



THE G21 REGION SOCIAL HOUSING PROJECT

Driving economic recovery, building jobs and addressing disadvantage

G21 - Geelong Region Alliance has a long-standing interest in addressing disadvantage across the region.

Ground-breaking programs such as GROW have built on an investment model, rather than taking a deficit approach.

G21 has also been involved in shaping ideas and initiatives relating to safe, secure and affordable housing, based on the understanding that expanding access to social housing is a major tool in positively addressing disadvantage by taking a 'housing first' approach.

The G21 Region Social Housing Project is the next step in developing a positive, region wide blueprint for:

- Driving economic recovery – post pandemic
- Building jobs for local people
- Addressing disadvantage by reducing levels of rental stress for people living on low and very low incomes.

The project is built on the City of Greater Geelong Social Housing Plan 2020-41 and the implementation mechanisms to implement that plan.

The initial phase of the G21 Region Social Housing Project involves developing local social housing plans for the other municipalities in the G21 region to inform local communities, funders and housing providers of both demand and opportunities.

The second phase entails aggregating the five municipal level plans into a regional blueprint. This blueprint will enable long term planning across the region based on clear, consistent and accurate data.

The final stage involves facilitating and driving national, state and regional partnerships to deliver a series of identified priority housing projects in key locations.

The goal is to generate real housing in all forms of social housing to provide increased access to safe, secure and affordable housing across the region.

In 2016 G21 published *Addressing Disadvantage through Affordable Social Housing* – this paper outlined a set of principles and opportunities to drive positive initiatives in social housing, including an enhanced role for local government.



G21 acknowledges the commitment of Sirovilla, which has secured funding from both the Percy Baxter Trust and the Anthony Costa Foundation to make this project possible. These funds are thanked for their positive contribution to the region.



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This table below is based on ABS census data from 2016. Of note is:

- Socio-Economic Indexes for Areas (**SEIFA**) ranks areas according to relative socio-economic advantage and disadvantage using ABS census data. A higher rating indicates a lower level of disadvantage.
- **Median weekly rental payments** can broadly indicate affordability.
- **Rental stress** is when a household spends more than 30% of all their income on rental payments. It is represented as a number of households and percentage of households.
- **Unmet demand for social housing** is calculated using the number of households in rental stress with moderate, low or very low income levels plus the number of homeless households. It is represented first as a percentage of all households and finally as a number of units of housing estimated to be required to meet the demand for social housing.

5,898
SOCIAL HOUSING
PROPERTIES
NEEDED
IN THE G21 REGION

This project seeks to create collaborative partnerships that will drive economic recovery, build jobs and address disadvantage.

KEY STATISTICS

MEASURE	COS	COGG	GPS	BOQ	SCS	G21 REGION
SIEFA INDEX	961	994	1,035	1,075	1,077	1,003.3
HOUSEHOLDS						
▶ TOTAL HOUSEHOLDS (NUMBER)	8,198	87,931	7,252	1,234	10,457	115,072
▶ TOTAL RENTING HOUSEHOLDS (NUMBER)	1,837	24,381	637	224	2,168	29,283
▶ MEDIAN WEEKLY RENTAL PAYMENTS	\$220	\$286	\$261	\$296	\$367	\$285
SOCIAL HOUSING CURRENT						
▶ HOUSEHOLDS RENTING SOCIAL HOUSING (NUMBER)	290	3,305	8	11	62	3,676
▶ HOUSEHOLDS RENTING SOCIAL HOUSING (% OF ALL HOUSEHOLDS)	3.3%	3.6%	0.1%	0.8%	0.6%	3.1%
RENTAL STRESS						
▶ RENTAL STRESS ALL INCOME LEVELS (NUMBER)	537	8,066	191	73	510	9,377
▶ RENTAL STRESS ALL INCOME LEVELS (% OF ALL RENTAL PROPERTIES)	28.7%	33.1%	30%	32%	23.5%	32%
▶ RENTAL STRESS WITH MODERATE, LOW OR VERY LOW INCOME LEVELS (NUMBER)	282	4,309	96	41	287	5,016
HOMELESS						
▶ HOMELESS HOUSEHOLDS (NUMBER)	62	750	17	6	48	883
▶ HOMELESS HOUSEHOLDS (% OF ALL HOUSEHOLDS)	0.7%	0.8%	0.2%	0.5%	0.4%	0.7%
SOCIAL HOUSING REQUIRED						
▶ UNMET DEMAND FOR SOCIAL HOUSING (% OF ALL HOUSEHOLDS)	4.0%	5.5%	1.5%	3.6%	3.1%	4.9%
▶ SOCIAL HOUSING PROPERTIES REQUIRED TO MEET THE NEED (NUMBER)	344	5,059	113	47	335	5,898

KEY COS Colac Otway Shire COGG City of Greater Geelong GPS Golden Plains Shire BOQ Borough of Queenscliffe SCS Surf Coast Shire



For more information, please go to <https://g21.com.au/project/social-housing-in-the-g21-region/>

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