

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.”

An etymological dictionary

“affordability” derives from “forward, onward, to put forth, to contribute, advance, accomplish.”

therefore, the notion of *opportunity* could be a guiding characteristic for design of affordable housing



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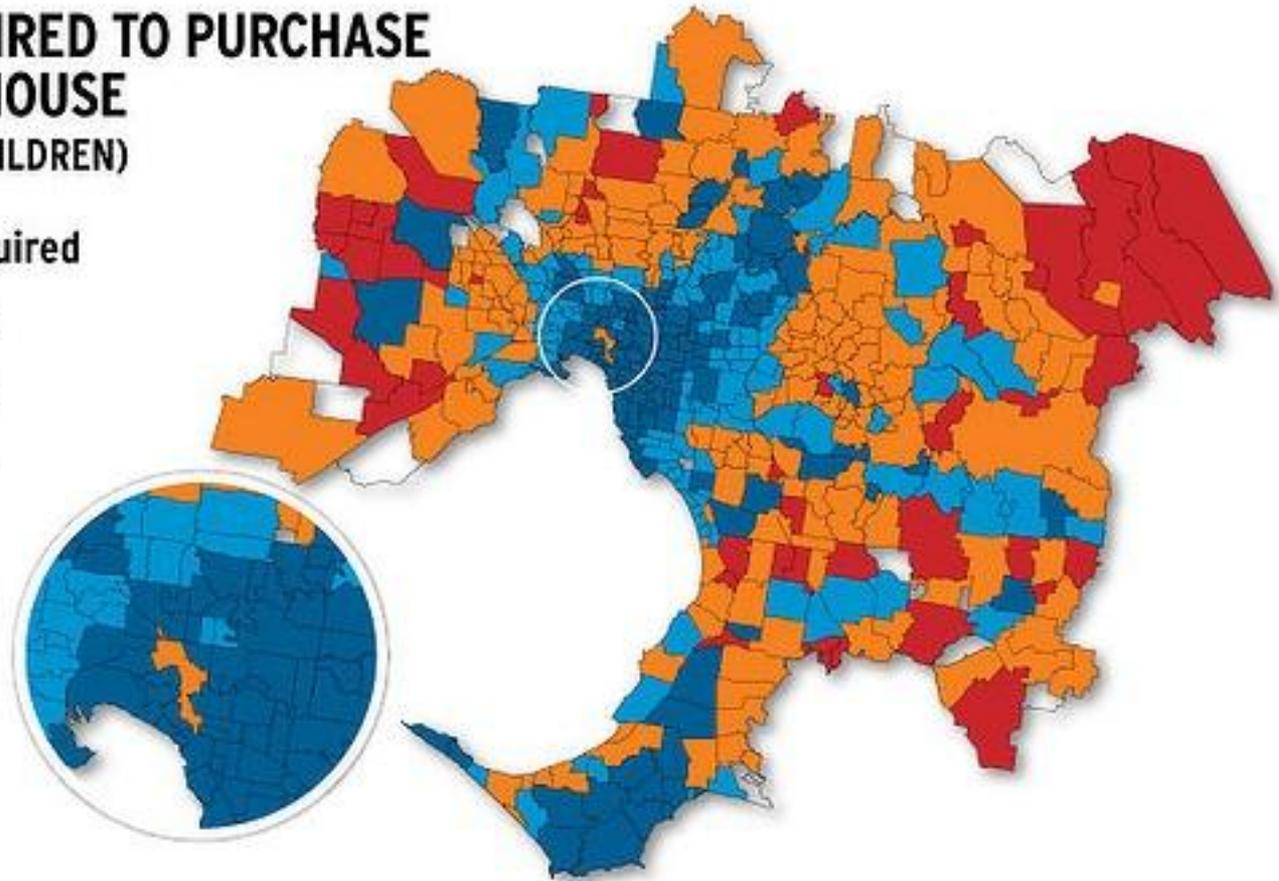




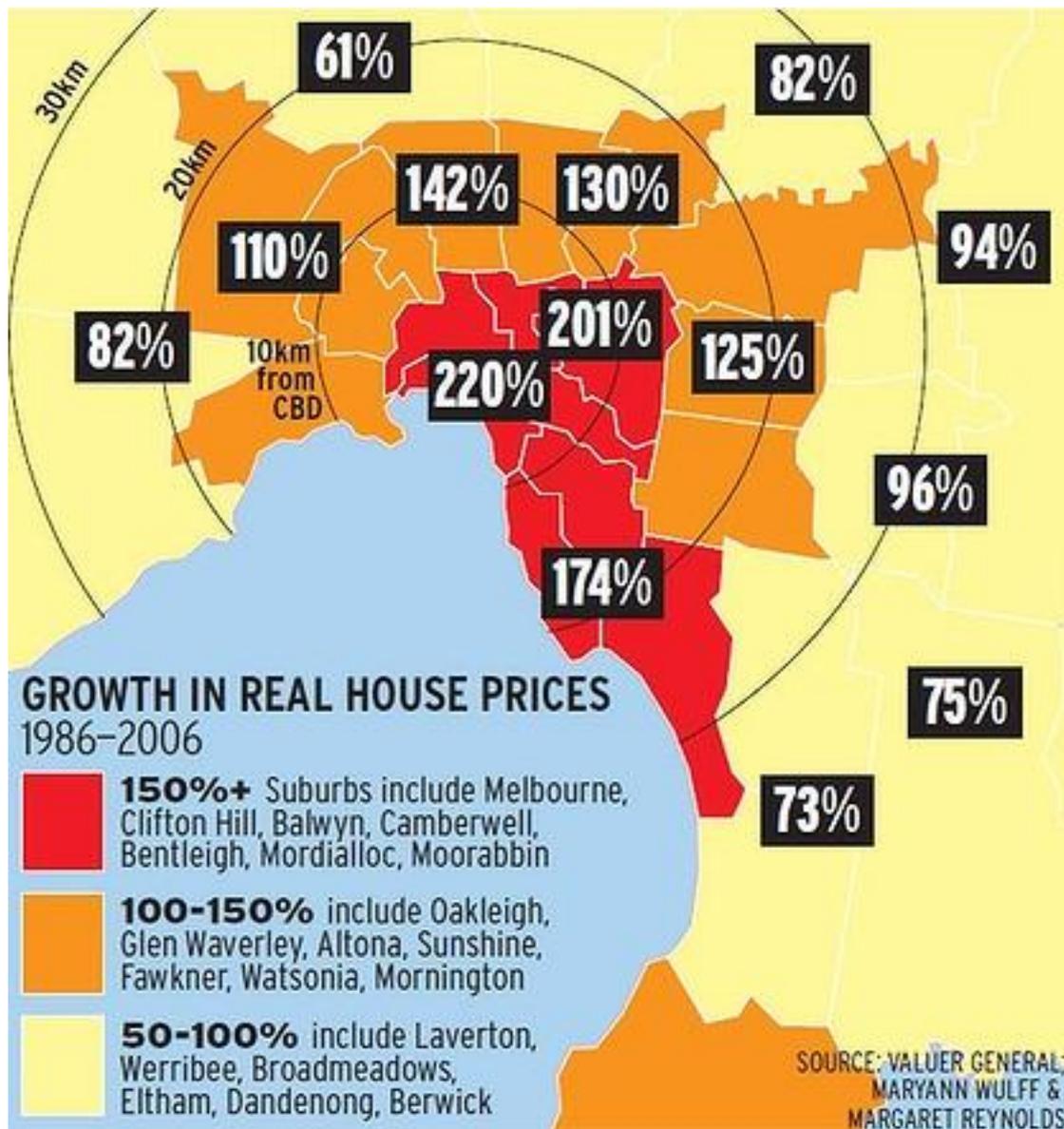
The more you pay, the more choices you have. Does this need to be the case?

