

# Is there an affordable housing crisis in non-metropolitan Australia?

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South Australia

# What is affordable housing?

The '30/40 rule of thumb' is a commonly used measure in housing research and policy: housing is 'affordable' when a low income household (defined below as one in the bottom 40% of the needs adjusted or equivalised disposable income distribution) pays no more than 30% of its gross household income on housing costs (AHURI, 2006).

# Impacts on housing affordability in non-metropolitan Australia

- Lifestyle, retirement & leisure living.
- Urban-rural migration.
- Lower incomes (when compared to metropolitan areas).
- Higher cost of costs of dwelling construction, running & maintenance costs.
- Spatially restrictive legislation.
- Sale of public housing in rural & regional communities.
- Cost of rental properties.
- Lack of employment opportunities, public transport & other services.



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*Photograph: Jessica Porter*



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# What about non-metropolitan local government?



**Australian Research Centre Linkage Project  
Local government and housing for the 21st Century**

<https://localgovernmentandhousing.com/>



# Future Focused

- Non-metropolitan ≠ Affordable.
- Stop comparing to metropolitan housing markets.
- Know YOUR housing market, community needs, housing gaps, future needs.



*Photograph courtesy of Sandy Horne*



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