

About community housing



What is community housing?

Community housing is a safe and stable home provided by a not-for-profit organisation with expertise in giving a helping hand to those in need.

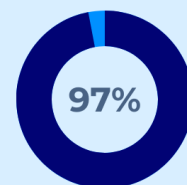
There are more than 50 registered community housing organisations (CHOs) in Victoria offering renters long-term housing at a price they can afford. These homes create a foundation for people to live life to the fullest and reconnect with community, work, education and supports.

Victoria has more than 26,000 community housing homes, most of which are social housing. Some organisations also provide crisis accommodation or affordable rental housing.

Community housing plays an important role in our housing system and is a well-established and highly regulated complement to public housing.

Did you know?

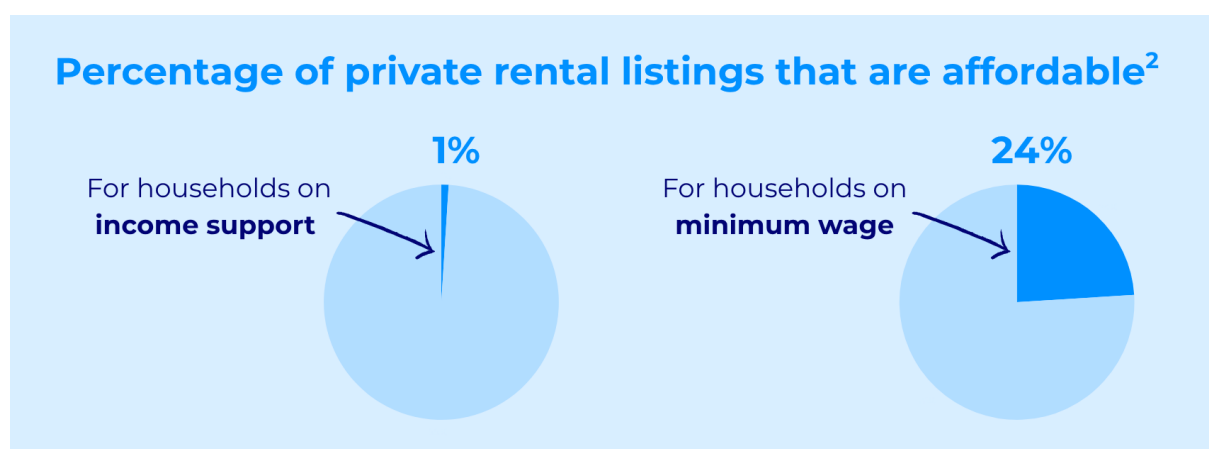
97% of suburbs in Victoria already have community housing



Why is community housing important?

A good home is a foundation for the most important things in life, and critical to the wellbeing, liveability and economic productivity of our communities. Unfortunately many Victorians don't have a safe place they can afford to call home. On 2021 Census night, it is estimated that approximately 146,000 Victorian households did not have a suitable home – that's almost 6% of all households in Victoria.¹

For people priced out of the private rental market and eligible for social housing, community housing provides a safe home at a price they can afford.



Who provides community housing?

CHOs are not-for-profit organisations that provide safe, secure and affordable rental homes for people who can't afford another place to live.

CHOs are:

- **Not-for-profit registered charities.** This means every dollar collected in rent goes back to providing homes and services for people in need.
- **Mission driven** to provide safe, secure and affordable homes for low-income renters who are priced out of the private market.
- **Highly regulated** and required to report annually to the Housing Registrar on a wide range of performance measures.

CHOs have a proven track record in property management, tenancy management, community development and supporting people in need. They are deeply committed to the communities in which they work.

¹ University of New South Wales (2022), Quantifying Australia's unmet housing need – a national snapshot.

² Anglicare rental affordability snapshot 2025



Who lives in community housing?

More than 26,000 Victorian households already live in community housing. People living in community housing are everyday Victorians, living on low incomes. They might include:

- Older women
- People with a disability
- Families
- Essential workers earning very low income
- Single people

Most people who live in community housing access these homes through Victoria's social housing waiting list, the Victorian Housing Register (VHR).

The VHR is the single waitlist for social housing in Victoria, covering both community and public housing. There are two main categories of application: Priority and Register of Interest. Eligibility is based on income and assets, and specific categories of higher need which elevate the priority of an application.



How much is community housing rent?

Community housing rents are capped at 25-30% of a household's income. Community housing renters who get Commonwealth Rent Assistance (CRA) also pay this to their CHO to help with maintenance costs. Public housing renters don't get CRA.

What support is provided to community housing residents?

Some people who live in community housing just need a safe and affordable place to call home, and don't need additional supports.

For people who need more support, CHOs often partner with local agencies to provide support services for their renters. This might include disability, family violence, financial or mental health supports. Some CHOs also provide their own support services directly.

CHOs also often run renter events, community hubs and other community engagement activities at their properties to build connections and social cohesion.