INCOME REQUIRED TO PURCHASE THE MEDIAN HOUSE (COUPLE WITH 2 CHILDREN)

Annual income required

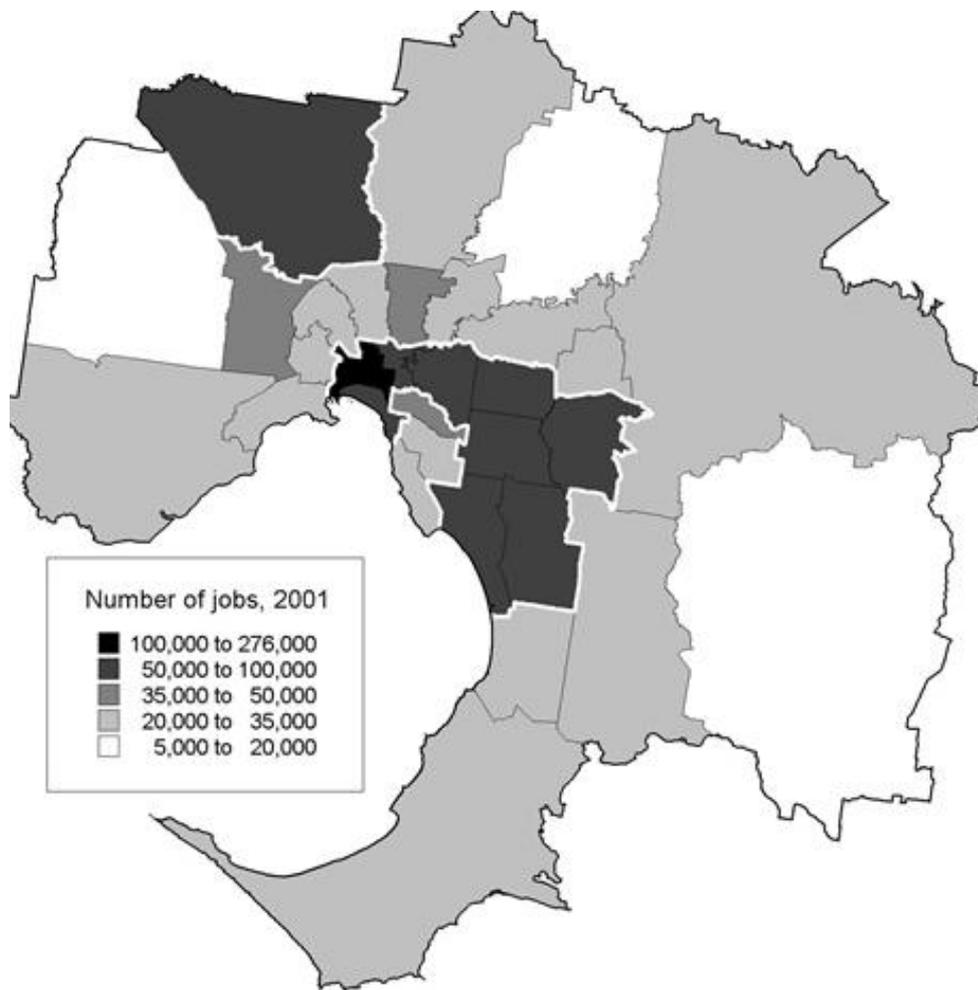


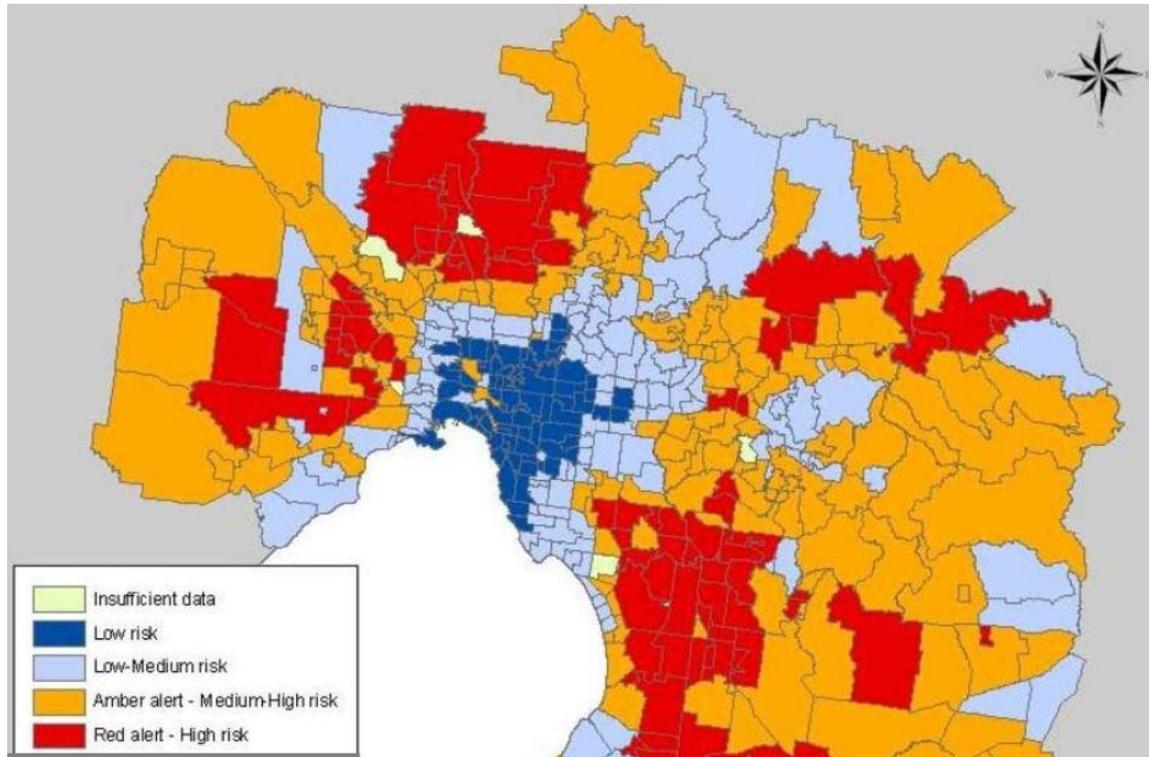
SOURCE: DPCD, 2012



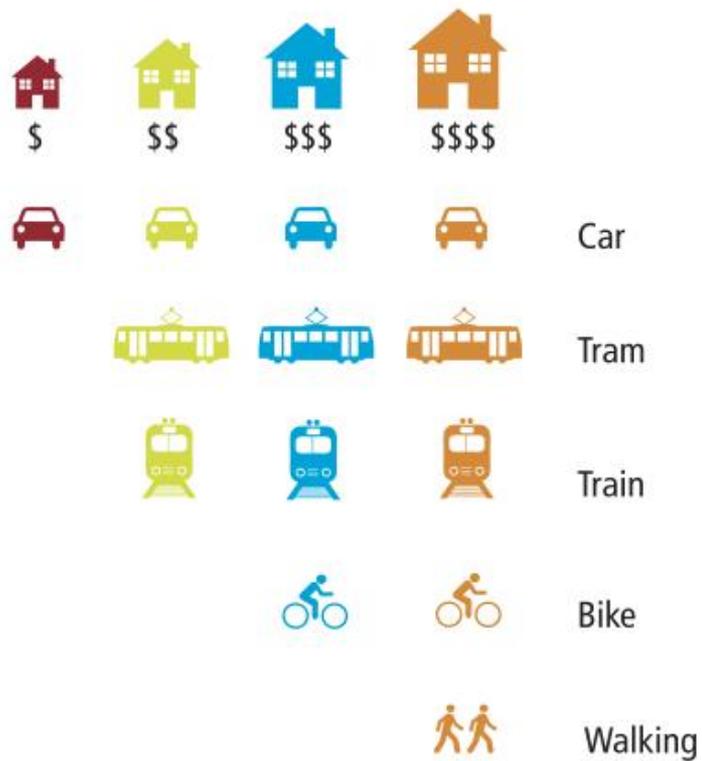


The more expensive the housing, the more accessible is employment

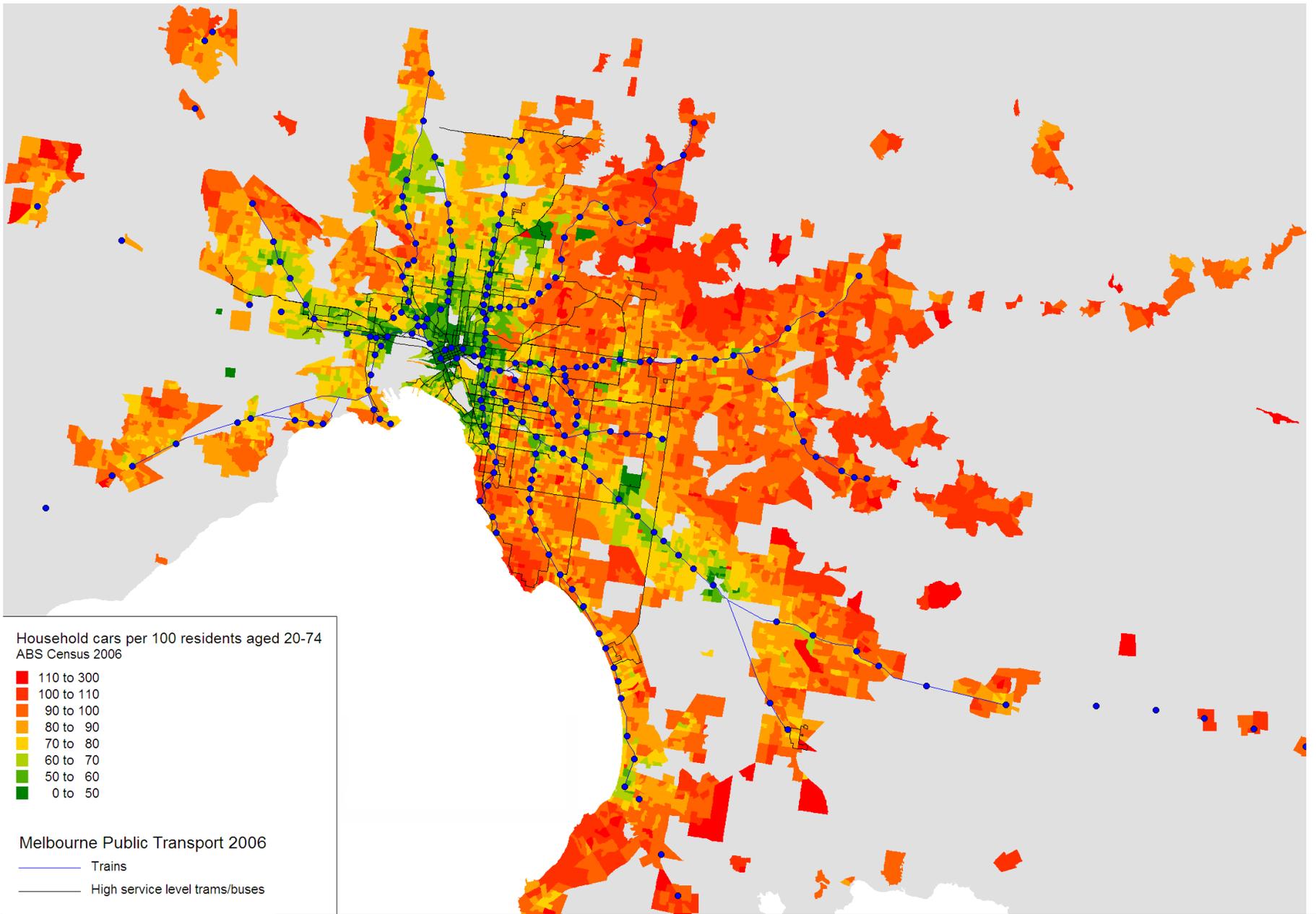




unemployment risk



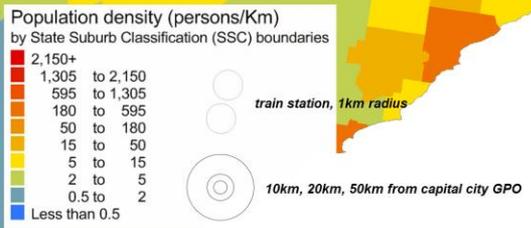
Choices of transportation change with the location of the housing; often affordable housing is isolated and offers few choices.



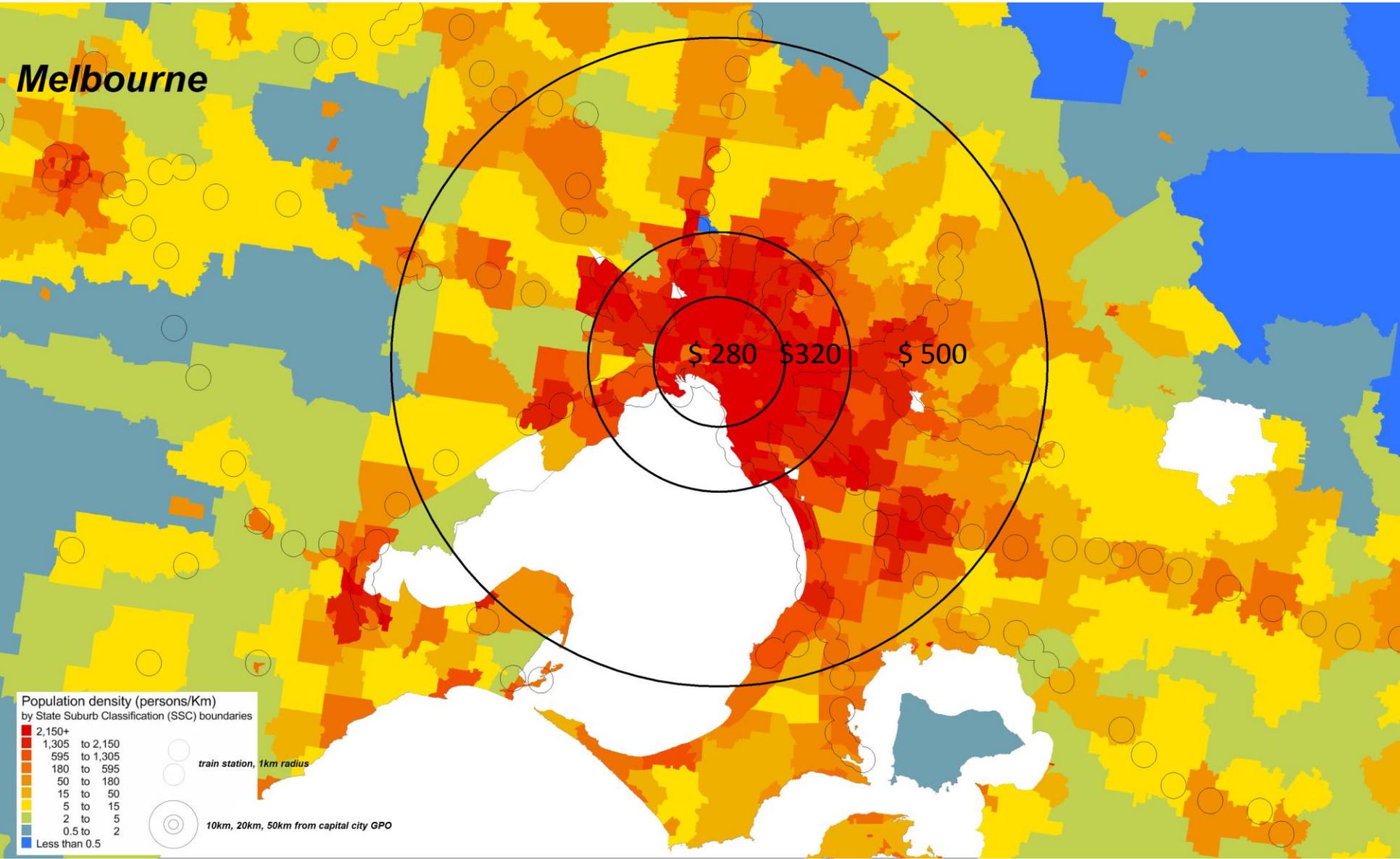


Choices of transportation change with the location of the housing; often affordable housing is isolated and offers few choices.

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Population density (persons/Km)
by State Suburb Classification (SSC) boundaries

2,150+
1,305 to 2,150
595 to 1,305
180 to 595
50 to 180
15 to 50
5 to 15
2 to 5
0.5 to 2
Less than 0.5

train station, 1km radius
 10km, 20km, 50km from capital city GPO

Loan of \$300 000 at interest rate at 7.5% for the loan period of 25 years is equal to \$511 per week



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Australian Ecosystems

DETROIT VERSUS FAVELA

DETROIT



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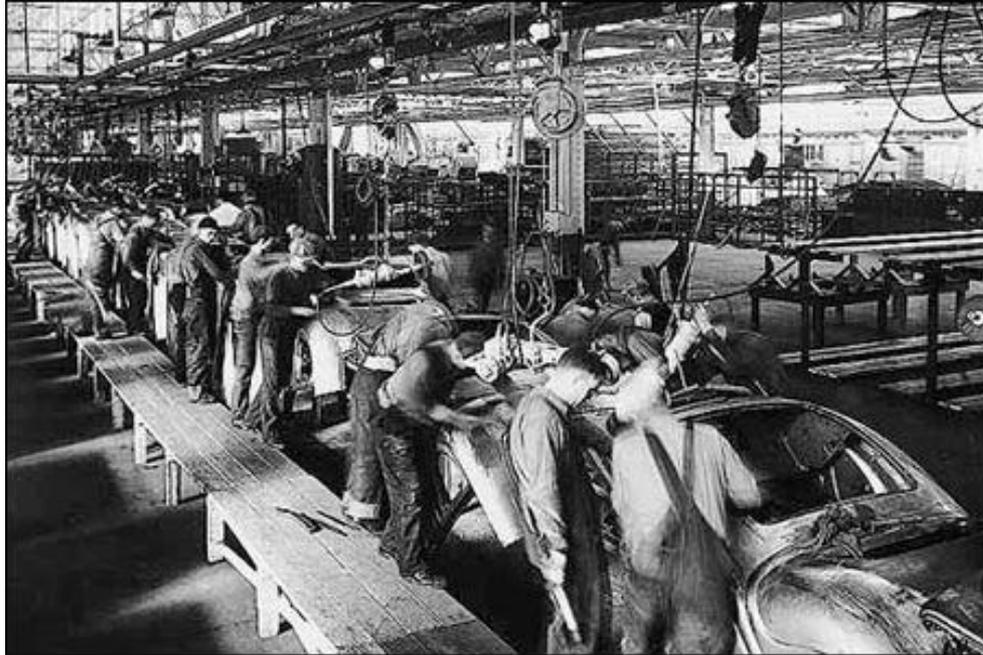
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FAVELAS



