (Appendix One: Table 1)

Population Summaries (Appendix One: Tables 1 and 2)

- 1 Growth in 15 –29 years age group by 5% (1996-2001) and projected to grow by 45% to 2011; associated with development of student apartments;
- 2 Major growth areas: Southbank, CBD, Docklands; associated with new apartment development; and
- 3 Household size will remain small, 1 –2 person.

The expected population growth is driven by students in tertiary education and young adults in their late teens and early twenties seeking employment opportunities in the City. The City also attracts a large number of overseas migrants primarily students studying in the CBD and permanent overseas migrants, who settle in or close to public housing estates in Kensington and North Melbourne.

There has been a population growth predominately in the population group of people aged between 15-29 years of age. This group has grown by 5% across the municipality and is substantially located in Southbank. New housing development in Southbank has led to a major population increase. Similarly new apartment development has led to population increases in the CBD and Docklands, though at the 2001 census the Docklands development was at an early stage. The loss of population in Parkville may be countered by the new housing development at the former Commonwealth Games Village site. (Appendix One: Tables 2 and 3).

Income 1996–2001 (Appendix One: Table 3)

- 1 6% decline in low income; less than \$200 per week households;
- 2 7% increase high income; more than \$1,000 per week households;
- 3 Low income areas: Parkville, Carlton, North Melbourne and Kensington;
- 4 20% reduction in low income households in Kensington; reflecting increased gentrification;
- 5 12% increase in low income households in CBD; and
- 6 Docklands concentration of high income households, 62% over \$800 per week.

There is evidence of major changes in the income levels of residents of the municipality. It is notable that there is a significant decline in the population with income below \$200 per week and a corresponding growth in higher income households especially for households earning \$1,000 and over per week.

The concentration of lowest income households remains in Carlton and Parkville. This high proportion of the population on low income is linked to the high proportion of fulltime students who reside in these two areas due to their proximity to a number of tertiary institutions.

A substantial reduction in the number of people on lower incomes appears in Kensington, which shows the number of households on the lowest income has reduced by almost half. Kensington also has a significant increase in households earning more than \$800 per week. This may be linked to housing redevelopment both of public housing and new developments at Kensington Banks and the redevelopment of existing housing stock. Interestingly there has been an increase in low income households in the CBD which may be linked to the increase in student housing. Docklands is one of the more affluent City of Melbourne suburbs with 62% of residents earning more than \$800 per week and a very small proportion, 9.3%, earning less than \$200 per week (Appendix One: Table 4).

Private Rental Affordability (Appendix One: Tables 4 and 5)

- 1 Median rents higher than Metropolitan medians in September 2005; City of Melbourne median rents higher than metropolitan median rents for:
 - 1 bedroom flats by 41%
 - 2 bedroom flat by 54%
 - 2 bedroom house 22%
 - 3 bedroom house 54%
- 2 Half of the 10 highest median rent suburbs for 2 bedroom flats in September 2005 were City of Melbourne suburbs: Southbank – Docklands; CBD; Carlton –Parkville; East Melbourne; North & West Melbourne.

Social Housing Stock (Appendix One: Tables 6 and 7)

- 1 17% decline in public housing stock in 5 years 2000 to 2005 (1,688 units in 2005);
- 2 Most dramatic public housing stock loss in Kensington;
- 3 Combined social and public housing stock declined by 11% from June 1999 to June 2004;
- 4 No social housing in Docklands and Parkville (though will have social housing in Parkville Gardens development); and
- 5 Minimal social housing stock in CBD, East Melbourne and Southbank.

Home Purchase Affordability (Appendix One: Table 8)

- 2 Median House price \$470,300 in 2003, an increase of 135% 1993 –2003;
- 3 Median Unit price was \$313,750 in 2003, an increase of 77% 1993 to 2003;
- 4 69% low income purchasers are in housing stress according to *Inner Regional Housing Statement 2005*; and
- 5 Home purchase affordability declines with proximity to Central Melbourne.

Policy Context for Social and Affordable Housing Development

There has been a real decline in Commonwealth funding of public housing, alongside the Victorian government's shifting of resources into a large-scale modernisation and estate renewal program (Kensington and Carlton public housing redevelopments in the City of Melbourne).

The redirection of Commonwealth funding into private rent assistance has not been accompanied by a review of the different costs of rental housing according to location. Rising house and land prices have negatively influenced housing affordability. The category of affordable rental housing supported by rent assistance has been pushed to middle and outer ring suburbs where lower value rents properties are more available. However, this redirection to outer suburbs results in higher transport costs and reduced access to services and employment for householders.

