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Key workers and housing affordability

Valerie Kupke
University of South Australia

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Introduction



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- This paper will examine access to home ownership by key workers within the Adelaide Statistical Division (ASD) between 2001 and 2006
- Key workers - health, social services, teaching and emergency services
- The paper will quantify the pressure on key worker households for multiple incomes in order to achieve home ownership
- The findings will also be placed within a spatial context in terms of where within the ASD key workers live and work in order to identify the commuting distances which must be accommodated in order to afford a home

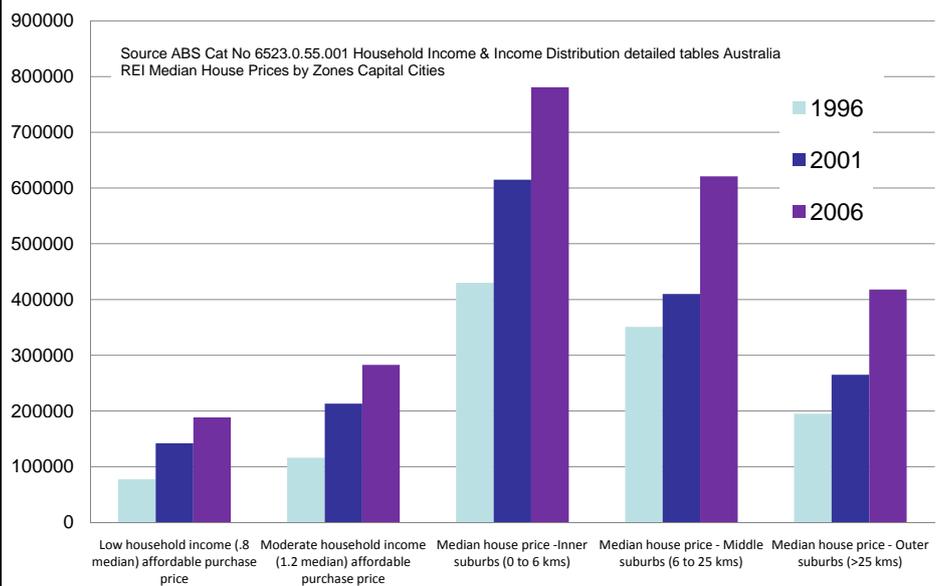


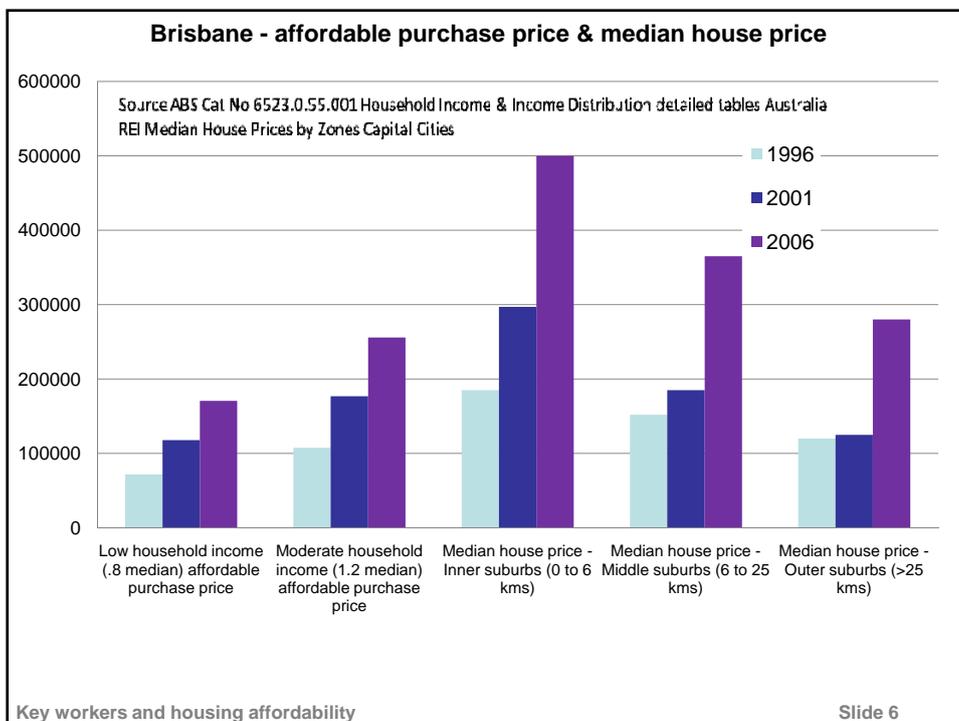
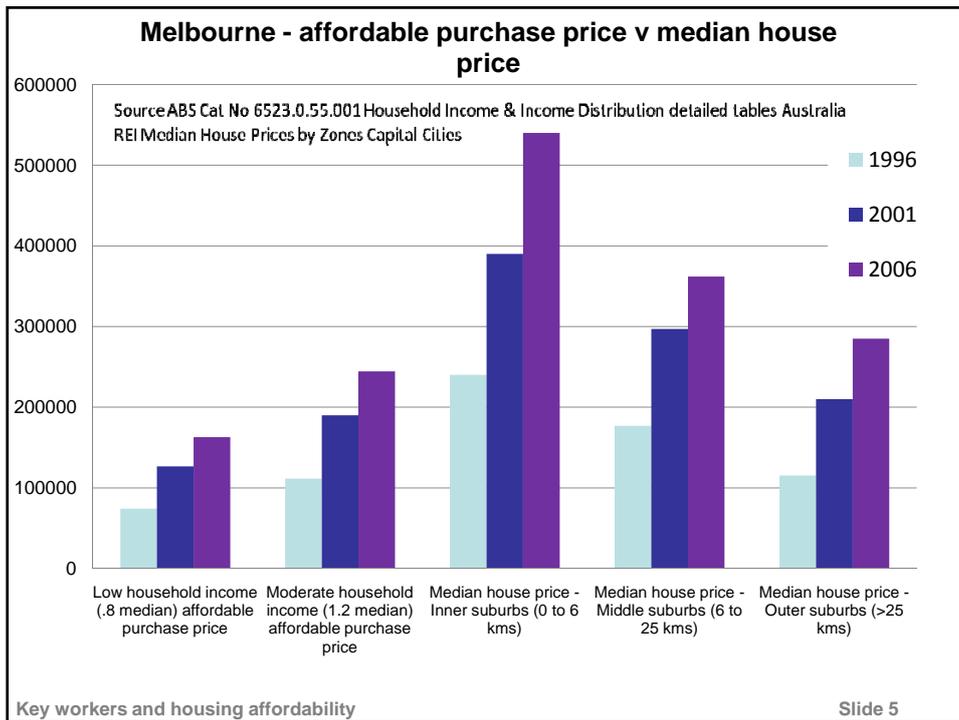
Median household income