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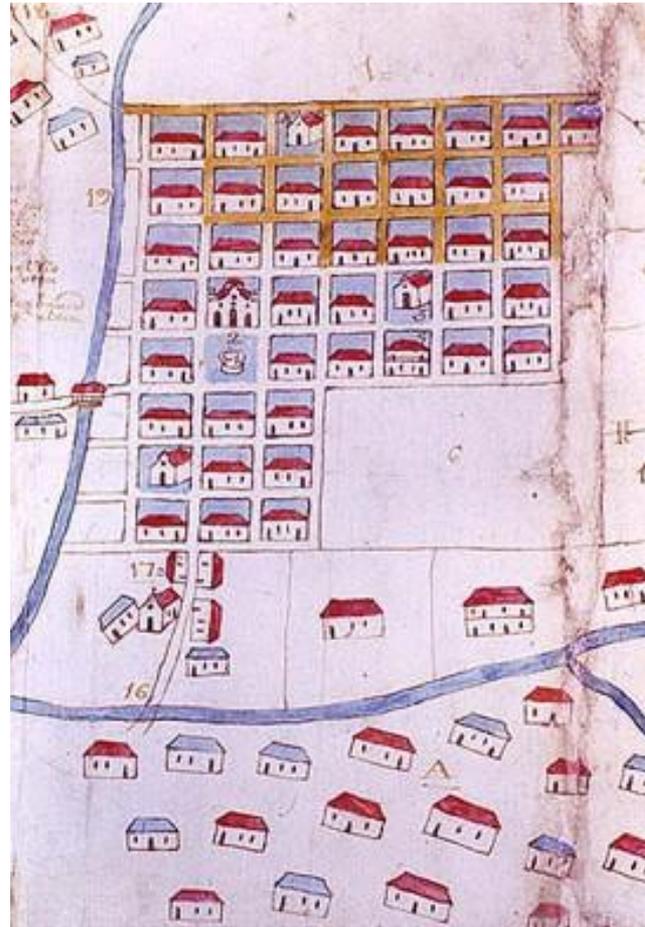
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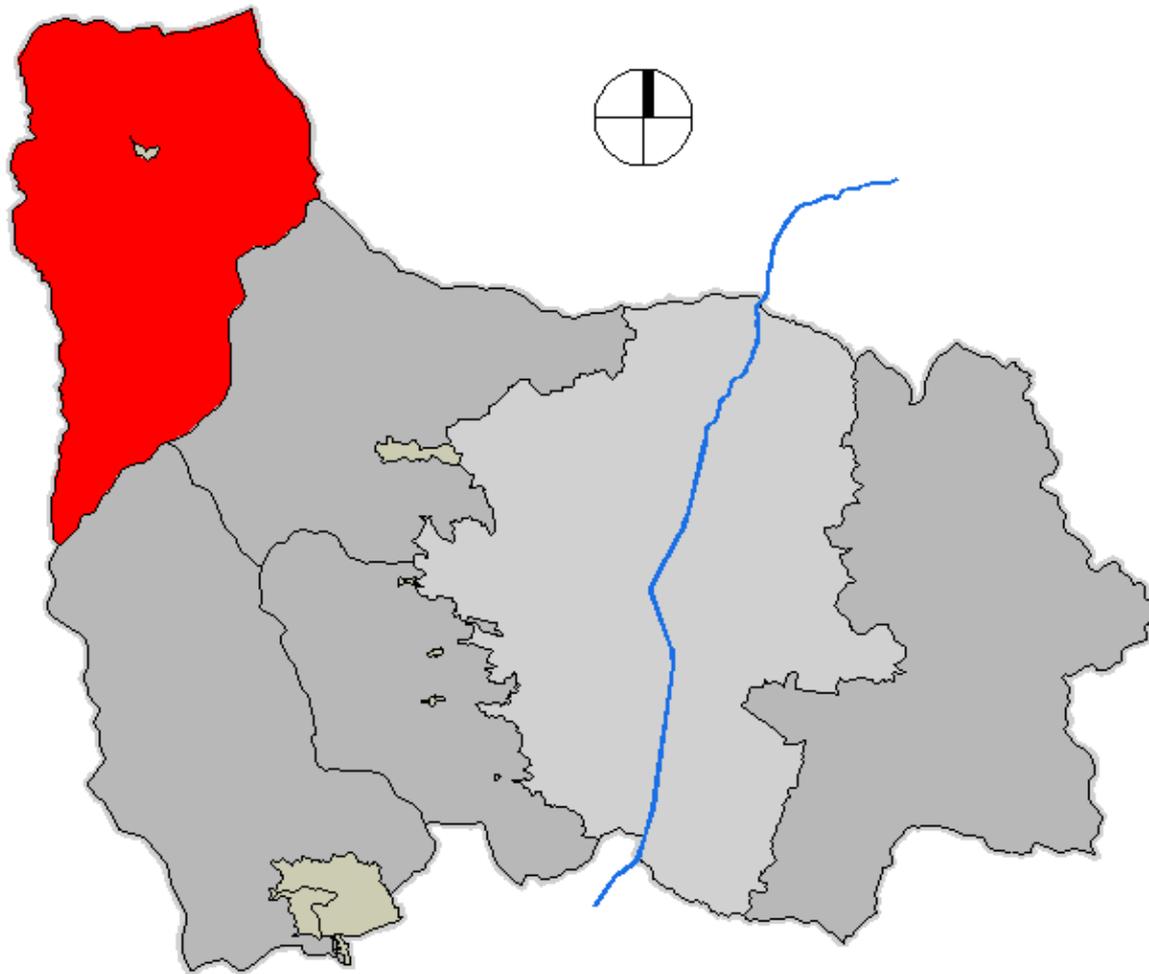


