

Social and Affordable Housing - Useful Definitions and terms

Homelessness - Not just 'rooflessness". Is people living in non-conventional accommodation or sleeping rough and in short-term accommodation such as shelters or hostels, staying with family and friends or living in severely crowded dwellings

Social housing – is public and community housing for people who can't access appropriate or adequate housing in the private market. Tenants pay rent that is set as a proportion of their income. Access is via application through the Victorian Government's Housing Register

Affordable housing – applies to renters who receive government rental assistance (demand side) and/or subsidies to property owners renting to designated low-income earners who pay rents at a discounted rate (rental housing supply side).

A Governor in Council Order outlines the income bands for individuals, couples and families for affordable housing defined under the Planning and Environment Act 1987.

Updated annually, current income bands for families with one or two parents and dependent children in Melbourne are up to \$62,510 pa for very-low-income households, between \$62,511 to \$100,030 pa for low-income households, and \$100,031 to \$150,030 for moderate-income households.

For the rest of Victoria very low income ranges are up to \$45,570 for families, low incomes are between \$45,571 to \$72,930, and moderate incomes are between \$72,931 and \$109,400 pa.

Section 173 agreements – established through the planning system. Councils can use them to facilitate affordable housing contributions (gifted or discounted dwellings, tenancies or cash) as part of a planning permit approval.

Registered housing agency – registered under Part viii of the Housing Act 1983 and subject to regulation overseen by the Victorian Housing Registrar.

Community housing organisations – organisations that manage affordable housing, predominantly social housing, including registered housing agencies.

Transitional housing – supported short-term accommodation.

Housing associations – a registered housing agency that owns and manages community housing and has the capacity to develop properties at scale.

Affordable housing contributions –A contribution from a landowner (developer) of land, cash, and/or dwellings, negotiated through the planning system.

Organisations

Aboriginal Housing Victoria - an Aboriginal community organisation responsible for managing over 1,500 rental properties for Aboriginal and /or Torres Strait Islander people living in Victoria.

Homes Victoria – sits within the Department of Families, Fairness and Housing. It is responsible for public housing, community housing, crisis accommodation, transitional accommodation and affordable housing.

Community Housing Industry Association (CHIA) is the [national](#) peak body for community housing providers. [CHIA Vic](#) is the Victorian agency.