METRIC FOR ASSESSING AFFORDABLE LIVING

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Affordability (definition in the Oxford Dictionary)

“inexpensive; reasonable priced,”
An etymological dictionary

“affordability” derives from “forward, onward, to put forth, to contribute, advance, accomplish.”
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therefore, the notion of opportunity could be a guiding characteristic for design of affordable housing
The more you pay, the more choices you have. Does this need to be the case?
INCOME REQUIRED TO PURCHASE THE MEDIAN HOUSE
(COUPLE WITH 2 CHILDREN)

Annual income required

- $150,000 to 200,000
- $120,000 to 150,000
- $90,000 to 120,000
- $67,000 to 90,000

SOURCE: DPCD, 2012
GROWTH IN REAL HOUSE PRICES
1986–2006

- **150%+**: Suburbs include Melbourne, Clifton Hill, Balwyn, Camberwell, Bentleigh, Mordialloc, Moorabbin
- **100-150%**: include Oakleigh, Glen Waverley, Altona, Sunshine, Fawkner, Watsonia, Mornington
- **50-100%**: include Laverton, Werribee, Broadmeadows, Eltham, Dandenong, Berwick

Source: Valuer General: Maryann Wulff & Margaret Reynolds
The more expensive the housing, the more accessible is employment.
unemployment risk
Choices of transportation change with the location of the housing: often affordable housing is isolated and offers few choices.
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Loan of $300 000 at interest rate at 7.5% for the loan period of 25 years is equal to $511 per week
DETROIT VERSUS FAVELA
DETROIT
unemployment risk
ONE in 10 Australian households is in housing stress and at risk of financial hardship and poverty
The middle class population in Central and South America is estimated to grow 73% between 2009 and 2030 from 181m to 313m.
SHARES OF GLOBAL MIDDLE-CLASS CONSUMPTION, 2000-2050

Source: OECD.
From 2003 to 2009, the middle class has grown by 50% in Latin America, according to a new World Bank report.
What architecture and planning suffer from is a desperate lack of imagination. We need to think about more alternatives and where we might be going, and of new paradigms. We have all sorts of possibilities open to us, and we don’t have the imagination to conceive of and use them. What we need now is brainstorm and dream: to stop trashing the world we need culture that is more deeply satisfying. [...] There’s terrible dearth of real imagination in thinking about the environment. Most ideas are not exciting. And we are not going to stop people trashing the world unless they are exciting about the alternative. That’s the problem. People are not dreaming up sufficiently exciting alternatives.”

(Piano, 2001 pp 71-72)
THANK YOU