



COMMUNITY HOUSING
Industry Association Victoria

MEDIA RELEASE

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Victorian government urged to set minimum 10,000 social home target for first 10 activity centres

As the Victorian government finalises plans for the first 10 activity centres by year's end, the state's peak community housing body is urging the inclusion of social and affordable housing targets.

The Community Housing Industry Association Victoria said 16.5 percent of the new homes - or at least 10,600 dwellings - should be allocated for social and affordable housing.

CHIA Vic chief executive Sarah Toohey said: "The private housing market is out of reach for Victorians on low or moderate incomes. Too many Victorians are struggling to make the rent, and find a secure home.

"We support plans to build tens of thousands of new homes in 10 activity centres and their surroundings. This will create new homes, close to public transport, services and jobs. But just building homes doesn't guarantee they will be affordable. We need dedicated targets and funding to make sure we get social and genuinely affordable homes in these centres.

"It's great that we've set housing targets for the activity centres program - it helps to plan and deliver the homes that are needed. That's why we also need social and affordable housing sub-targets. Social and affordable housing guarantees affordability for Victorians who are struggling to secure a home or make the rent in the private market now.

"We need social and affordable housing targets for every suburb to ensure that individuals on low and moderate incomes can live near their workplaces, maintain social connections, and actively participate in their communities.

"Expanding social and affordable housing benefits everyone by providing a safety net for those who need it, homes for essential workers that we all rely on, fostering diverse and vibrant neighbourhoods, and reducing long-term costs on public systems such as healthcare.

"With plans for a further 50 activity centres to roll out, social and affordable housing targets must be included as we build more well located homes."

CHIA Vic said the social and affordable housing target could be reached with a combination of a modest Affordable Housing Contribution from developers and increased investments from governments.

First 10 activity centres	Estimated social/affordable homes that a 16.5% target would deliver
Broadmeadows	495 - 743 homes
Camberwell Junction	1,238 - 1,667 homes
Chadstone	1,073 - 1,320 homes
Epping	1,617 - 2,294 homes
Frankston	660 - 1,040 homes
Moorabbin	825 - 1,122 homes
Niddrie	561 - 644 homes
North Essendon	842 - 1,023 homes
Preston	1,947 - 2,525 homes
Ringwood	1,353 - 2,013 homes
TOTAL	10,611 - 14,391 homes

Source: CHIA Vic calculations based on the target ranges for homes to be built in each activity centre and catchment area. The table demonstrates the lower and upper range of the social and affordable homes that a 16.5 percent target would deliver, depending on the final number of homes built in the first 10 activity centres.

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