



Community Housing

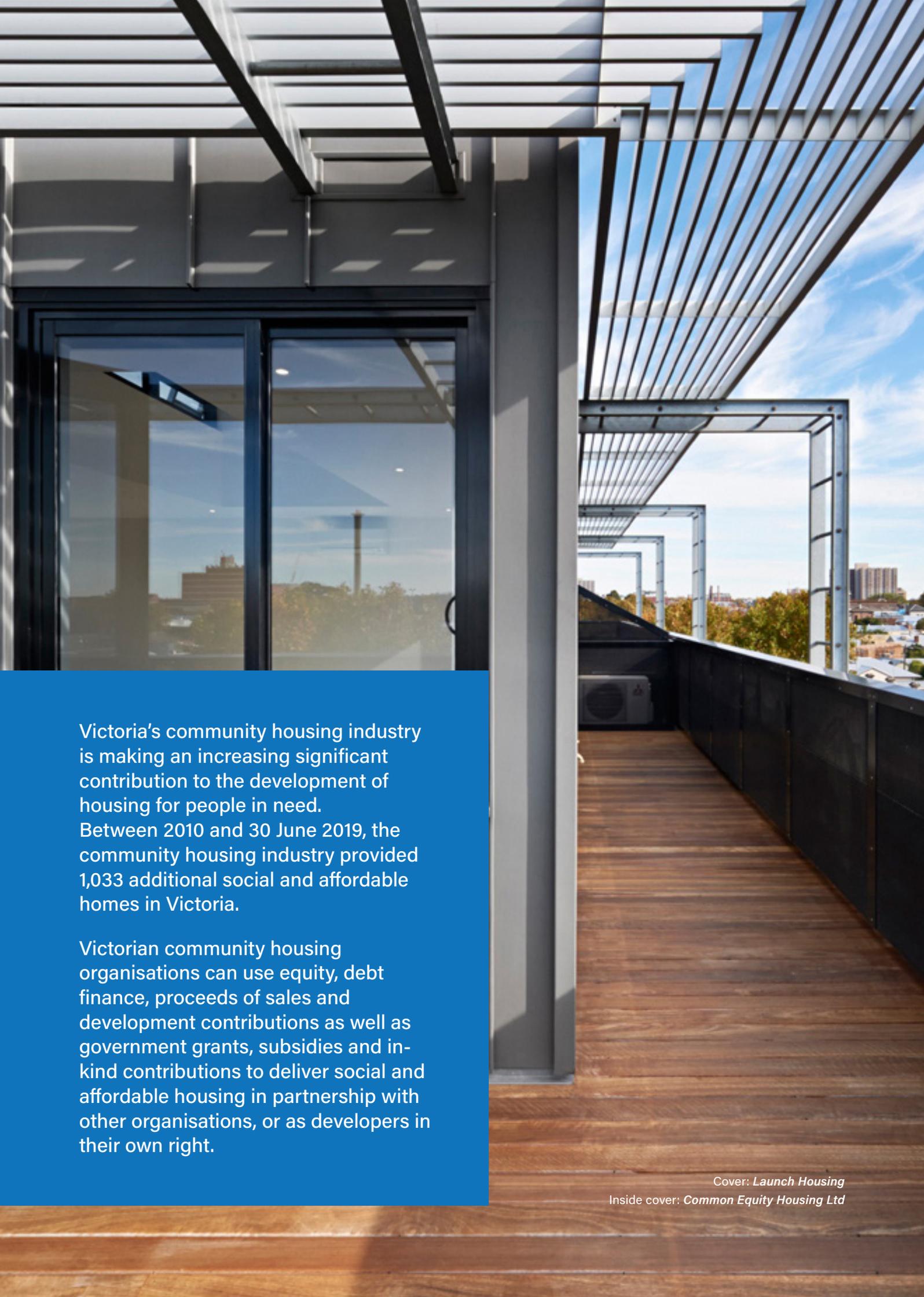
INDUSTRY ASSOCIATION

VICTORIA



Delivering new housing supply

Victorian Community Housing Industry Snapshot 2019



Victoria's community housing industry is making an increasing significant contribution to the development of housing for people in need. Between 2010 and 30 June 2019, the community housing industry provided 1,033 additional social and affordable homes in Victoria.

Victorian community housing organisations can use equity, debt finance, proceeds of sales and development contributions as well as government grants, subsidies and in-kind contributions to deliver social and affordable housing in partnership with other organisations, or as developers in their own right.