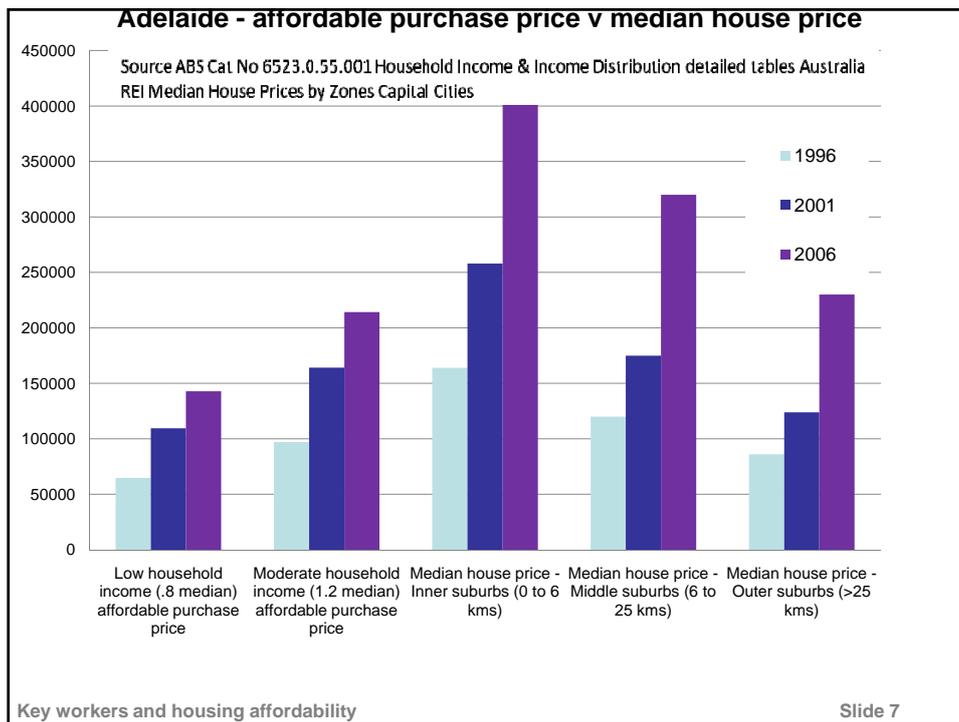


- The research is based on considering first the opportunity for house purchase based on gross household incomes within Australia.
- Affordable dwelling is based on 3.6 times gross annual median household income
- Income .8 median for low income household and 1.2 for moderate income households.
- These can be compared for different cities between 2001 and 2006 for house and for units at different distances from the CBD
- The difference between 2001 and 2006 is stark.