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|--|--|--|--|
| Línea A
Niquia - Itagüí
Norte a Sur
Itagüí - Niquia
Sur a Norte | Línea B
San Antonio - San Javier
Oriente a Occidente
San Javier - San Antonio
Occidente a Oriente | Línea 4
Acevedo - Santo Domingo
Occidente a Oriente
Santo Domingo - Acevedo
Oriente a Occidente | Línea D
San Javier - La Aurora
Oriente a Noroccidente
La Aurora - San Javier
Noroccidente a Oriente |
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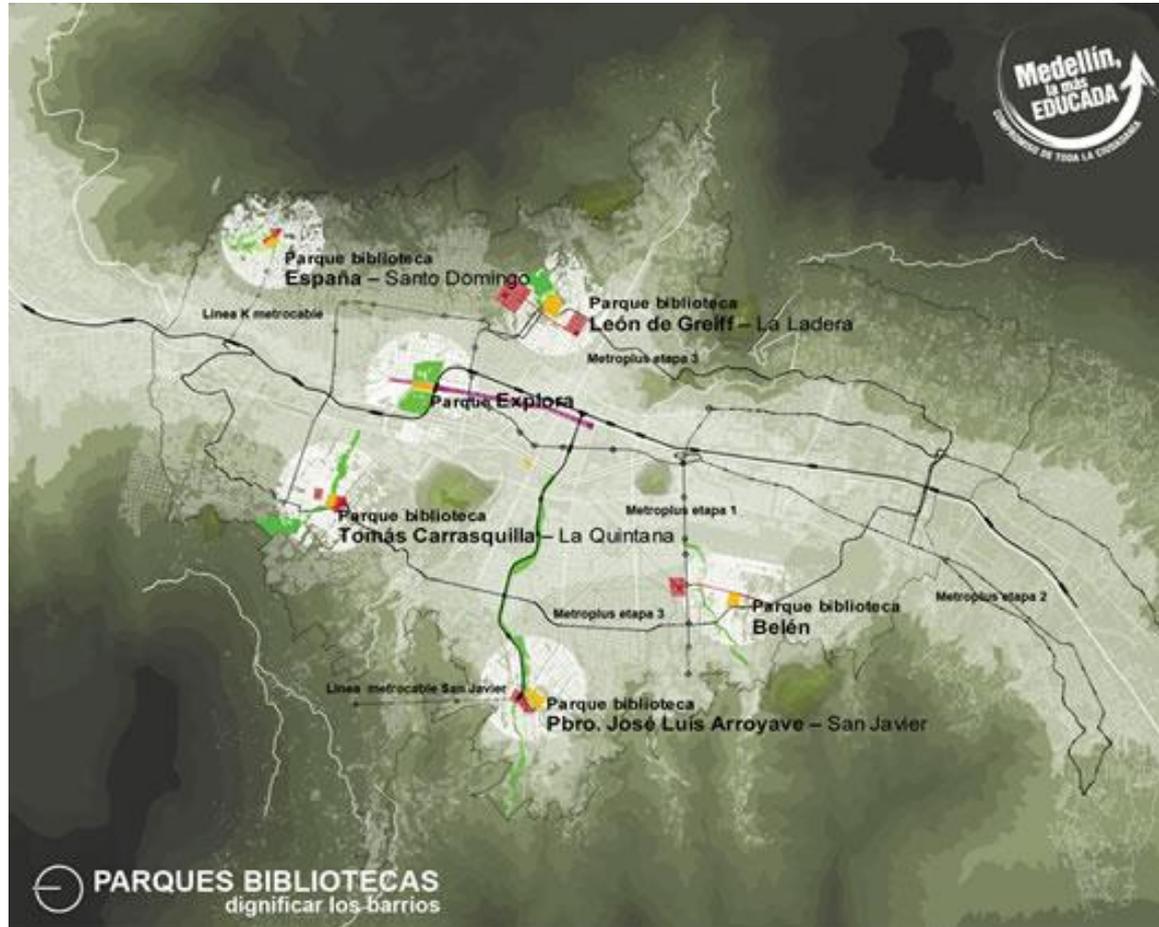
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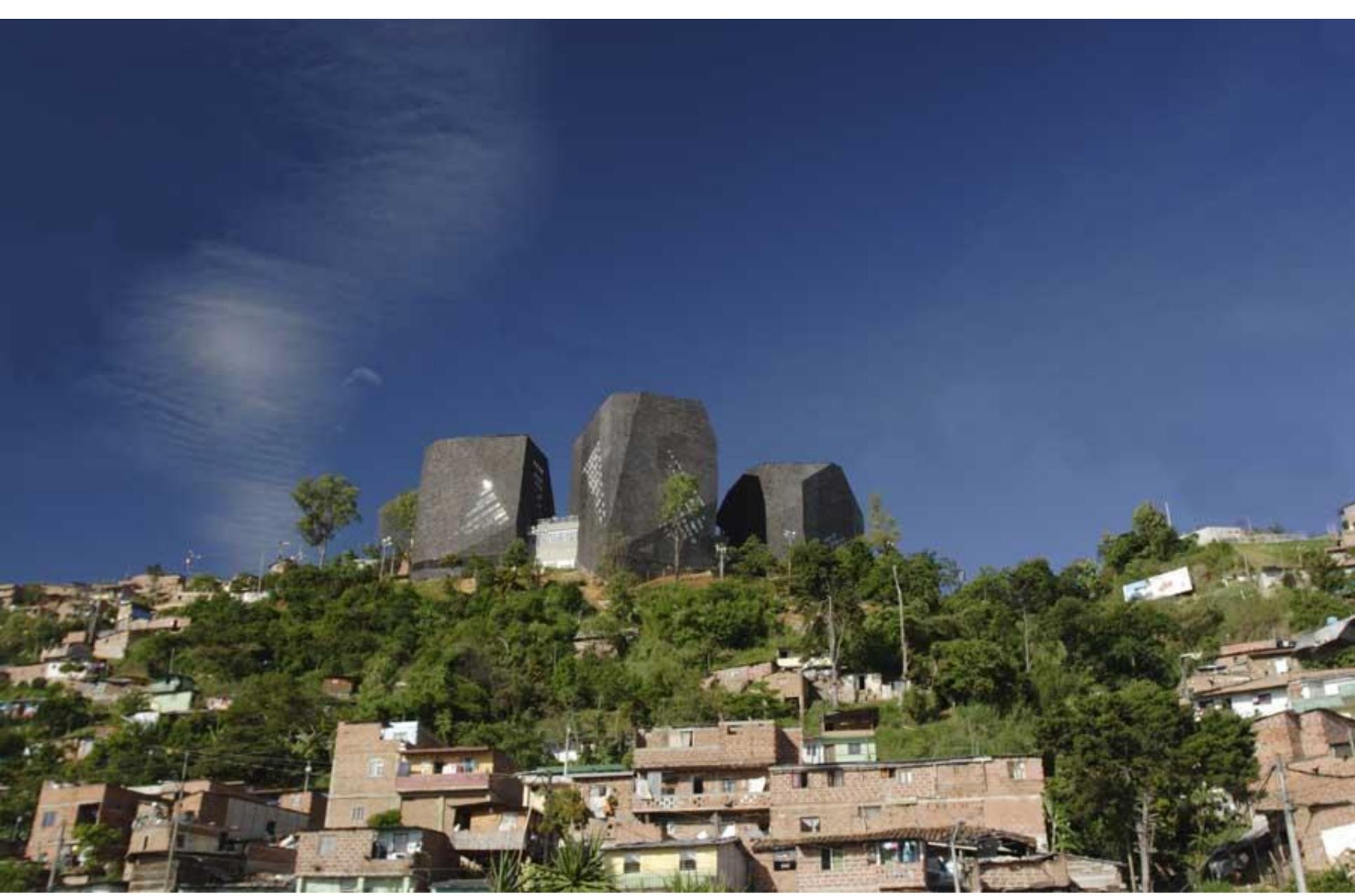
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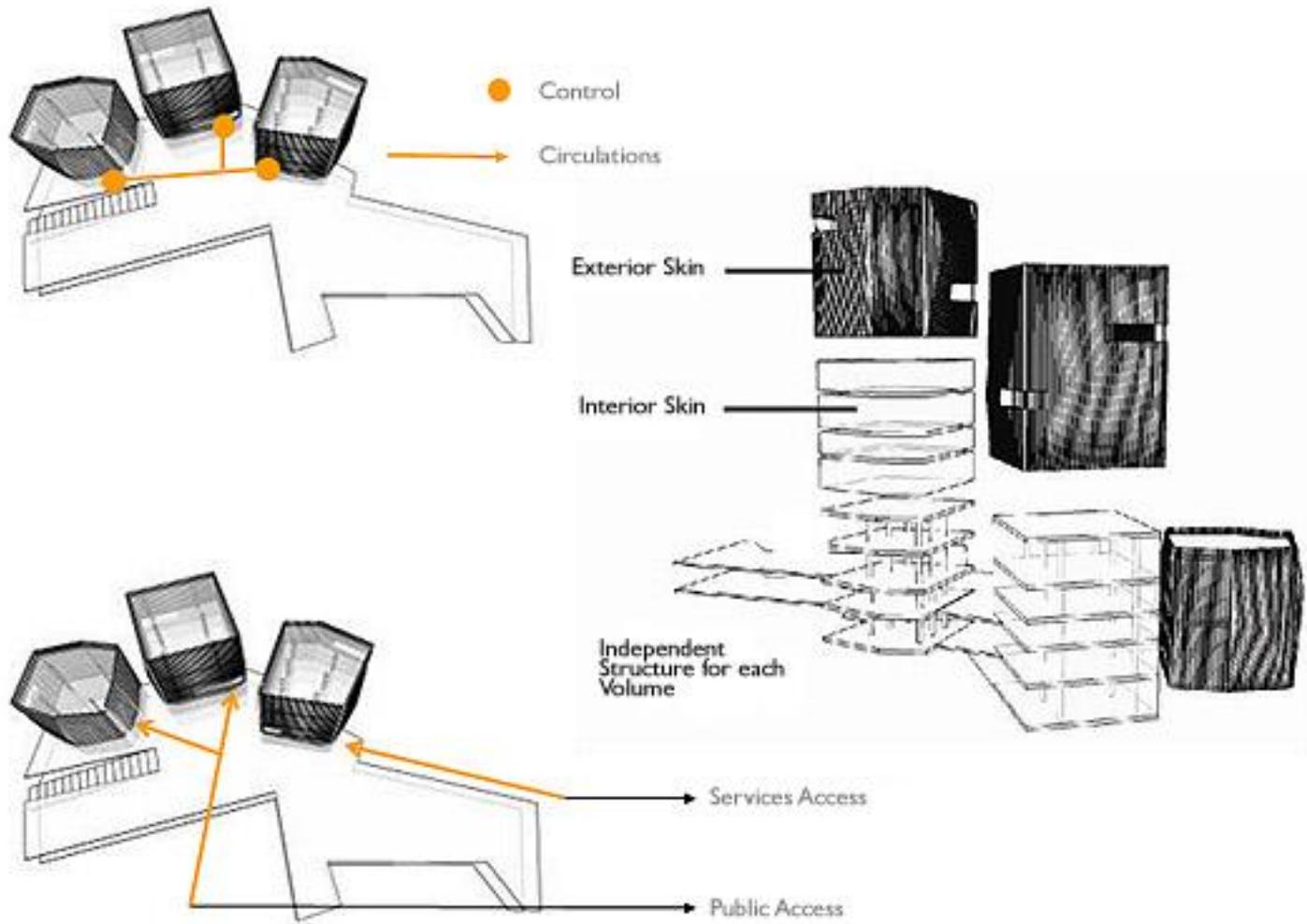
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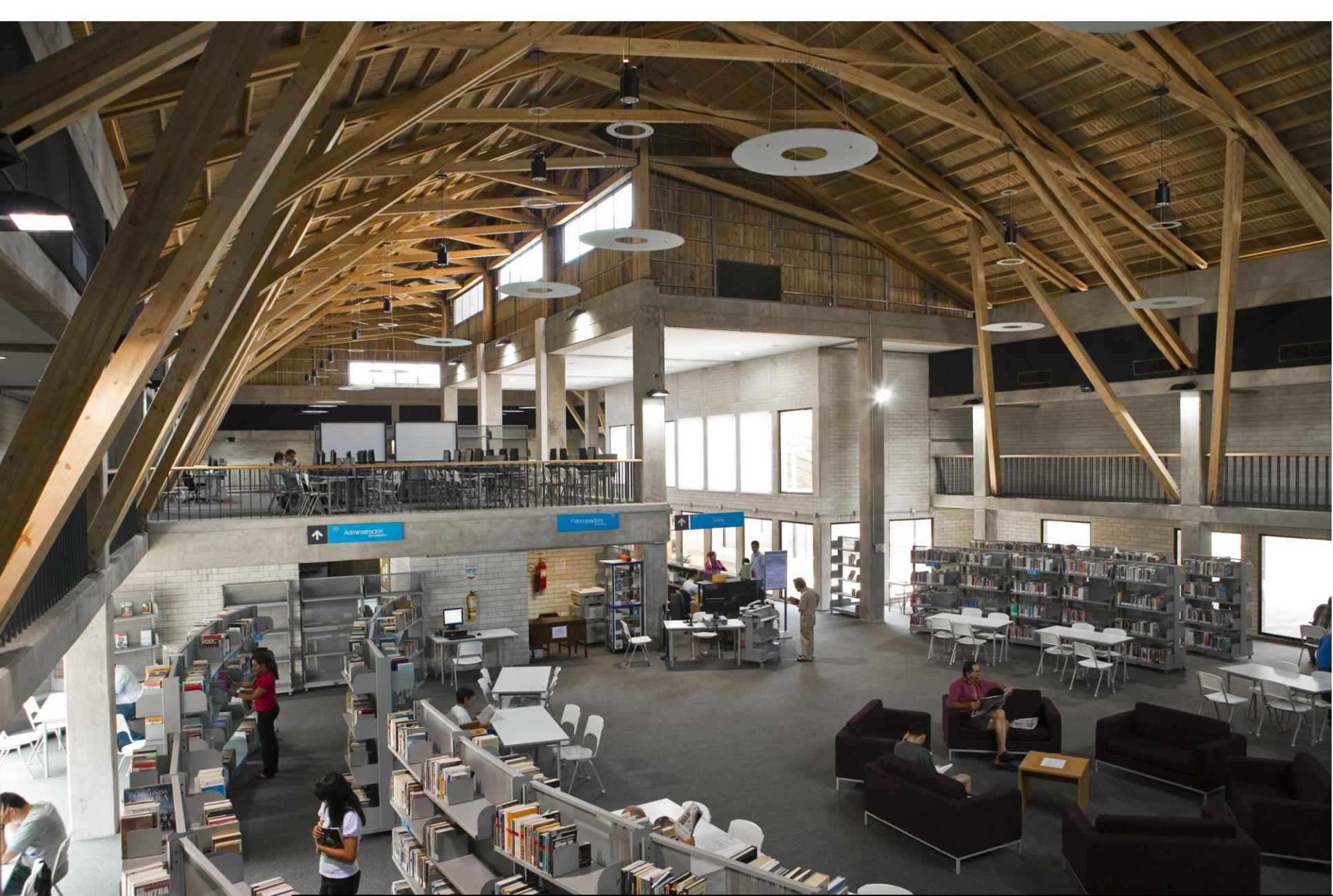
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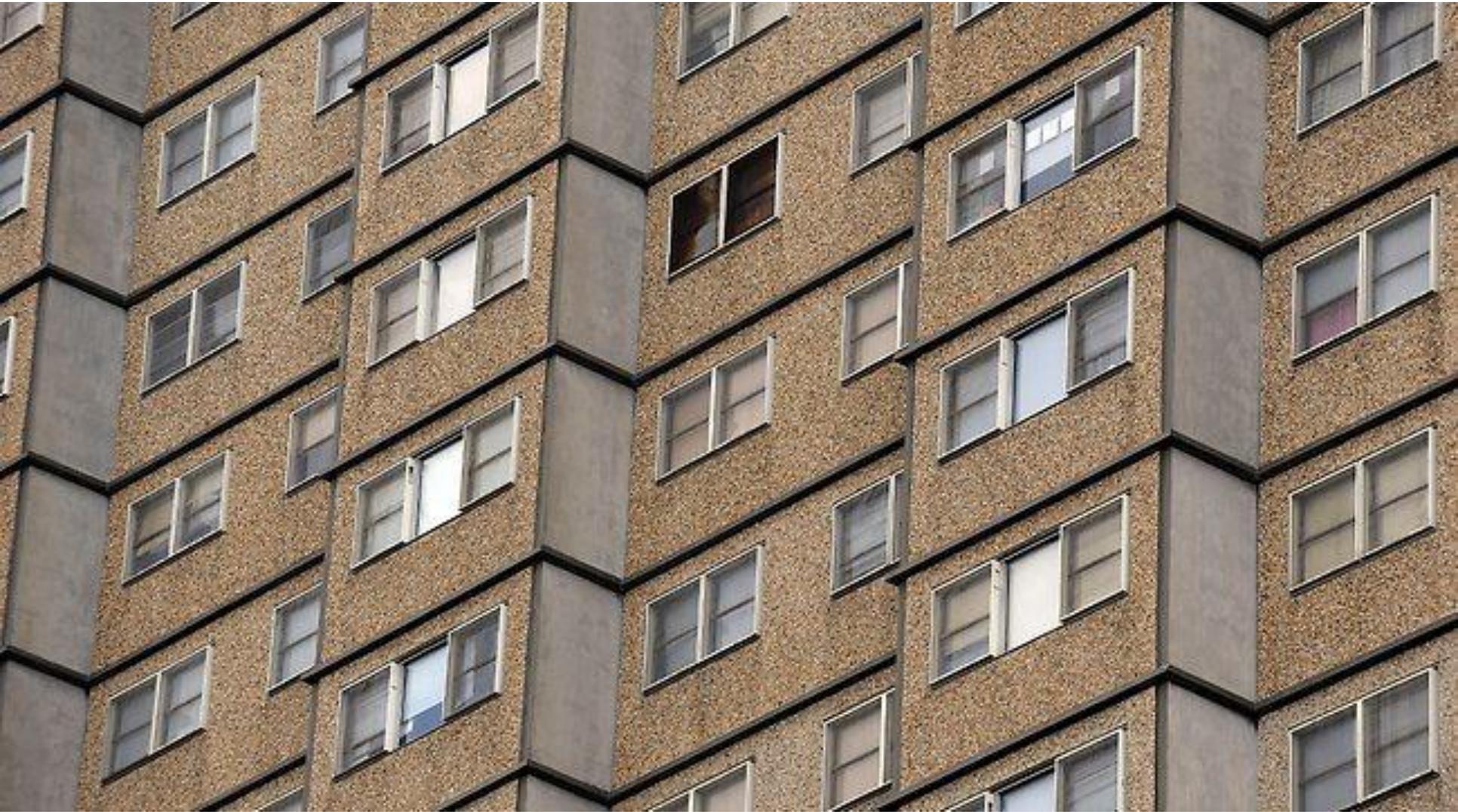