About CHIA Vic

CHIA Vic is the peak body that represents the not-for-profit community housing sector in Victoria. CHIA Vic's member community housing organisations (CHOs) are committed to providing secure, affordable and decent housing for people on low to middle incomes. Members include the 38 CHOs registered as housing associations or housing providers under the Victoria regulatory framework for non-profit housing organisations, plus other organisations and individuals interested in housing.

About this report

This development snapshot, drawn from information provided to the Community Housing Industry Association Victoria by 19 of the largest community housing organisations in the state, demonstrates the impact of the sector's development and housing acquisition programs.

It clearly shows the community housing industry in Victoria is the engine room for growth in social housing supply as it becomes increasingly sophisticated in the way it leverages its unique attributes; registered community housing organisations have an edge when it comes to developing social housing as they can:

- deliver 25-30 per cent more dwellings than for-profit developers by folding the developer margin and tax advantages back into additional supply
- benefit from land tax, stamp duty and GST concessions through their charitable not-for-profit status
- complement government funding with other forms of investment, including philanthropic, to increase supply
- design and build high-quality homes with lower running costs for tenants
- protect social and affordable housing as public assets.

Note: *Homes for Victorians* initiatives have not been included in this report as they had not been announced when the data was collected.

About social and affordable housing

Social housing provides secure, affordable rental housing for people with a housing need on very low and low incomes, with rent set as a proportion of the household's income.

Affordable housing is open to a broader range of household incomes than social housing, with rent set at a discount to market rent.



Headline Results

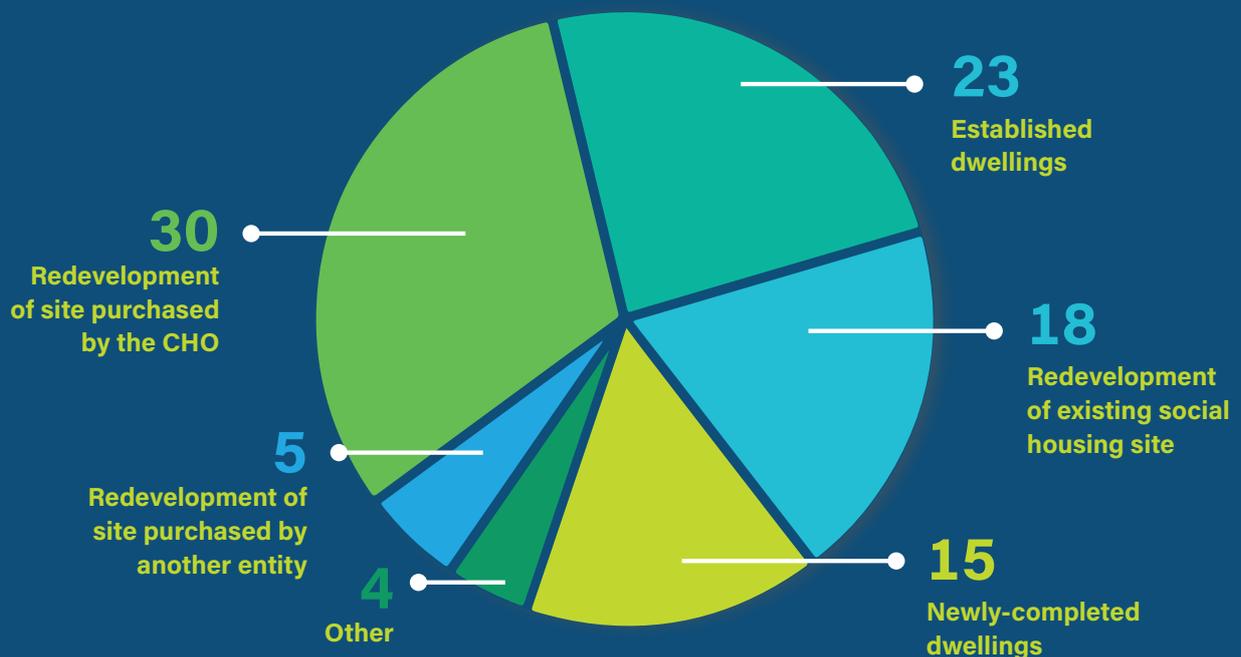


Between 2010 and 30 June 2019:

- The community housing industry in Victoria delivered 1,033 additional social and affordable homes across 95 projects.
- This included the purchase of 264 new and established properties to be used as social and affordable housing.
- It also included involvement in the development of 72 new housing supply projects that delivered 769 new properties valued at more than \$322 million.
- Community housing organisations were the development lead for about 70 per cent of those new housing projects.