Sydney - affordable purchase price v median house price







Key workers & % ASD suburbs

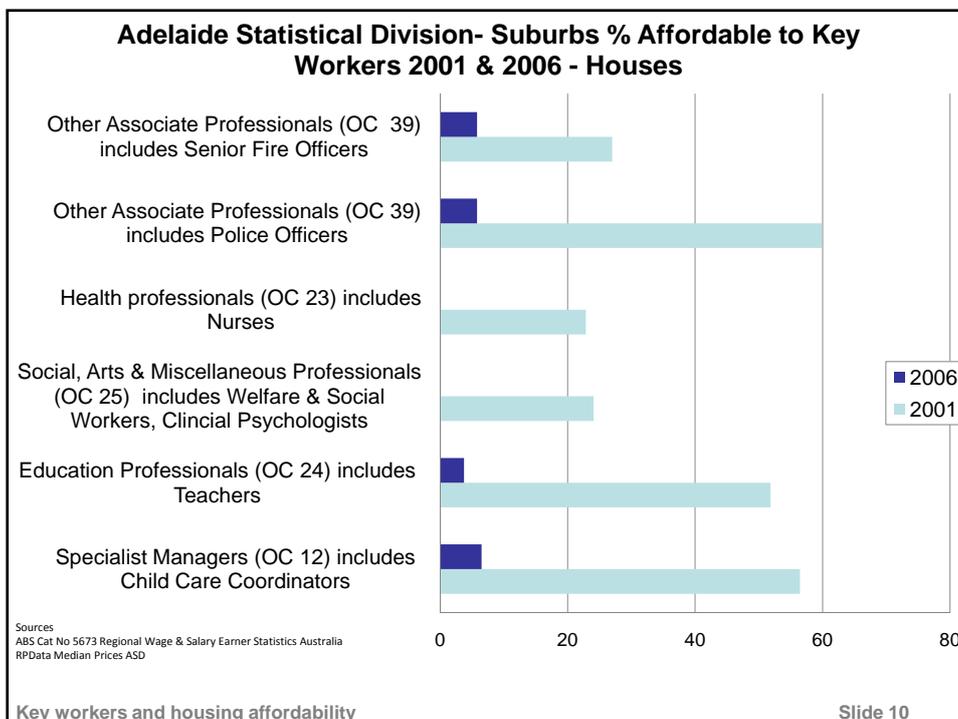
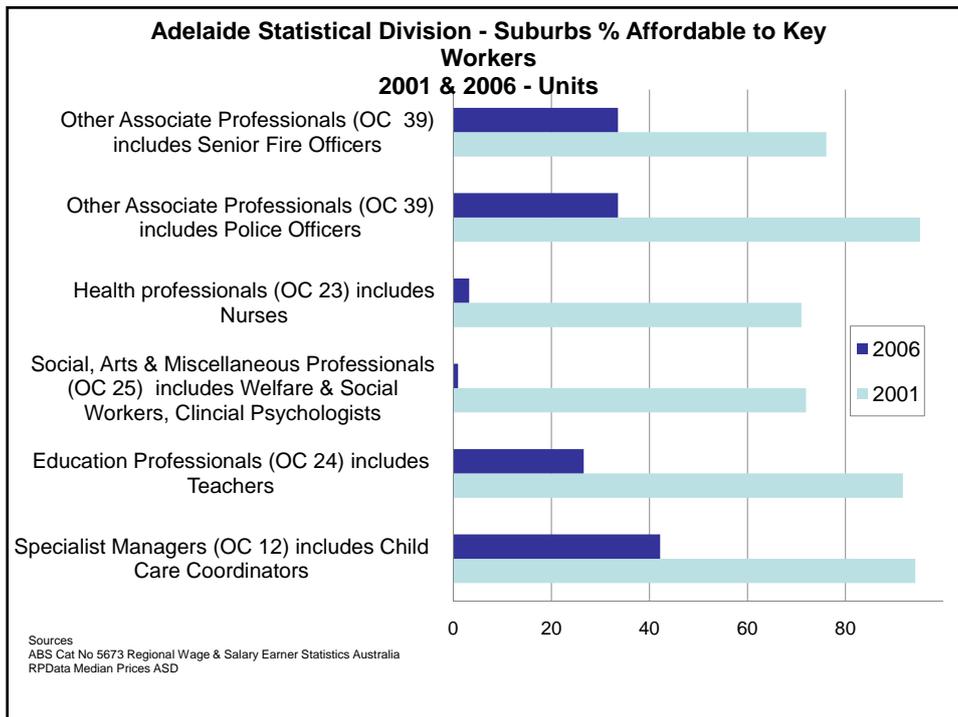
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affordable 2001 v 2006

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- Next determine how affordable suburbs are for key workers based on single median gross annual income in 2001 and 2006.
- Key workers are identified by Occupation Codes (OC) and include police, child care coordinators, nurses, teachers, social workers,
- health care assistants, support workers, generally staff who play a crucial role in the social services sector.

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Where are the affordable suburbs?



