



The Big Housing Build and the community-housing sector

13 September 2021

VincentCare Community Housing (VCCH) is delighted to announce our partnership with the Victorian State Government to deliver new social housing dwellings within Bendigo. This project will deliver 63 affordable units in Bendigo over two and a half years commencing in November 2022.

In Bendigo, VCCH will redevelop the site in St Aiden's Road to initially build 52 x 1 bedroom and 11 x 2 bedroom town houses for low-income seniors, both singles and couples, over 55 years.

The development of the St Aiden's Road site will take place in two stages to ensure all existing tenants in the 30 units will be accommodated into the new dwellings.

Vincent Care Community Housing are well placed to successfully deliver this project and provide ongoing support and benefit to the community of Bendigo together as part of the broader St Vincent de Paul Society Victoria who through their member and volunteers deliver to the most marginal, vulnerable and disadvantaged in society by providing a 'hand up' for people we work with.

We know that in the Bendigo region, there is a severe shortage of affordable rental housing. According to DFFH figures, currently there are only 3 x 1 bedroom and 48 two-bedroom units available as affordable private rentals in Bendigo, for one of Victoria's largest and most important regional centres, with a population of over 120,000 and is forecast to grow to 155,000 by 2036.

The new town houses will be available to eligible Victorians on the Victorian Housing Register, in need of public or social and affordable housing. The development will meet all contemporary design requirements and aim to achieve 7-star energy ratings.

The aim of this project is to provide housing for people who are currently living in unaffordable private rental or in inadequate accommodation and importantly for those currently experiencing homelessness or are at risk of homelessness. All town houses will be owned by VCCH and leased to tenants at an affordable rent.

The new accommodation is intended to be safe and welcoming to Aboriginal and Torres Strait Islander tenants consistent with our commitment to reconciliation and social justice for first nation's peoples as included in our Reconciliation Action Plan.

VCCH will make a \$20 million contribution to the development, financed through a combination of existing equity, borrowings and cash.

VCCH's participation in 'Victoria's Big Build' is unique with a commitment to responding to the needs of regional Victoria and, as well as Bendigo, also includes developments in Footscray and Epping in Metropolitan Melbourne.

Other key facts and figures about Big Housing Build and the community-housing sector this announcement:

- The partnership between Victorian Government and Community Housing Organisations will deliver more than \$1 billion of new housing.
- Homes Victoria is investing almost \$739 million with 22 Community Housing Organisations contributing a combined \$271 million towards these developments.
- This partnership – this joining together to meet a common need – will deliver at least 2,300 new homes across 38 metropolitan and regional Local Government Areas.
- These projects will create a minimum of 9,000 jobs. That's 2,000 direct and 7,000 indirect jobs for people throughout Victoria.

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