Procurement

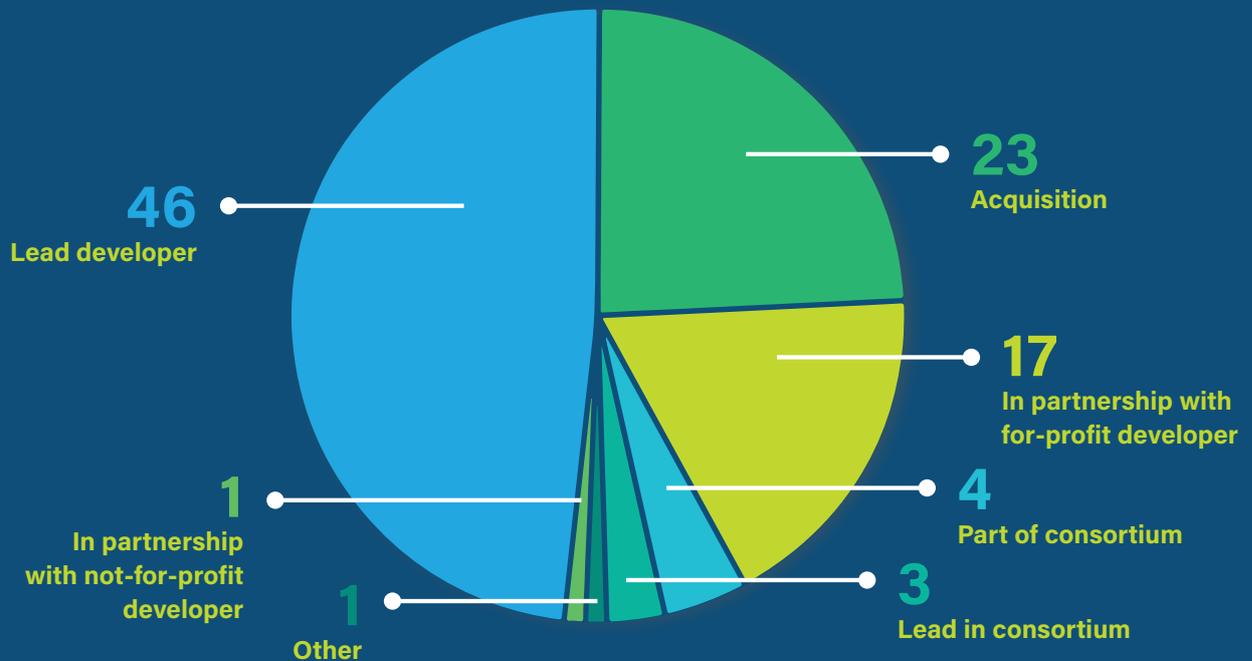
Community housing organisations were able to provide additional social and affordable housing by a variety of means, including developing new homes, redeveloping existing social housing sites and purchasing established or newly-built homes.