The Victorian government has developed a solid policy framework promoting the development of affordable and social housing: *Melbourne 2030-Planning for Sustainable Growth*; the *Inner Regional Housing Statement*; State Planning Policy; Housing Research for a Fairer Victoria and development of the Office of Housing, housing associations program, regulations and funding.

There are however few measures and tools provided by the Federal and the Victorian governments to promote and develop affordable housing. For example, there is no National Affordable Housing Policy Framework. Moreover, in Victoria there are few State government generated incentives, subsidies or planning tools aimed at stimulating the development of affordable housing, despite the objectives to increase affordable housing set out in *Melbourne 2030*, the State Planning Framework and the *Inner Regional Housing Statement 2005*.

Melbourne City Council has actively canvassed the development and retention of affordable and social housing. *City Plan 2005 – 2009* sets out Council's vision for an innovative and vital business city and an inclusive and engaging city with direct relationships to housing affordability.

The *Municipal Strategic Statement* (MSS) provides a comprehensive policy outline and actions designed to ensure implementation of Council's strategic response to housing within the Municipality. The MSS includes the following action: "Support the provision of well designed and managed affordable housing, social housing, crisis accommodation and rooming houses". The MSS could be further strengthened in regard to housing affordability by including the new *Social and Affordable Housing Framework 2006 - 2009* as a referred document and including affordable housing targets which will be developed as part of the *Inner Regional Housing Statement 2005*.

Part III Social and Affordable Housing Framework 2006 - 2009

As outlined previously, the City of Melbourne has a solid basis for Council activities in relation to affordable housing development and a number of opportunities have been identified for further exploration.

Ensuring the continued availability of affordable housing is a key issue and challenge for many municipalities in Australia and overseas. Like Melbourne, many municipalities recognize that strong vibrant communities are created by ensuring a diversity of resident mix in terms of lifestyle; cultural background; age variations; employment; education; and income levels. In order to sustain a varied and rich community, municipalities all over the world have identified the need to take a proactive approach to ensure a diverse range of housing in terms of style, character, size and cost.

Supply and demand incentives for development of affordable housing have been developed in Australia and overseas. These incentives work to stimulate the development of affordable housing by reducing the cost of the development either at construction phase or reducing ongoing costs. Figure 2 below provides a summary of these incentives.

Figure 2: Government Demand and Supply Affordable Housing Incentives

Supply incentive	Primary Provider	Examples
Capital subsidies	State & Federal Government Local	? ? Social Housing Innovations Project(SHIP) - Victoria ? ? Social Housing Associations – Victoria; City of Port Phillip ? ? First Home Owners Grant/Bonus - Federal and Victoria
Discounted land	State, Local Government	Port Phillip Council; Moreland Council (part of SHIP)
Density Bonus	Local Government	Port Phillip Council
Planning Concessions/Trade Offs(eg car parking)	Local Government	Melbourne City Council (student housing)
Land Tax exemption	State Government	Rooming houses; – Victoria; New South Wales
Stamp Duty Exemption	State Government	? ? New South Wales for private providers ? ? Housing Associations with charitable status exempt from Stamp Duty – Victoria
Inclusionary Zoning	State, Local Government	South Australia voluntary; USA, Canada United Kingdom
Government Grants	State, Local Government	? ? Housing Associations – Victoria ? ? Housing Trusts. Non-profit Companies – Port Phillip; Brisbane City and Queensland
Demand Incentive	Primary Provider	Examples
Rent Assistance	State Federal Government	Commonwealth Rent Assistance
Rates and Fee Exemptions	Local Government	? ? Hume City Council waive rates for a social housing provider ? ? Yarra City Council waive planning fees for social housing developments
Tax exemptions for charitable status including GST exemption	Federal Government	Victorian Women’s Housing Association land purchase and construction GST exempt
Maintenance and management support	Local Government	Macedon Ranges Shire

A number of these incentives can be undertaken directly by local government. In other cases the role of local government could be to advocate to State and Federal Government for development of mechanisms, planning tools and incentives which will stimulate the provision of affordable housing.

Council role in addressing housing issues

The development of Council's third Social and Affordable Housing strategy provides an opportunity to build on past achievements, consolidate existing strategies and identify new directions and initiatives which will improve the availability of sufficient affordable housing to sustain a diverse, vibrant community.