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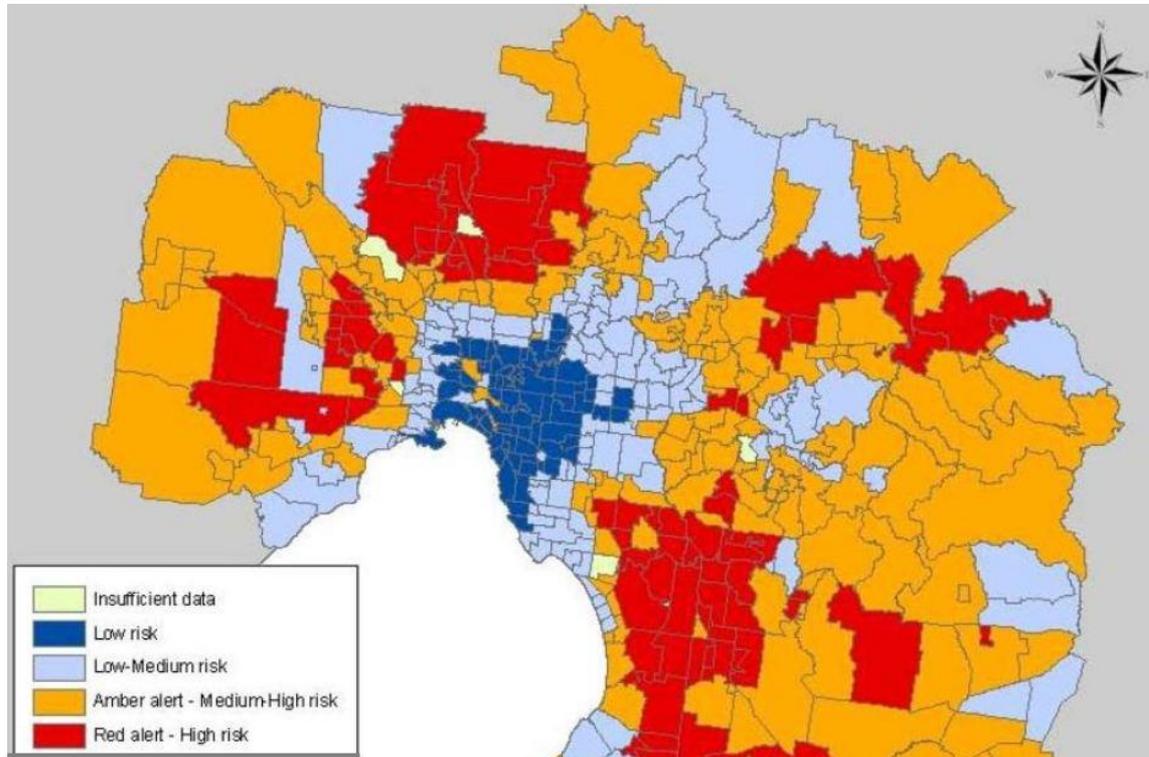
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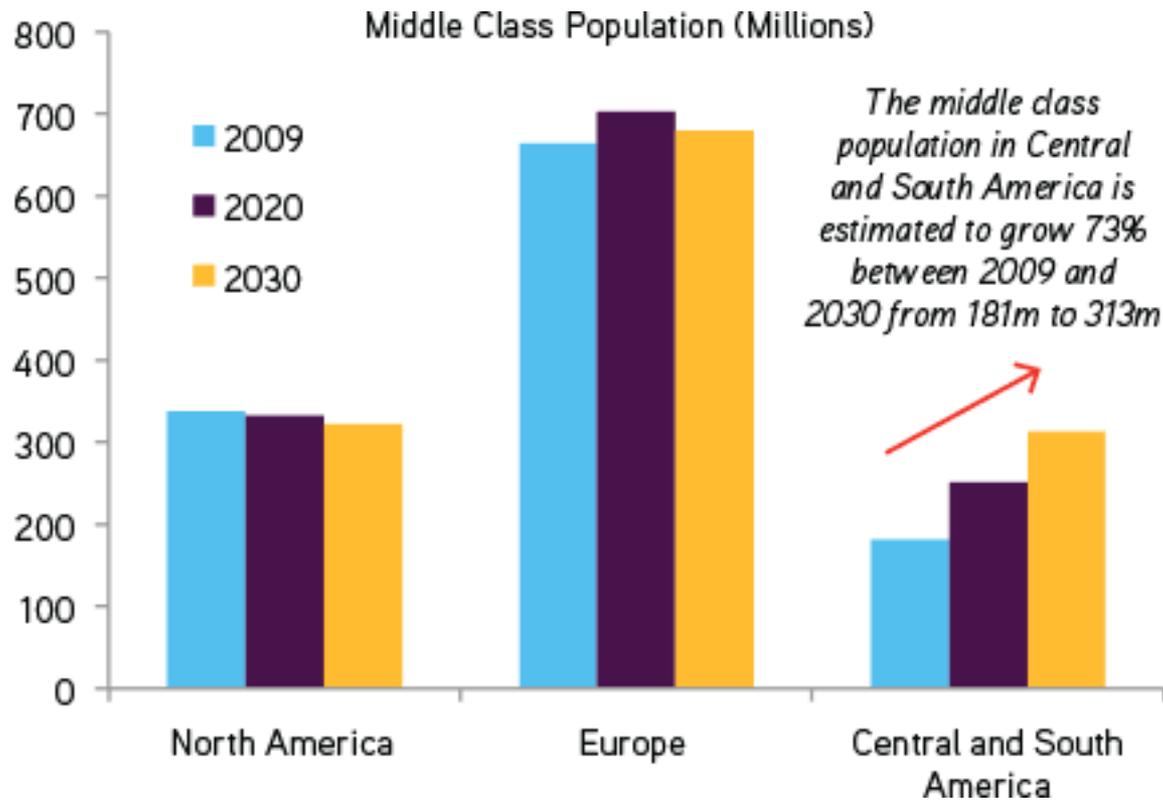
unemployment risk