Leading development

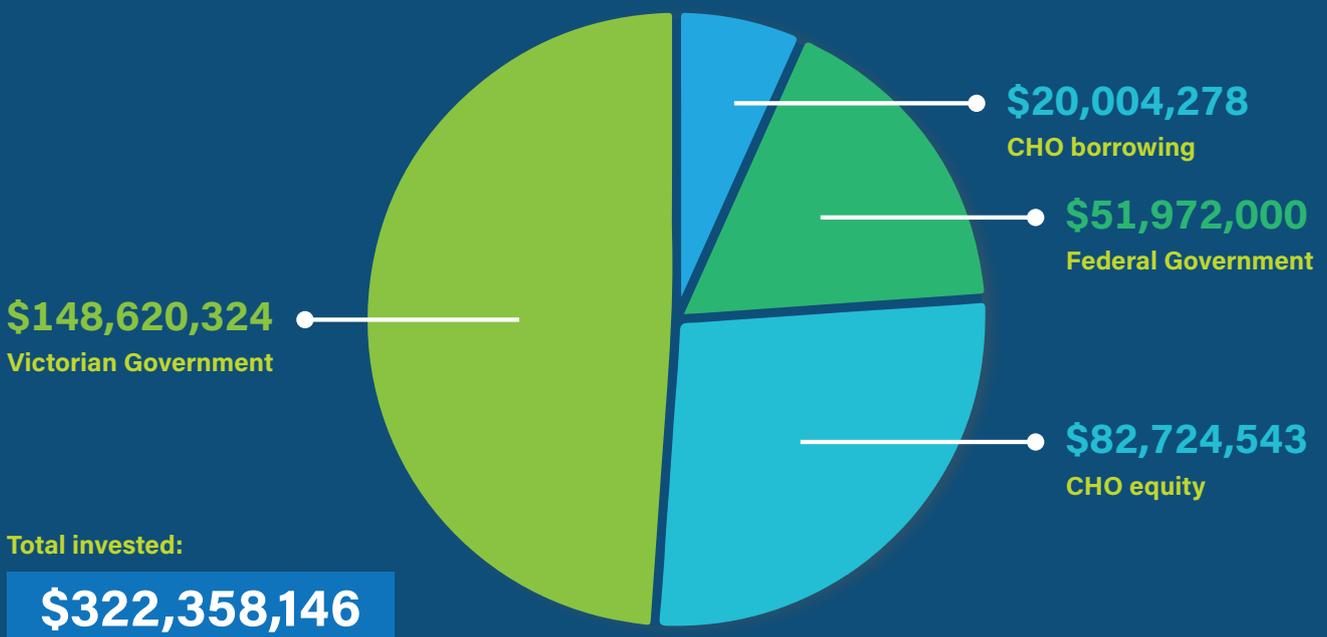
Many of Victoria's larger community housing organisations are sophisticated developers in their own right.

Community housing organisations can partner with developers, both for profit and not-for-profit, and join consortia. They were the lead developer in the majority of the 95 new social housing projects completed between 2010 and June 2019.



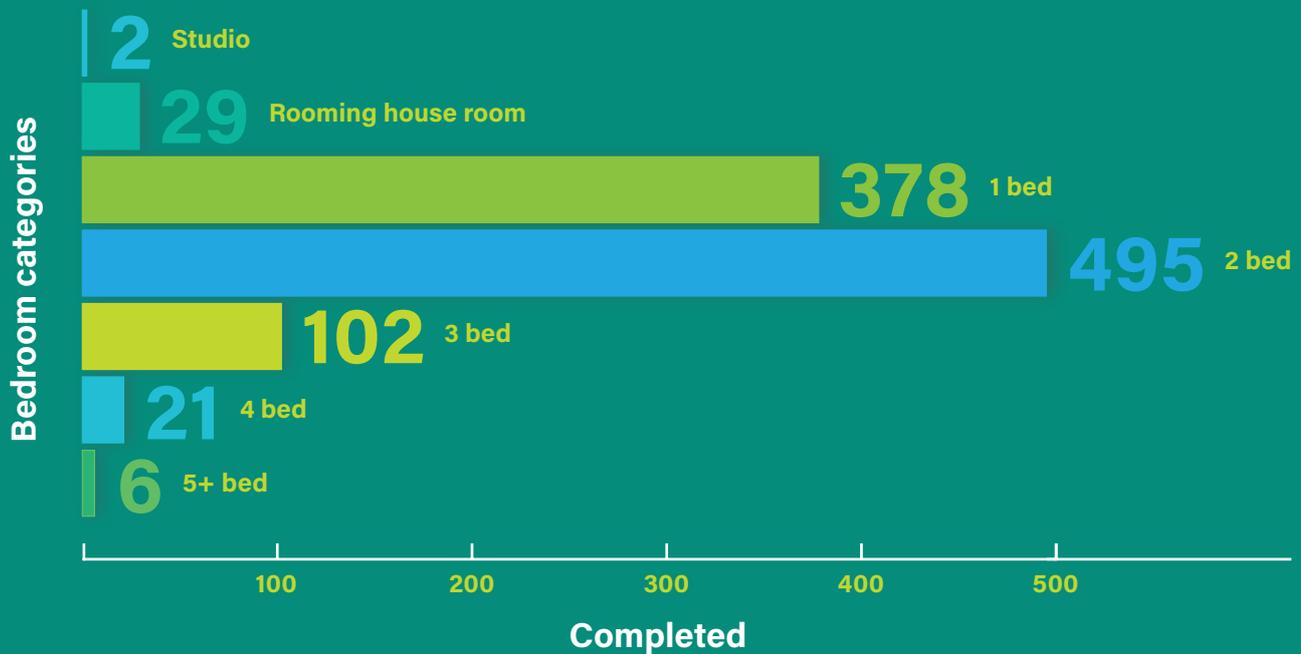
Financing

Community housing organisations are actively involved in financing new housing projects, with their not-for-profit status making it possible to access philanthropic funds in addition to equity and low-cost debt.