Local government can play a significant role and influence the direction of housing through various mechanisms and processes. The following five key Council functions have been utilised as the basis for developing strategies and actions for the *Social and Affordable Housing Framework 2006 – 2009*:

- 1 **Planning and Service development:** Influencing the types and location of housing through the planning system; for example, developing policies that encourage diversity in stock size, affordability, and energy and water efficient design;
- 2 **Facilitation:** Facilitating social housing; for example, identifying sites, fast-tracking planning assessment, identifying land and development opportunities and donating land;
- 3 **Advocacy, Leadership and Education:** As a Capital City, Melbourne has a key opportunity to provide leadership and to leverage influence as an advocate and educator of desired housing outcomes; for example, educating developers about social, affordable and environmentally sustainable housing design;
- 4 **Partnership:** Entering into partnerships or joint ventures for social and affordable housing; for example, contributing to an urban renewal process with social housing providers and supporting establishment of not-for-profit housing companies;
- 5 **Community development:** Engaging in community development; for example, coordinating infrastructure and services in new housing areas, coordinating services for low income people in vulnerable private housing such as rooming houses, and providing rate relief to sustain the financial viability of low cost accommodation.

These mechanisms, powers and activities provide the broad parameters for implementation strategies and actions which have been developed to form the City of Melbourne *Social and Affordable Housing Framework 2006 - 2009*.

Social and Affordable Housing Framework Strategies and Outcomes

The *City of Melbourne City Plan 2005 - 09* identifies the Council vision for an inclusive and engaging city and an innovative and vital business city. Future population projections indicate significant growth in Melbourne and in particular an increase in the number of households. The City of Melbourne aims to attract a diverse population which will enhance creation of a vibrant and prosperous city.

The overall goal and vision of the *Social and Affordable Housing Framework* is to ensure that appropriate housing is available to meet the diverse needs of a population in terms of size, cost, location, safety and accessibility. The following Strategies and Outcomes provide the basis for development and implementation of a range of actions to achieve increased provision of social and affordable housing in the City of Melbourne.

1. Planning and Service Development

Strategy 1.1 Plan and develop opportunities for the creation of social and affordable housing by community, private and public sector.

Outcomes

Provision of resources such as land and annual support to Melbourne Affordable Housing Inc. (Inner City Housing Trust) will ensure the development of social and affordable housing in the City, and enable the housing association to investigate social housing development options including conducting of feasibility studies.

Social and affordable housing targets will be identified to provide impetus for Council, transparency for developers and monitoring of achievements.

The City's vision, rationale and capacity to stimulate social and affordable housing growth will be effectively communicated through forums held with the private sector, developers, financiers and philanthropic groups in collaboration with Melbourne Affordable Housing Inc.

Strategy 1.2 Develop incentives to stimulate collaborative processes for creation of affordable housing projects and initiatives.

Outcomes

The type, location, design, density and affordability of housing across the City will be influenced by inclusion of the social and affordable housing vision and strategies in the Municipal Strategic Statement (MSS) and the Planning Scheme.

The City of Melbourne will be acknowledged as a leader in promoting and achieving growth of social and affordable housing through development of a local policy for redevelopments, which includes a quota for social and affordable housing, linked to incentives for private developers (eg car parking concessions or fast track planning), and partnership with Melbourne Affordable Housing Inc or service providers.

2. Facilitation

Strategy 2. Facilitate the development and sustainability of long-term social and affordable housing options in the municipality.

Outcomes

A coordinated, efficient and 'joined up' whole of Council process for the consideration and development of affordable and social housing stock will be improved through development of an internal social and affordable housing Working Group.

The City will create the capacity to take a whole of Council approach to development of incentives and facilitate partnerships with private developers and social housing providers through employment of a social and affordable housing development officer.

3. Advocacy, Leadership and Education

Strategy 3.1 Advocate to all levels of government about the needs of current and future residents for affordable housing and related support services.

Outcomes

The City's capacity to promote social and affordable housing development and integrated tenant support will improve through advocacy for changes to State and Federal government legislation.

Access to housing for low income households will be improved through advocacy for increased Federal government commitment and resourcing for public housing growth and private rental subsidies.

Strategy 3.2 Utilise communication and promotional opportunities to raise awareness of social and affordable housing issues.

Outcomes

A dynamic, vital, social and economically sustainable community will be created through increased awareness by key stakeholders and the general community of the need for an increase in diverse housing stock which attracts people from various population sectors and groups.

An inclusive and engaging city will be achieved through an increase in the availability of social and affordable housing and increased community awareness of the importance of social and affordable housing to respond to the needs of a diverse population.

4. Partnerships

Strategy 4. Initiate, develop and maintain strategic partnerships.

Outcomes

The potential for additional social and affordable housing developments will be increased through fostering of strategic partnerships and creation of the conditions for ongoing dialogue between different industry sectors, impacting on social and affordable housing.