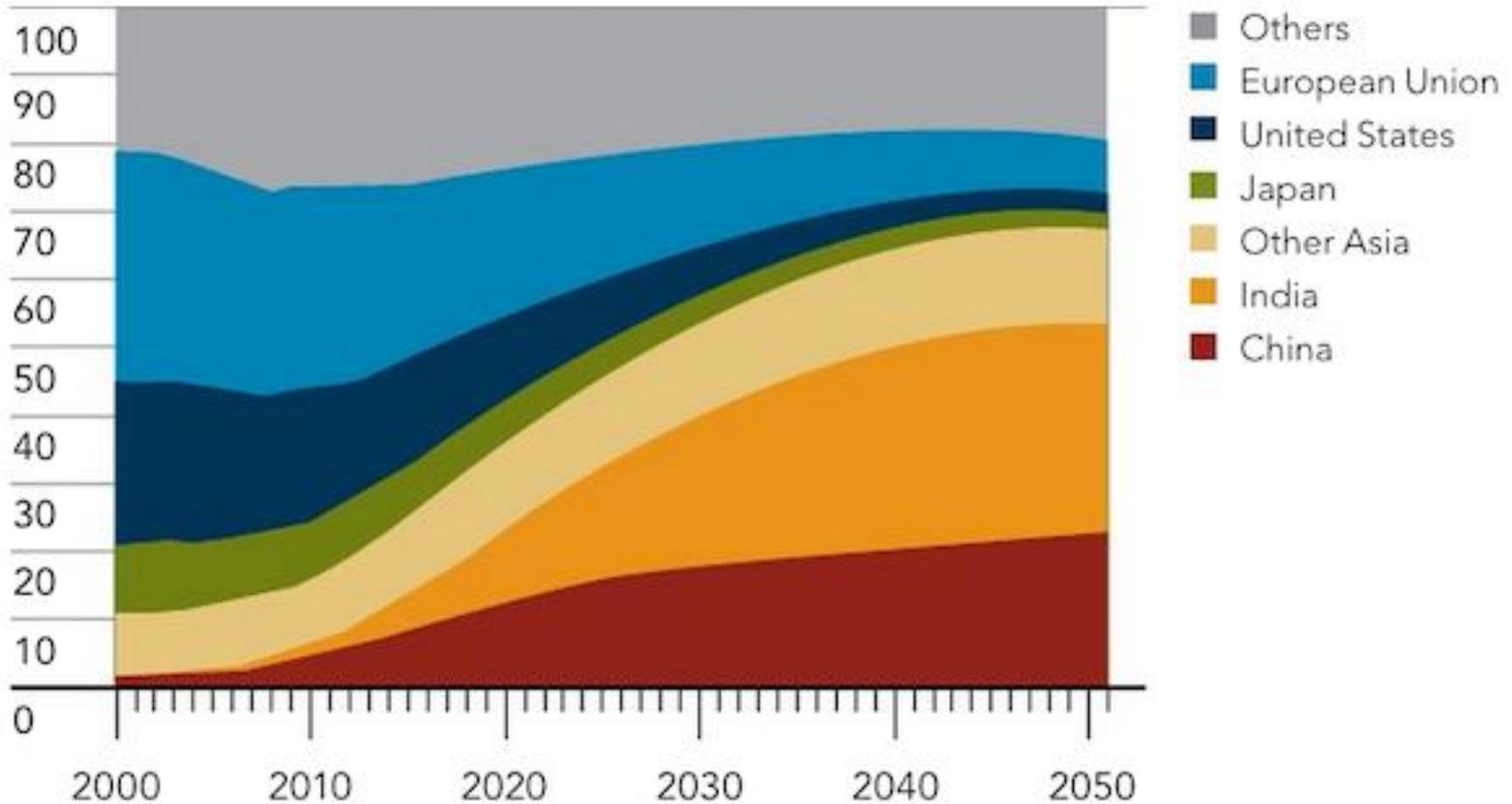


ONE in 10 Australian households is in housing stress and at risk of financial hardship and poverty



