

Social and Affordable Housing

What is it?

Affordable housing is housing, including social housing, that is appropriate for very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. Housing is usually considered affordable if the monthly rent or mortgage repayment costs less than 30% of the monthly gross household income.

Social housing is short and long-term rental housing that is owned and run by the government or nonprofit agencies. Its provision usually involves some degree of subsidy. It is for people on low incomes who may otherwise be homeless. For example, those experiencing family violence or recovering from injuries.

Why is it important?

Many people need affordable housing for many different reasons. This may include people who work full or part-time in lower paid jobs, where their household income is not sufficient to pay market rent in an area near where they work. This is sometimes the case even for full-time workers in essential services such as police officers, nurses or childcare workers, particularly if they are supporting a family on only one income, sometimes due to unexpected events, or if a household member has lost their job.

What are the challenges?

There is a critical shortage of affordable and social housing across Australia. Established means of housing provision have been unable to accommodate rapid and diverse household growth in a sustainable and affordable way. While the federal government has committed to improving first-home access, provision of social and affordable housing is left to State and local governments, and nonprofit agencies.

The Planning system has a role in facilitating affordable housing, however land use planning approaches will only make a small contribution towards increasing the numbers of affordable housing.

What are we proposing to do about it?

We are proposing to:

- Create a new section on affordable and social housing in the Housing Strategy and set out Council's goals and objectives to improve housing access.
- Continue to be active in advocating for increased social housing supply in Bayside, particularly for families, as part of the Victorian Government's Public Housing Renewal Program.
- Consider methods to encourage and facilitate the private sector to deliver affordable housing, including:
 - o Value Sharing and Shared Equity.
 - o Council rate relief and priority development assessment.
 - o Use of Council land for affordable housing provision.



To read the Housing Strategy Review or to have your say please go to:

bayside.vic.gov.au/HaveYourSay