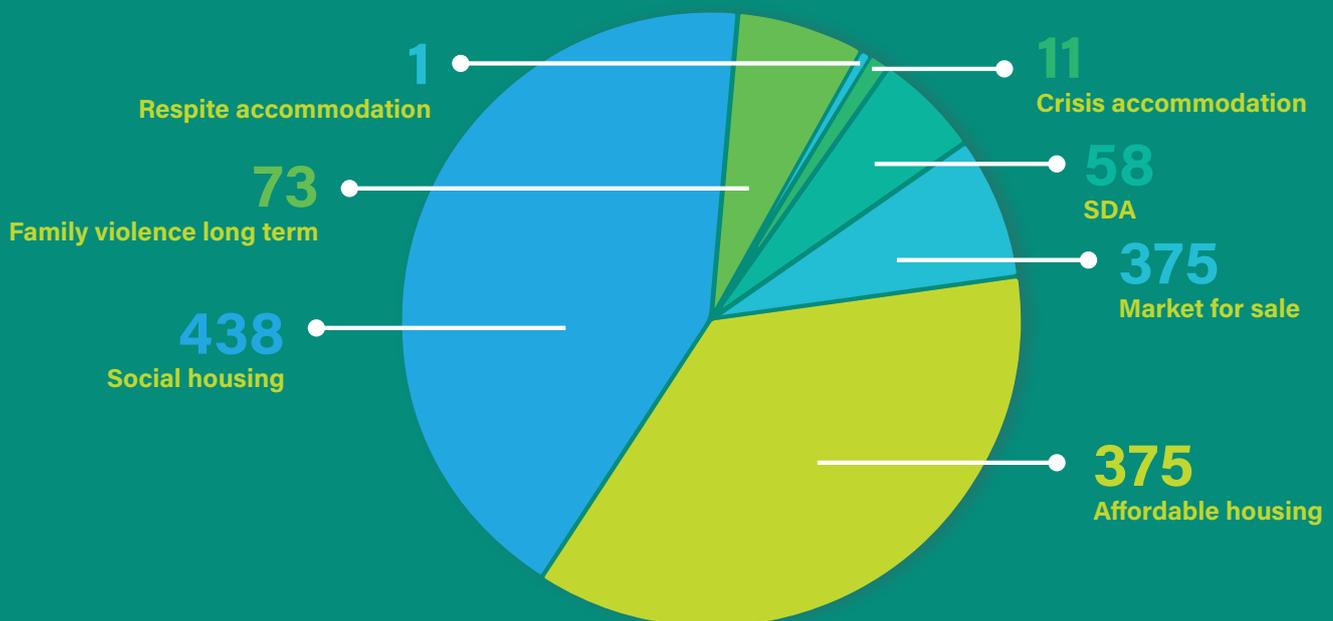
What is being delivered

The type of dwellings provided by community housing organisations has evolved to meet changing community needs and expectations, as seen in the move away from rooming houses to studio and one-bedroom units.



Types of housing

Most of the dwellings provided by community housing organisations were social or affordable housing, but CHOs have also built properties for private sale to help fund developments, and provided long-term family violence, Specialist Disability Accommodation (SDA), crisis and respite accommodation.