SHARES OF GLOBAL MIDDLE-CLASS CONSUMPTION, 2000-2050

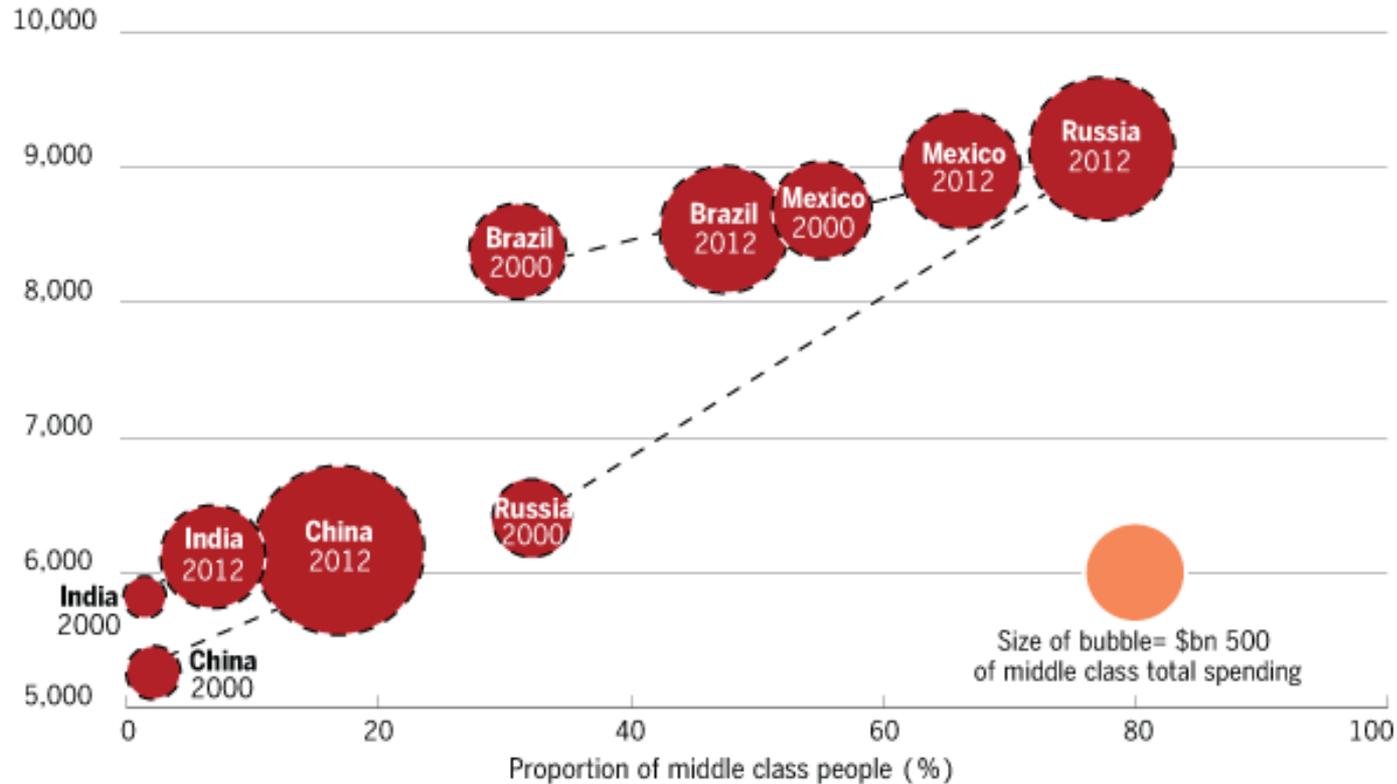
Percent



Source: OECD.

Middle class in emerging markets

Average annual middle class spending per person \$

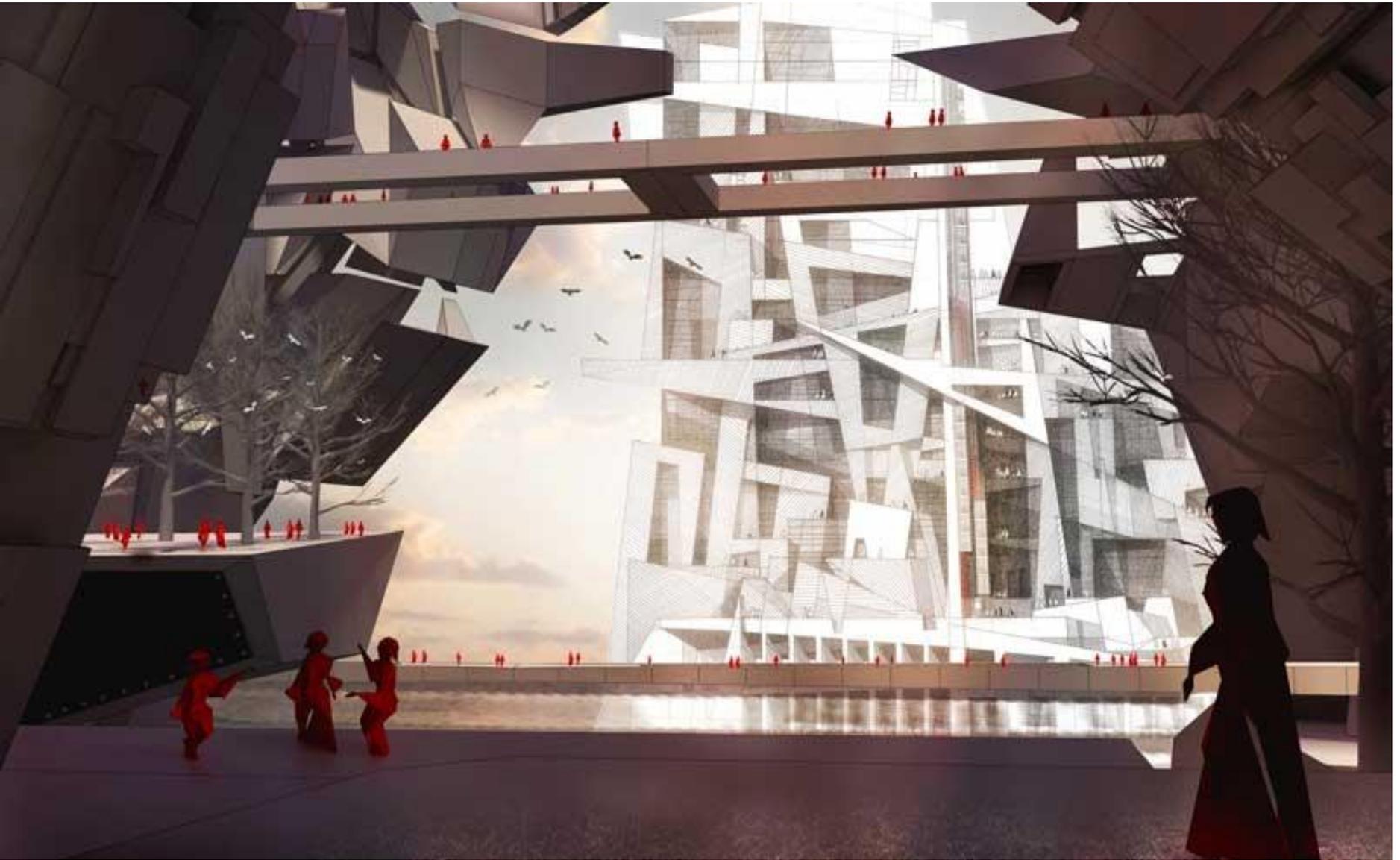


Source: OECD Development Centre/Brookings

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