

Housing and Homelessness

Not enough homes or support for those most in need

We are seeking:

2023-2024 Advocacy Priority

State Government investment to:

1. Provide a minimum of 25 crisis accommodation properties across Banyule to support people escaping from family violence and for homeless or 'at risk' youth..
2. Provide \$100,000 funding for a feasibility study into providing a homeless youth refuge in the Bellfield/West Heidelberg Area.
3. Declare State Government land along the Hurstbridge Rail Corridor surplus and rezone it for key worker accommodation.
4. Fund a 24 hour housing and homelessness outreach service in Banyule for an after hour access to housing services.



Overview

The number of people in Banyule experiencing homelessness or in insecure housing is growing. These community members do not have access to the services they need, and they deserve better.

Banyule needs 'Active Outreach' services funded in the Banyule area to provide:

- Assertive outreach to engage rough sleepers
- Short to medium-term case management and linkages to other services
- Information and referrals to housing and accommodation options
- Information and referral to general and specialist services

Those lucky enough to be placed in social and community housing are not afforded wrap around support services, leaving them vulnerable. Our local services are buckling under the growing need for support.

Housing in Banyule



2,296 social housing dwellings are located in Banyule, about 4.3% of total dwellings.



1,183 people received specialist homelessness services in 2021-22.



In the year to June 2022 the number of new private rental lettings rose by 113 or **12.1%**.
3.4% of new lettings in the year to June 2022 were affordable to low income households.

Banyule needs...

- ✓ **\$100,000 per year over 5 years** to ensure our local services are well supported to meet the growing level of demand and complexity of community needs.

People unable to live independently are left out. There are no local housing options available for this vulnerable cohort.

- ✓ **25 new accessible and culturally appropriate crisis supported accommodation units for people with disability, people escaping domestic violence, young people and people who identify as LGBTIQ+.**

- ✓ **\$100,000 for a feasibility study** into providing a homeless youth refuge to stem intergenerational homelessness.



Banyule
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Who needs social housing and support services?

People who are most likely to require support and services that are at risk of homelessness include:

- a. women and children affected by family and domestic violence;
- b. children and young people;
- c. Indigenous Australians;
- d. people experiencing repeat homelessness;
- e. people exiting institutions and other care arrangements;
- f. people aged 55 or older;
- g. people living with disability; and
- h. people living with mental illness.¹

LGBTIQ+ community members are more than twice as likely to experience homelessness than the rest of the population. Violence, family rejection, discrimination, and trauma in these communities drive the over-representation of LGBTIQ+ people among those who are homeless.

We need to invest in more specialised services and workers who can support housing pathways for LGBTIQ+ people to ensure they are safe and secure.²

Social housing and public housing residents in Banyule

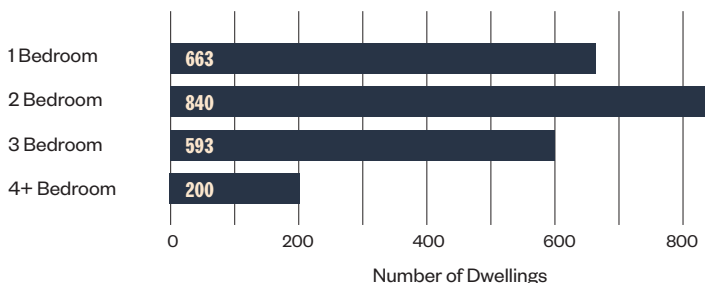
Social housing in Banyule

There are 2,296 social housing dwellings in Banyule which is about 4.3% of total dwellings.