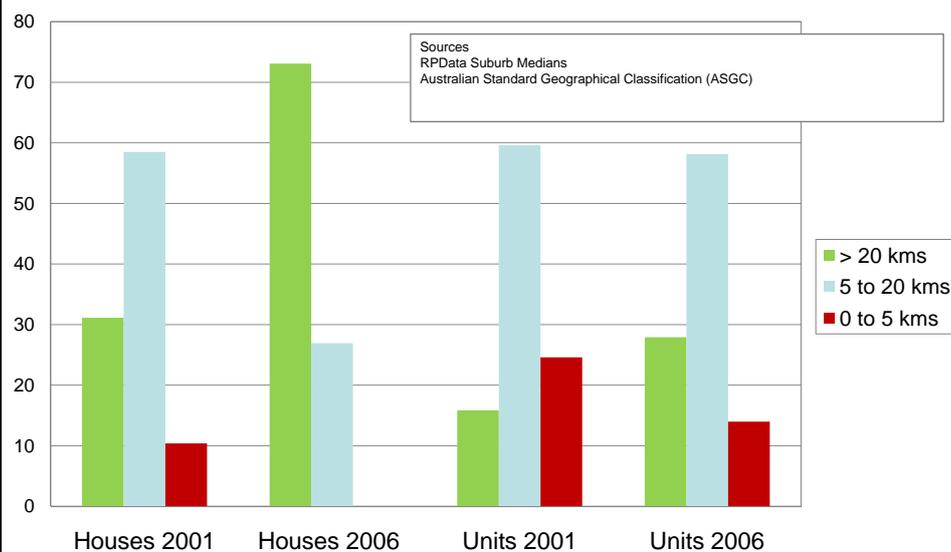
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- Next identify affordable suburbs in terms of distance from the CBD for these key workers.
- Three rings are identified within the suburbs, less than 5 kms, 5 to 20 kms, and greater than 20 kms from the CBD.
- A comparison of affordable suburbs within different zones between 2001 with 2006 can be made.
- By 2006 a high percentage of affordable homes lie greater than 20 kms from the CBD.

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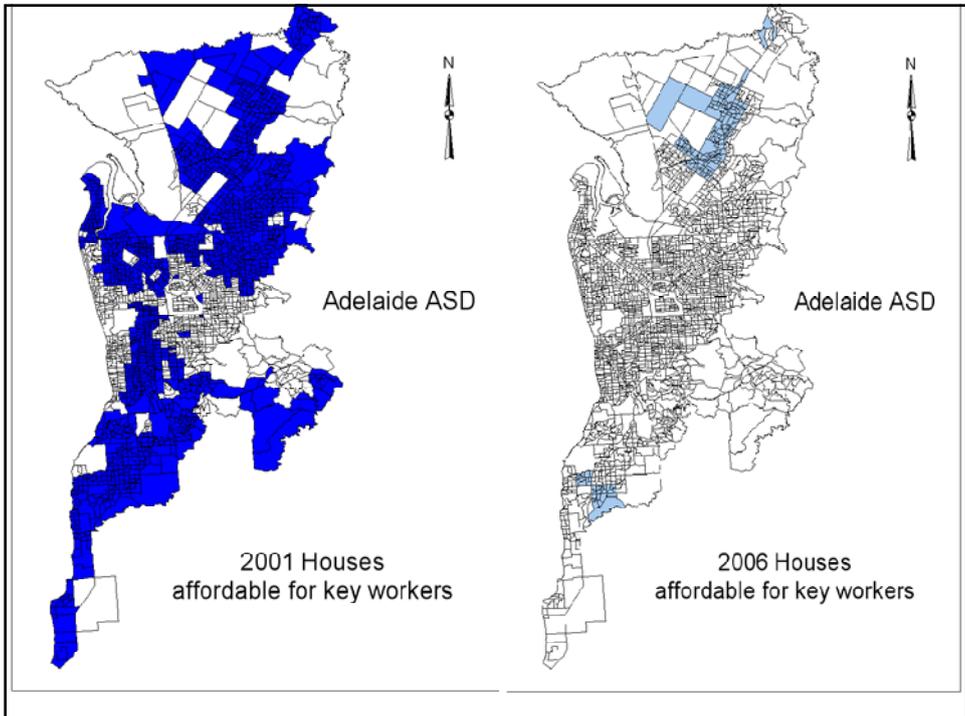
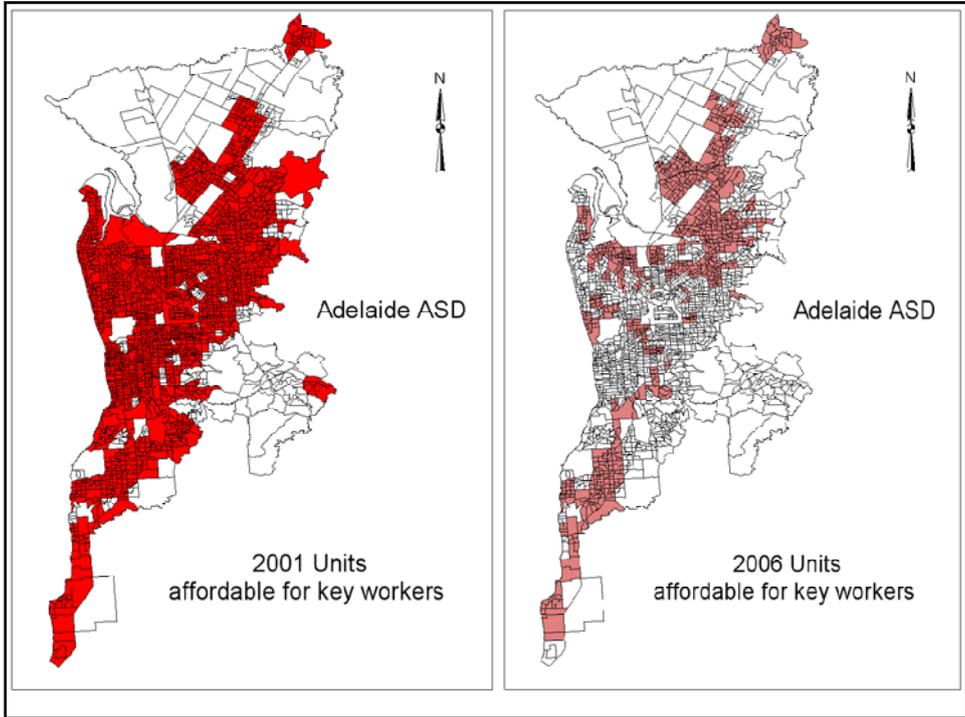
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Adelaide Statistical Division Suburbs Affordable to Key Workers 2001 & 2006 - % distance from CBD