5. Community Development

Strategy 5. Ensure that housing and support services for residents in the municipality are responsive and integrated

Outcome

Support services which are responsive and integrated with housing provide stability, and assist people to improve their lives through services, including enhanced education and employment opportunities, will be delivered at levels appropriate to community needs.

Appendix One: Data relevant to Affordable and Social Housing

Table 1 Population projections and household size by suburbs

Suburb	Household			Household			Household		
	Population	Dwellings	size	Population	Dwelling	Size	Population	Dwelling	Size
	2001			2006			2011		
Carlton	9,432	5,136	2.04	11,510	6,741	2.03	14,753	8,014	2.03
CBD	7,698	5,494	1.77	12,929	9,746	1.78	15,912	11,186	1.77
Docklands	138	76	1.72	5,183	2,958	2.13	8,016	4,038	2.11
East Melbourne	3,774	2,185	1.85	4,736	2,861	1.85	5,134	3,031	1.84
Kensington	4,775	2,317	2.19	5,224	2,582	2.15	6,297	3,162	2.21
North Melbourne	7,038	3,501	2.05	8,414	4,206	2.07	8,766	4,406	2.06
Parkville	5,400	1,722	2.11	5,869	1,912	2.09	6,865	2,414	2.10
South Yarra - St Kilda Road	5,404	3,186	1.79	5,591	3,186	1.79	66,158	3,272	1.80
Southbank	4,383	2,577	2.05	8,299	5,656	2.03	10,172	6,306	2.00
West Melbourne	2,631	1,018	2.3	3,477	1,419	2.27	4,095	1,719	2.25
<i>City of Melbourne</i>	<i>50,673</i>	<i>272,212</i>	<i>1.98</i>	<i>71,226</i>	<i>1,358</i>	<i>1.98</i>	<i>86,162</i>	<i>48,200</i>	<i>1.97</i>

Source: id consulting

Table 2 Age by Neighbourhood

	0-14		15-29		30-44		45-59		60-74		75+		Total		Change
	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	
Carlton	1094	1060	4015	5599	1810	2040	993	1273	635	788	210	287	9033	11047	22.30%
CBD	285	749	1400	6163	1798	2209	1458	1652	437	681	146	224	7526	11678	55.17%
Docklands	0	115	0	786	0	709	0	863	0	288	0	58	0	2818	
East Melbourne	365	328	1283	1174	1153	1046	914	772	602	448	253	171	4871	3939	-19.13%
Kensington	777	663	1081	1278	1169	1384	547	583	343	265	116	129	4136	4312	4.26%
North & West Melbourne	648	947	3283	4546	1843	2502	1126	1369	645	725	284	343	8070	10434	29.29%
South Yarra - St Kilda Road	391	411	2081	1621	1331	1259	1113	1023	711	603	556	498	6299	5415	-14.03%
Southbank	13	436	1224	3477	539	1639	227	801	75	298	30	95	2239	6745	201.25%
Parkville	519	334	3300	3081	798	732	622	556	468	322	551	257	6386	5282	-17.29%
City of Melbourne	4092	5282	17667	27668	10432	13539	7000	8504	3916	4438	2146	2220	45253	61670	36.28%
	9.04%	8.56%	39.04%	44.86%	23.05%	21.95%	15.47%	13.79%	8.65%	7.20%	4.74%	3.60%			

Source: id consulting

Table 3 Weekly Income by Neighbourhood 1996 to 2001

Suburb	<\$200		\$200-\$399		\$400-\$599		\$600-\$799		\$800-\$999		\$1000+		Not stated	
	2001%	1996%	2001%	1996%	2001%	1996%	2001%	1996%	2001%	1996%	2001%	1996%	2001%	1996%
Carlton	32	43	20	16	11	11	8	7	5	4	12	6	12	12
CBD	21	9	15	8	11	8	8	8	5	6	15	18	25	43
Docklands	17		6		11		9		7		24		27	
East Melbourne	12	22	10	11	12	13	11	10	9	7	29	17	16	20
Kensington	23	43	13	15	12	13	12	9	11	5	22	6	7	11
North Melbourne	26	33	20	17	11	14	10	9	7	5	15	7	10	14
Parkville	39	45	15	11	8	8	7	5	5	4	12	6	14	21
Southbank	17	17	10	8	10	15	11	15	9	10	26	20	16	16
South Yarra-St Kilda Rd	16	22	11	15	11	13	11	1	10	6	30	16	12	16
West Melbourne	20	33	15	17	11	14	9	9	7	5	14	7	25	14
City of Melbourne	24	30	15	13	11	12	9	9	7	5	18	11	15	20