Social housing dwellings by housing program

Housing Program	Number of Dwellings
Crisis Supported Housing	7
Indigenous Community Housing	17
Long term Community Housing	322
Public Housing	1,872
Transitional Housing Management	78
Total	2,296

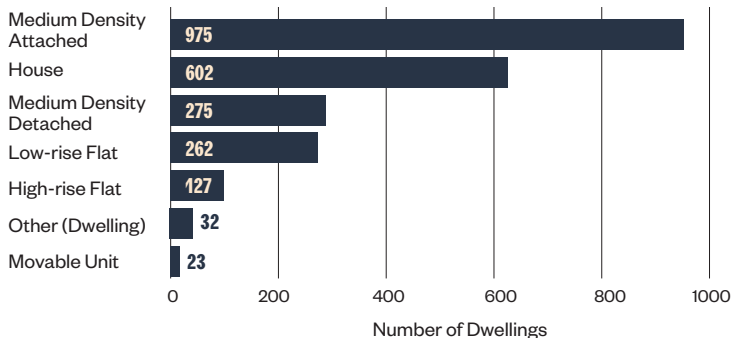
Social housing dwellings by number of bedrooms



Community Housing Agencies operating in LGA

Aboriginal Housing Victoria	Launch Housing Limited
Common Equity Housing Limited	Northcote Rental Housing Co-op
Community Housing (Vic)	Unison Housing Ltd
Haven; Home, Safe	Women's Housing
Housing Choices Australia	Women's Property Initiatives

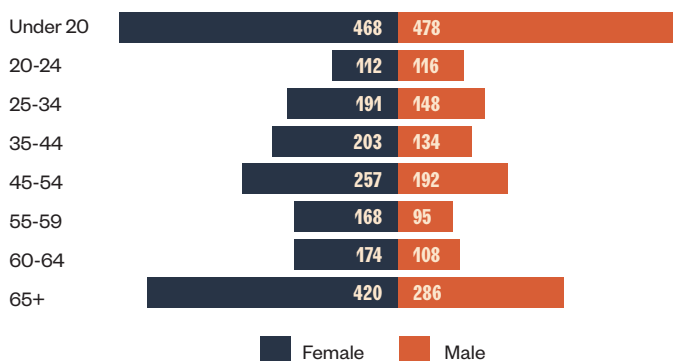
Social housing dwellings by dwelling type



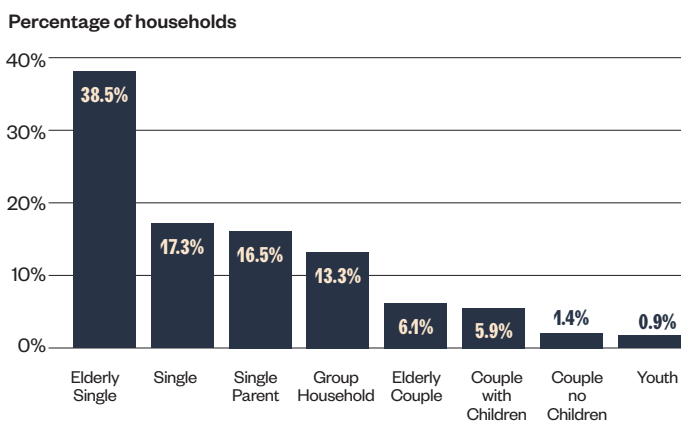
Public housing residents in Banyule

There are 3,554 people living in public housing in Banyule.

Public housing residents by age and sex



Public housing tenancies by household type



Housing data as at 30/6/2022

Data refers to residents of public housing dwellings managed by Homes Victoria. Homes Victoria is working with community housing providers to include social housing data as well as public housing data. Age group and sex data refers to individual residents of public housing. Data on indeterminate and intersex residents is not reported, and values less than 5 have been suppressed.

Key issues

Increasing housing stress for people on lower incomes

Our growing population places increasing demand on housing stock, resulting in increasing rents, leaving few local private housing options for people on the lowest incomes.

Who are we planning for?