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Place of employment



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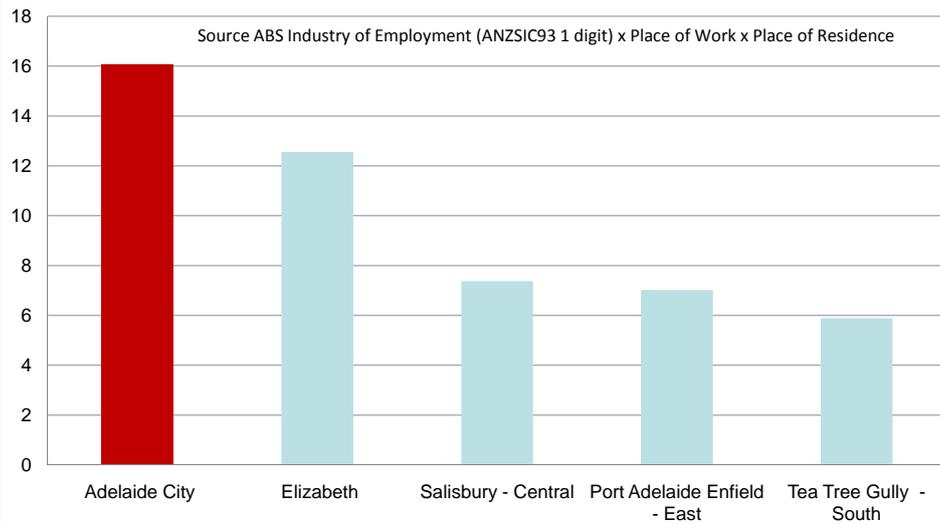
Next identify the main places of employment for key workers living in affordable suburbs.

A significant percentage work in the CBD, some 20 +kms away from where they live.