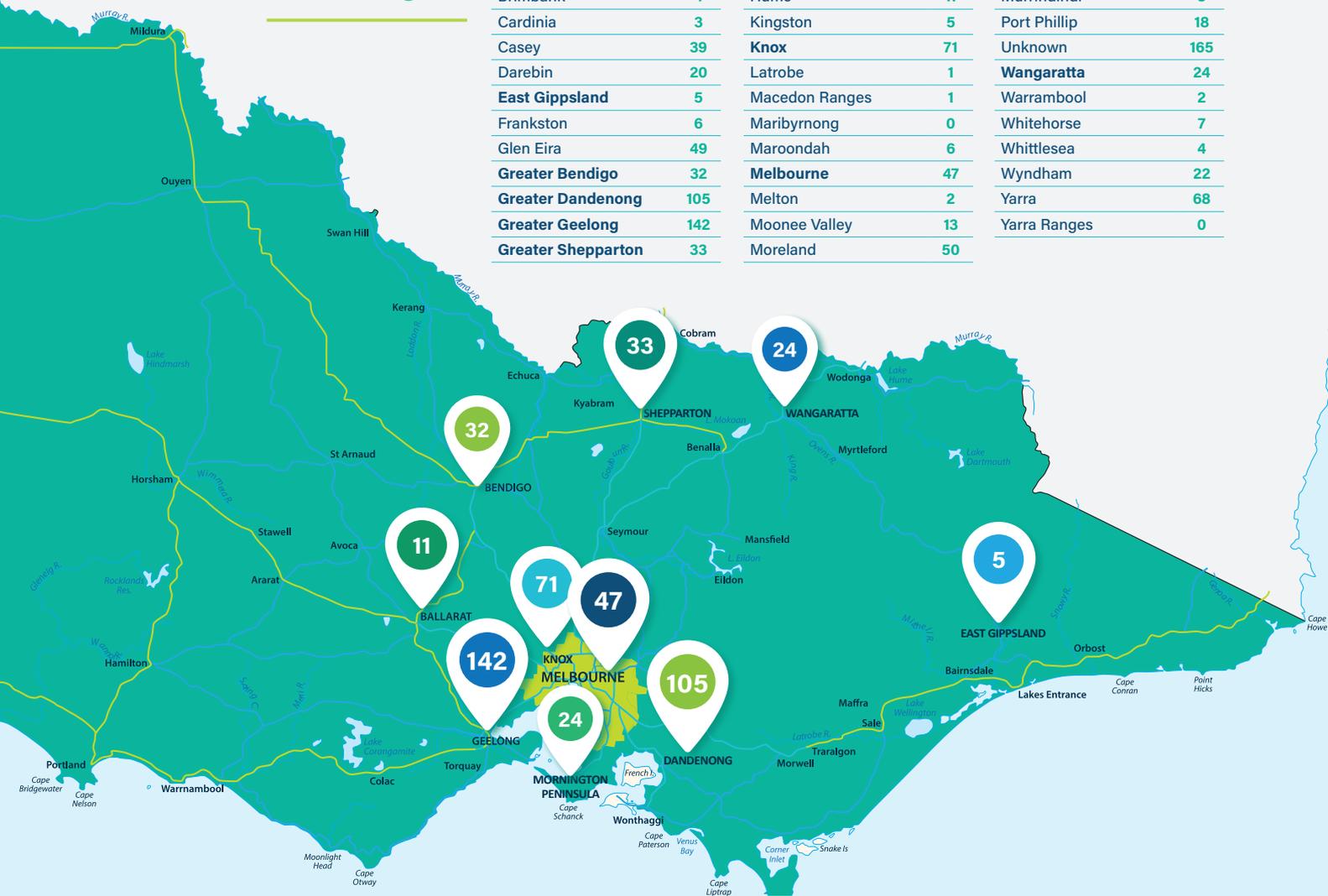


Where are they being delivered?

The industry has provided additional, much-needed social and affordable housing across 35 local government areas in metropolitan, regional and rural Victoria.

City & number of dwellings

Ballarat	11	Hepburn	6	Mornington Peninsula	24
Benalla	10	Hobsons Bay	24	Mount Alexander	0
Brimbank	4	Hume	11	Murrindindi	3
Cardinia	3	Kingston	5	Port Phillip	18
Casey	39	Knox	71	Unknown	165
Darebin	20	Latrobe	1	Wangaratta	24
East Gippsland	5	Macedon Ranges	1	Warrambool	2
Frankston	6	Maribyrnong	0	Whitehorse	7
Glen Eira	49	Maroondah	6	Whittlesea	4
Greater Bendigo	32	Melbourne	47	Wyndham	22
Greater Dandenong	105	Melton	2	Yarra	68
Greater Geelong	142	Moonee Valley	13	Yarra Ranges	0
Greater Shepparton	33	Moreland	50		



The future

Community housing organisations will increasingly play a significant role in providing more social and affordable housing to Victorians on low to moderately low incomes to assist them to achieve the dignity of safe, secure housing – the foundation for opportunity.

If your organisation would like to learn more about partnering with a community housing organisation, see CHIA Vic's website at chiavic.com.au/affordable-housing



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Community Housing Industry Association Victoria

1/128 Exhibition Street, Melbourne, 3000

T 03 9654 6077

W chiavic.com.au