2021 Census

2036 Projection



143,735
Population

=
+16,359 people

127,376
(2021 Population)

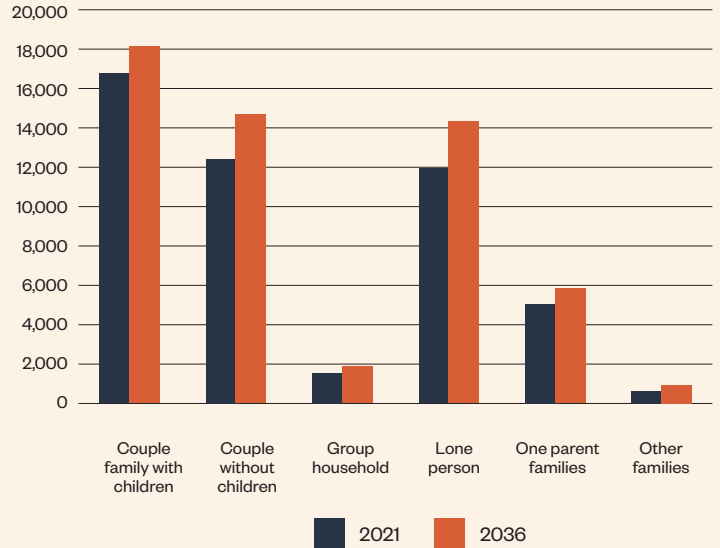


54,695
Households

=
+7,030 households

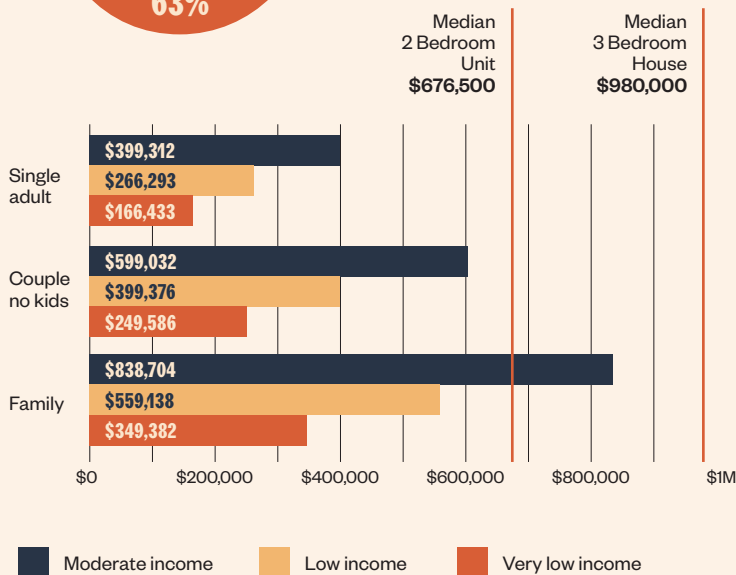
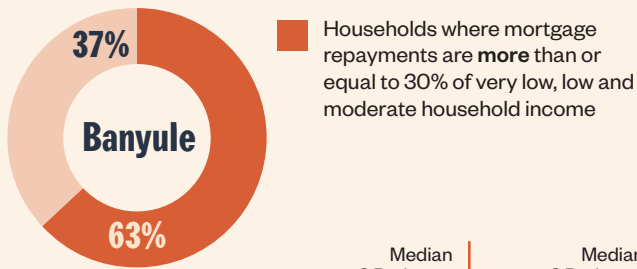
44,417
(Households)