Source: MCC data NB: North & West Melbourne combined in 1996

Table 4 Median Rents Rental Report September 2005

	METRO MELBOURNE	CITY OF MELBOURNE	DIFFERENCE
	Median Rental 2005 \$	Median Rents 2005 \$	
1 bedroom flat	185	261	41.1%
2 bedroom flat	220	340	54.5%
2 bedroom house	230	280	21.7%
3 bedroom house	220	340	54.5%

Source: Rental Report September 2005 Office of Housing, Department of Human Services

Table 5 Private Rental Availability and Median Rent By Suburbs

	No. available	Median rental	No. available	Median rental	No. available	Median rental	No. available	Median rental
	1 bedroom flat		2 bedroom flat		2 bedroom house		3 bedroom house	
Median Metro rental		\$185		\$220		\$230		\$220
City Of Melb Median		261		340		280		340
Carlton North	Nil		20	\$270				
Carlton Parkville	188	\$230	106	\$320				
CBD St Kilda Road	448	\$270	297	\$360				
East Melbourne	82	\$228	80	\$320				
Kensington *	53	\$155	36	\$243	29	\$265	25	\$315
North -West Melbourne	64	\$210	77	\$305				
Southbank - Docklands	45	\$310	112	\$368				

* Kensington also includes Flemington

Source: Rental Report September 2005 Office of Housing, Department of Human Services

Table 6 Public Housing in the City of Melbourne by suburb 2000 – 2005

Year	2000	2001	2002	2003	2004	2005
Carlton	1054	1054	1049	1042	1042	1042
CBD	1	0	0	0	0	0
Docklands	0	0	0	0	0	0
East Melbourne	7	6	6	6	6	6
Kensington	651	651	581	283	283	306
North Melbourne	286	286	286	286	287	287
Parkville	0	0	0	0	0	0
South Yarra - St Kilda Road	0	0	0	0	0	0
Southbank	0	0	8	8	8	8
West Melbourne	39	39	39	39	39	39
Grand Total	2038	2036	1969	1664	1665	1688

Source: City of Melbourne Pathway Database

Table 7 Summary of Public Housing Stock (including leases) by Dwelling Type in the City of Melbourne

Housing stock type	Jun 99-00	Jun 00-01	Jun 01-02	Jun 02-03	Jun 03-04	Jun 04-05
Separate House	96	99	70	71	94	96
Semi-Detached House	14	14	13	13	14	13
Medium Density	198	238	234	235	233	241
Flat, Low-rise	827	852	752	560	490	532
Flat, High-rise	1,055	1,055	1,055	1,055	1,044	1,061
Movable Units	0	0	0	0	0	0
Rooming House	88	88	88	88	88	88
Other	7	5	6	6	4	4
Total	2,285	2,291	2,218	2,080	1,967	2,035

Source: *Summary of Housing Assistance Programs 2002 - 2003, & 2004-2005* Office of Housing, Department of Human Services Victoria, Melbourne

Table 8 Dwelling Type and Median Costs by suburbs

	Carlton	CBD	Docklands	East Melbourne	Kensington	North Melbourne	Parkville	Southbank	South Yarra	West Melbourne	City of Melbourne
Number of dwellings	6,098	10,415	1,826	2,669	2,703	3,889	1,659	4,673	3,252	1,255	38,440
Most prominent housing type	Residential apartments (59%)	Residential apartments (70%)	Residential apartments (100%)	Residential apartments (65%)	House of townhouse (69%)	Residential apartments (56%)	Residential apartments (67%)	Residential apartments (92%)	Residential apartments (83%)	House of townhouse (55%)	Residential apartments (68%)
% public housing	17%	0%	0%	0%	11%	8%	0%	0%	0%	3%	5%
Per cent of dwellings fully owned or being purchased	19%	20%	30%	36%	47%	32%	30%	30%	39%	35%	30%
Per cent of dwellings rented	69%	54%	38%	48%	46%	56%	52%	54%	46%	49%	58%
Unoccupied dwellings	9%	15%	4%	11%	8%	9%	8%	13%	14%	6%	11%
Median rent per week	\$220	\$290	\$332	\$245	\$188	\$200	\$231	\$330	\$224	\$270	\$250
Median mortgage per month	\$1,330	\$1,300	\$1,038	\$1,551	\$1,213	\$1,200	\$1,293	\$1,500	\$1,096	\$1,300	\$1,350

Source: Melbourne City Council CLUE 2004

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