

ABOUT AFFORDABLE HOUSING



This fact sheet was developed by Judith Stubbs & Associates for CHIA Vic based on CHIA NSW's *Building Community Support for Community Housing* toolkit.

chiavic.com.au

Funded by





Ashwood Chadstone Gateway

What are some examples of Affordable Housing?

Affordable housing includes a wide range of products such as social housing, affordable 'key worker' rental housing, and shared equity purchase products. The types of homes for affordable housing are diverse and include free standing houses, townhouses and apartments.

Community housing organisations are not-for-profit organisations who are experts on housing models that work for renters on low incomes. They build and manage long term, affordable rental housing projects, and deliver support and services to help renters.

Rooming Houses, like this one at Mt Alexander Road in Flemington managed by Salvation Army Community Housing, can be an affordable option for very low income single people. The Department of Health and Human Services renovated this property in 2017 to retain the heritage façade and create 7 new, self-contained studios at the rear of the site.

Modern affordable housing developments are well designed, of very high quality, and look the same as nearby developments. An example is the Ashwood Chadstone Gateway, a mixed tenure development with 282 apartments for community housing renters, people over 55, and families who have purchased their units at full market prices. The development has a high level of amenity including quality open space areas and facilities, including a social enterprise café.

Urban release areas like Wattlewood at Carrum Downs in Melbourne's east include affordable rental homes designed to the same high standards as their private market neighbours. Community housing organisation Haven Home Safe purchased the 17.4 hectare site from the Brotherhood of St Laurence in 2009 and created a 237 lot residential subdivision with 100 new affordable housing units integrated with private market homes.

Research shows that including affordable housing will not have a negative impact on property prices, and will often have a positive effect due to urban improvements³.



Wattlewood at Carrum Downs



Mt Alexander Road in Flemington

Where can I find out more?

The community housing sector has provided low-income Victorians with safe, secure and affordable homes for over 30 years. To find out more about the community housing sector, contact the Community Housing Industry Association Victoria (CHIA Vic) admin@chiavic.com.au or visit our website chiavic.com.au.

3. Davison, et al. 2013. Understanding and addressing community opposition to affordable housing development, AHURI (<https://www.ahuri.edu.au/research/final-reports/211>).