Household Structure Forecast Growth 2021 to 2036



Affordability

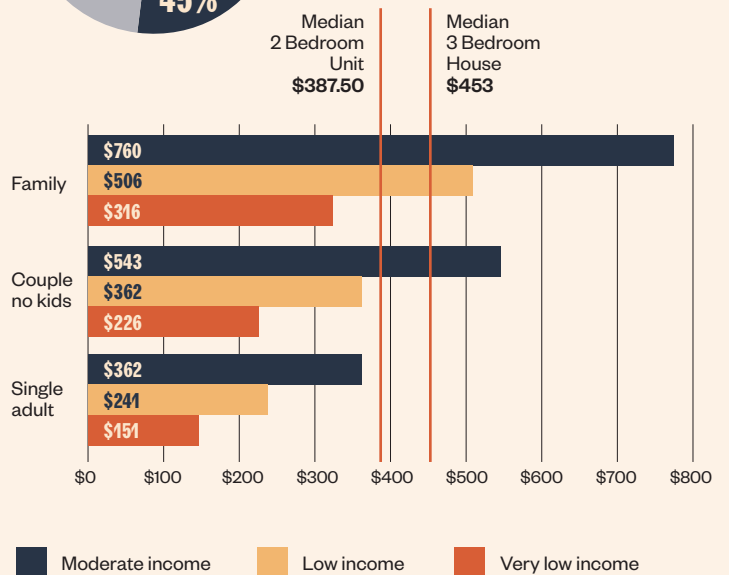
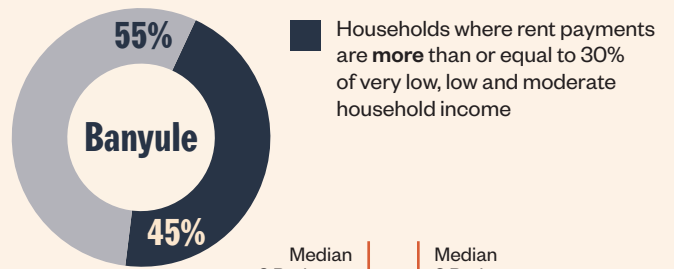
House Mortgage Stress



Source: REIV; ABS

Maximum borrowing capacity of moderate to very low income ranges, compared to cost to buy a house in Banyule

Rental Stress



Source: DHHS

Weekly household income of moderate to very low income ranges, compared to average weekly rental in Banyule

More people risk homelessness

Issues such as cost of living increases, insecure work, unexpected illness, death of a loved one, mental illness or domestic violence continue to expose more people to the risk of becoming homeless.

It places an unsustainable burden on local services, who are not able to meet the existing demand for services, let alone scale to meet the needs of new residents placed in social, community and affordable housing.

Mission Australia says:

“Hidden homelessness can happen to anyone, through no fault of their own.

Every night, over 122,000 Australians are homeless – living in their cars, a garage or other temporary, often insecure accommodation.”³

People need more than accommodation

Any investment in local social, community and affordable housing is valued, but housing needs to be supported by wrap around services like counselling, food relief and material aid.

Without this support, agencies are placing community members who can live independently but people who need additional support are left out.

The ability to live independently is a day by day proposition for many people. The lack of wrap around support services leaves them vulnerable.

Housing that meets complex community needs

The State Government is delivering approximately 130 housing units in the 3081 postcode area.

The housing units are studio, 1, 2 and three bedrooms, suitable for single people and small families.

More culturally appropriate housing with more bedrooms is needed for the larger families in this area.

Access to the same services as our neighbouring councils

In neighbouring Darebin Council area, Merri Outreach Support Services delivers the Darebin Assertive Community Outreach program in partnership with Darebin City Council.

This program provides proactive outreach case management to assist people who are homeless and sleeping rough through:

- Actively seeking out and engaging rough sleepers using assertive outreach
- Providing case management and linkages to other services
- Providing referrals to housing and accommodation options
- Providing referrals to general and specialist services

The ongoing challenge in the homeless sector is accessing safe and affordable housing and also the lack of support for people moving into permanent Office of Housing property.


Some people have been living in transitional housing for five year or more, much longer than this model was set up for.



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City Council

FOR MORE INFORMATION

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¹ www.aph.gov.au/DocumentStore.ashx?id=17f13f9e-912b-4408-ab31-0d1b36f8e339&subId=684606

² <https://streetsmartaustralia.org/homelessness-and-lgbtiqa/>

³ www.missionaustralia.com.au/stories/safe-homes/the-rising-cost-of-living-and-its-impact-on-families