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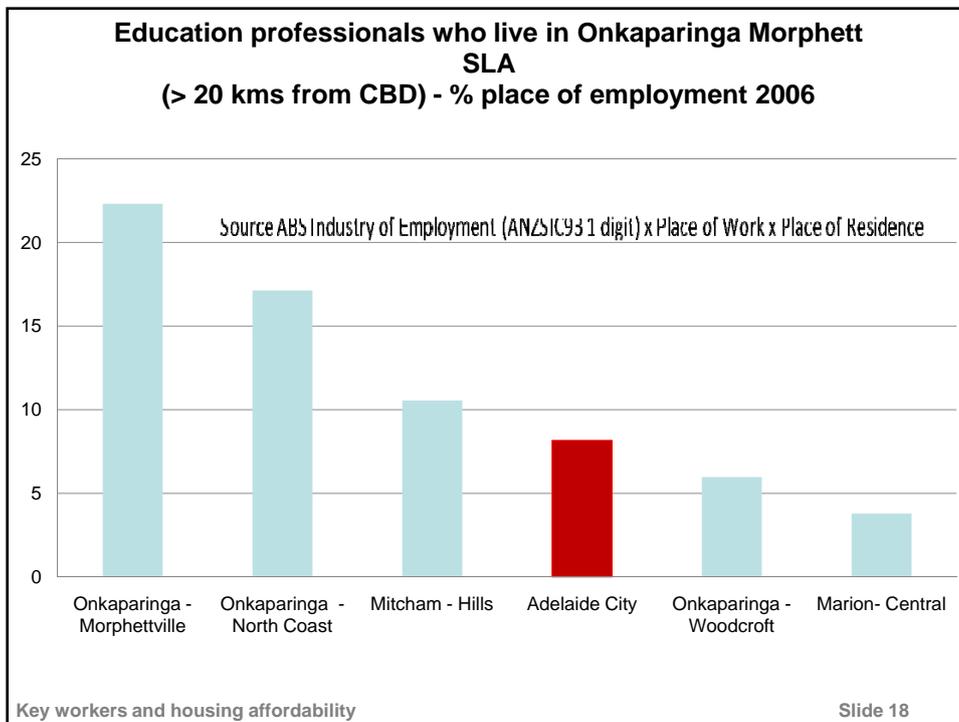
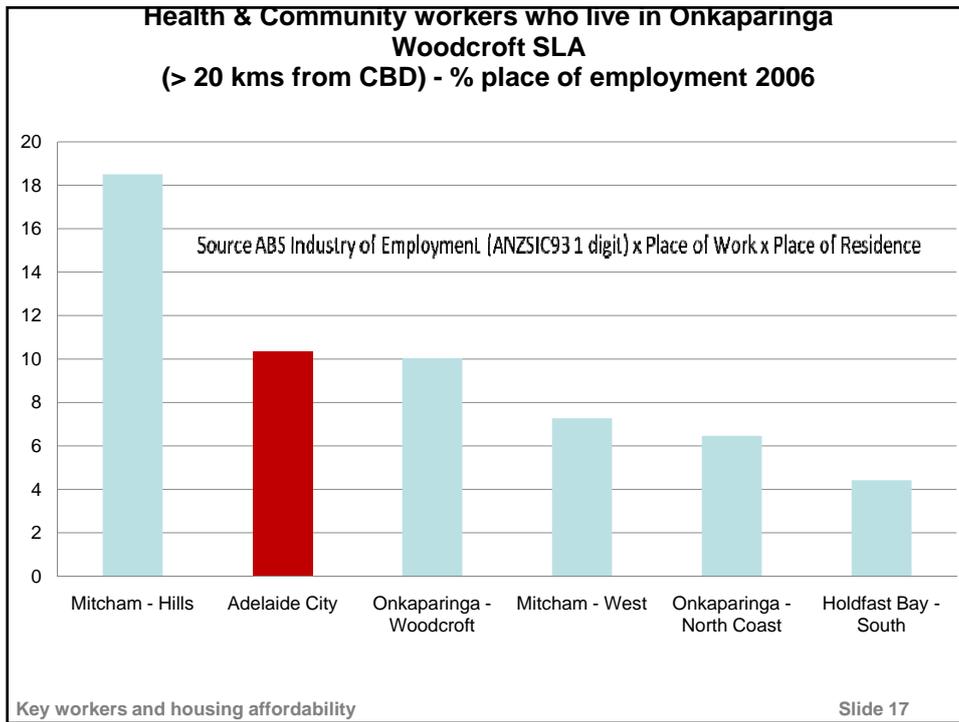
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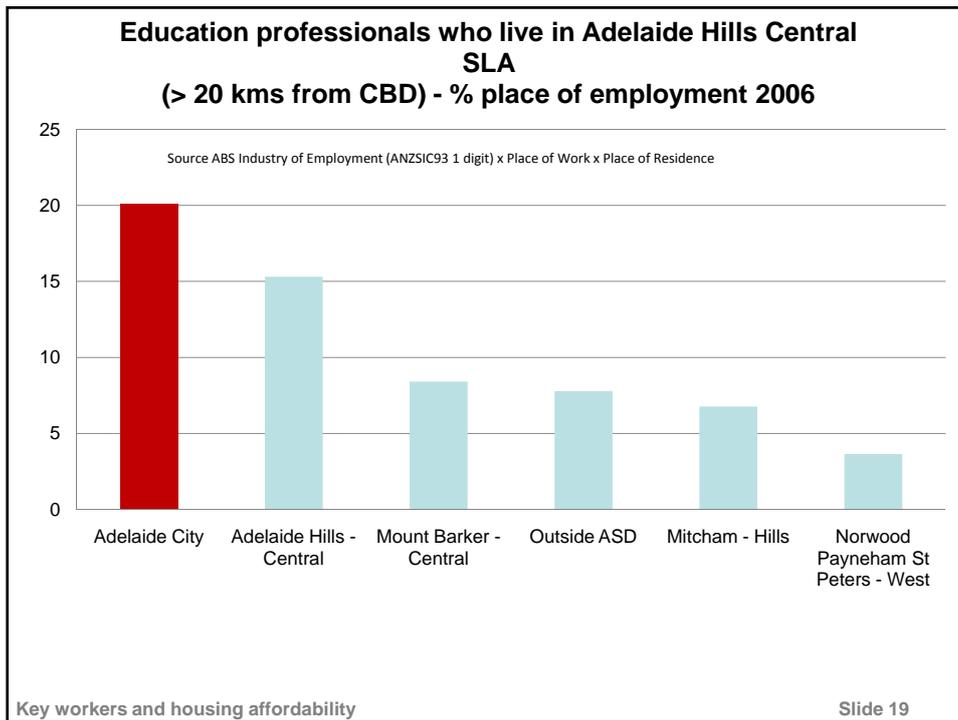
Health & Community workers who live in Salisbury North East SLA (> 20 kms from CBD) - % place of employment 2006



