



COMMUNITY HOUSING
Industry Association Victoria

MEDIA RELEASE

11 June 2025

Vic transport projects delivering homes — but social housing targets are the missing multiplier

The Victorian government's transport infrastructure projects are helping deliver more homes in the right places — but with clear social housing targets, they would create even greater outcomes, the state's peak community housing body said.

The government has announced that construction of a 97-home social housing development in Noble Park will begin in the coming weeks, made possible by land unlocked through the state's Level Crossing Removal Project and joint state and federal funding.

Community Housing Industry Association Victoria's (CHIA Vic) chief executive Sarah Toohey said social housing targets are key to unlocking the full potential of major infrastructure projects.

"Turning extra space from the Victorian government's Level Crossing Removal Program into dozens of social homes is exactly the kind of project we need more of," Ms Toohey said.

"The Victorian government's Suburban Rail Loop presents a crucial opportunity to take this approach to the next level. With the SRL already primed to deliver better connectivity and more housing, what's missing is a target to ensure these homes are guaranteed to be affordable.

"To meet growing demand, the state government should ensure 16.5 per cent of homes built through major projects — from the Suburban Rail Loop to Activity Centres — are social and affordable housing. The government can reach this target through various mechanisms, including mandatory social and affordable housing contributions from developers.

"Building more homes through major projects is a good thing but if most come with price tags that put them out of reach for many to buy or rent this will not solve the housing crisis.

"To build our way out of the housing crisis, we need more than just additional homes in the right locations — we need to make sure enough of these homes are affordable for those who need them most.

"A social and affordable housing target is the missing multiplier to the Victorian government's infrastructure projects.

"The Victorian government has a real chance to deliver lasting community benefits through its major infrastructure projects — creating vibrant, inclusive communities for generations to come. That can only happen if social and affordable housing is part of the plan."

Media contact:

Sofie Wainwright 0403 920 301