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Mode of transport

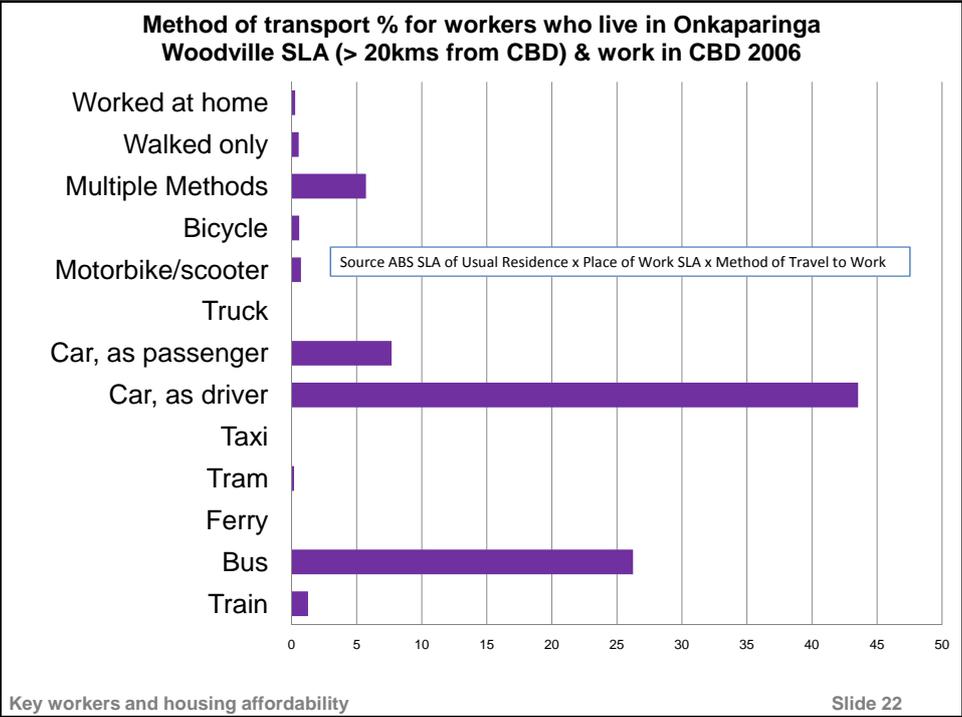
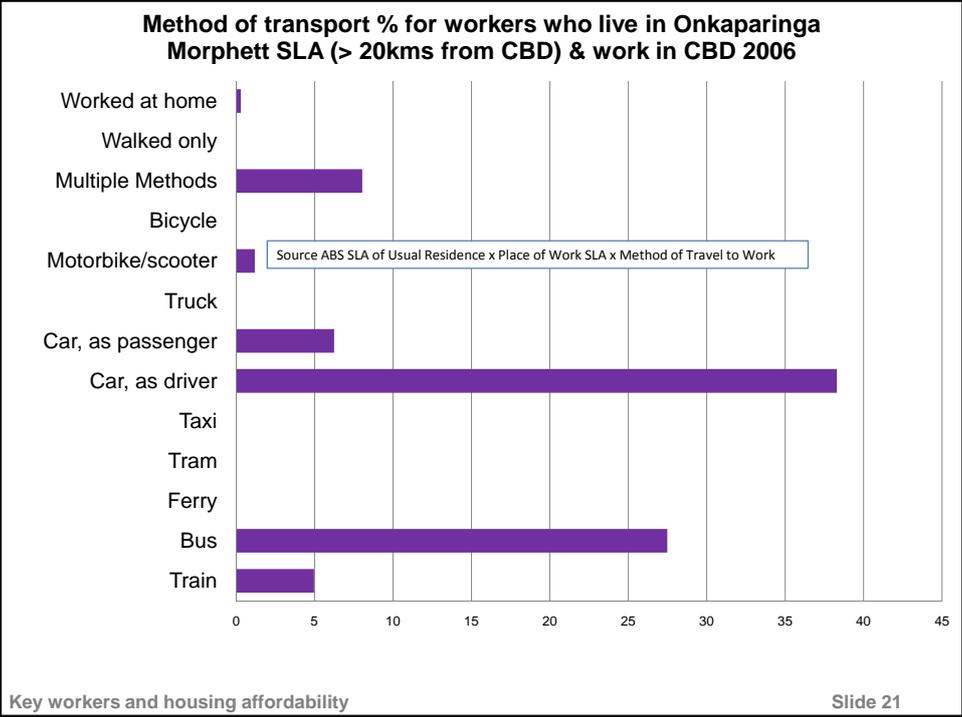


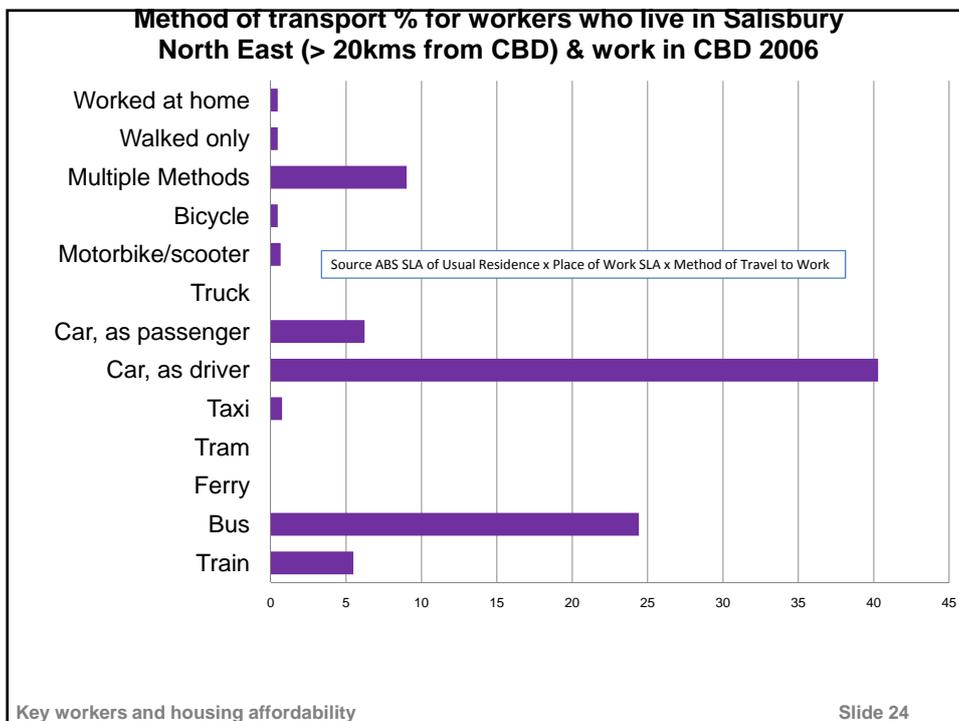
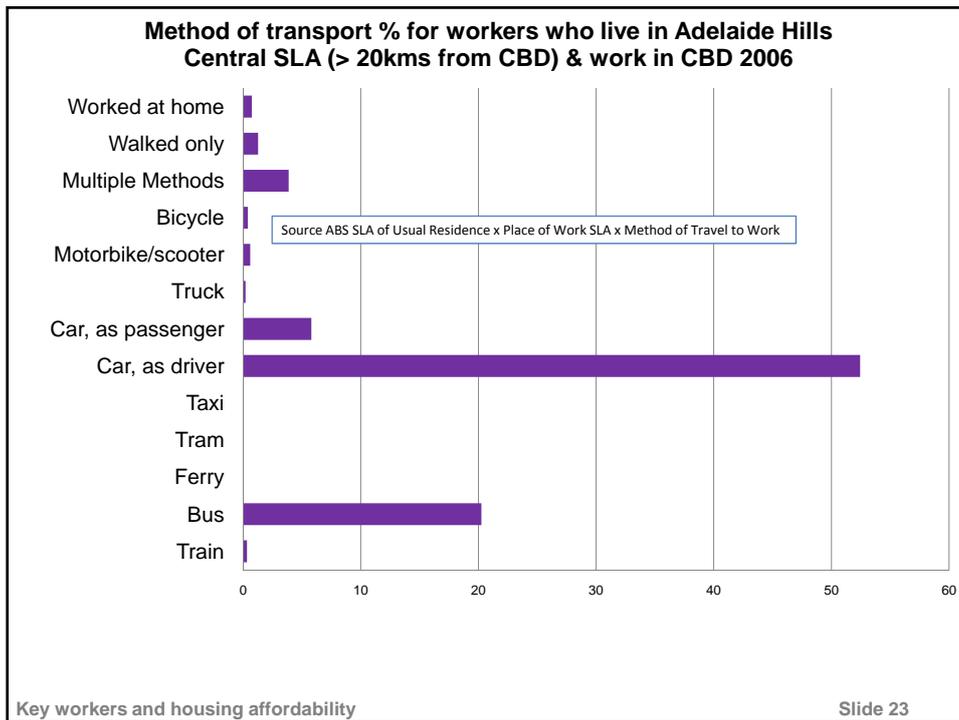
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Finally consider the main mode of transport for those living in suburbs > 20 kms from the CBD.

A significant majority use the car as drivers.

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Is sprawl the price of affordability?



So issues arising from this analysis include

- identifying that affordable housing is very much a spatial issue
- sprawl may be the price of affordable housing
- how can transport be costed into affordable housing
- analysis of other cities.
- what do transport corridors have to offer particularly to key workers
- how does this analysis work through in terms of affordable rental accommodation
- Thank you!