



December 2025 Affordable Housing Strategy Community Engagement Report

Engagement overview

Council plays an important role in supporting social and affordable housing and addressing homelessness in Wyndham through community services, town planning and public policy. In developing the next Affordable Housing Strategy we ran a community survey during November 2025 for four weeks to guide this work.

The feedback we received helps us to understand the affordable housing issues that are important to our community and will help to shape our approach to affordable housing over the next ten years.

The community engagement survey ran on The Loop from Monday 27 October to Sunday 23 November 2025. We also received direct submissions. This was an initial online engagement. There will be further opportunities as we develop a draft strategy (outlined at Next Steps, p.10).

We received the following feedback:

- 108 online survey responses via The Loop
- Two direct submissions
- **110 Total Responses**

We will use this feedback to inform development of the Affordable Housing Strategy 2026-2036. A draft Strategy is expected to be finalised for Public Exhibition in mid-2026. Community members and industry stakeholders will have this opportunity to provide final feedback on the draft Strategy before it is presented to Council for adoption.

The Loop – Online Survey Engagement

The survey opened on Monday, 27 October 2025 and closed at midnight on Sunday, 23 November 2025. In 2026, as we develop the draft Affordable Housing Strategy 2026-2036, we will announce further opportunities for the community and other stakeholders to participate in 2026, including opportunities to provide comment on the final Draft Strategy.

Wyndham City is in the business of creating a healthy, inclusive and prosperous community where everyone can succeed. No level of social exclusion, where households that cannot afford to live in Wyndham are forced out, is acceptable.

Background

Council's first Affordable Housing Strategy 2022-2025 has expired and Council is developing a new strategy to further advance affordable housing options in Wyndham over the next ten years, 2026-2036.

Council takes a holistic view of health and wellbeing which includes housing, recognising that people's physical, mental, emotional, and social wellbeing is largely determined by the environment - the broad range of conditions in which people are born, grow, live, work, age and people's access to power, money and resources, which have a powerful influence on health inequities.



Homes Victoria, The Big Housing Build, Affordable Housing.

Context

Under the National Housing Accord (the Accord), The Australian Government is in agreement with states and territories, local government, institutional investors and the construction sector. Local government is recognised as a key party to the agreement.

The Accord includes an agreed target to build 1.2 million new well-located homes over 5 years from mid-2024. The Commonwealth provides \$3.5 billion in payments to state, territory and local governments to support the delivery of new homes towards this target. The Victorian Government agreed to build 2,456 new well-located homes over 5 years from 2024-25.

The Accord is one component of the government's broader housing agenda which also includes significant funding for social and affordable housing and additional support for renters and homebuyers.¹

Meantime, rents are rising, and doing so faster than incomes, inflation, and the broader cost of living. Between 2020 and 2025, the average rent in Melbourne rose by almost 44 percent.² This has coincided with a national failure to grow and maintain social and affordable housing. The lack of well-located social and affordable homes affects people's health, relationships, wellbeing and job opportunities.

¹ Further information is available at The Treasury, [Delivering the National Housing Accord](#).

² ABC News, 8 October 2025, [Rental prices have risen almost 44 per cent in five years, Cotality review finds](#).

Communication Activities

In addition to the online survey via The Loop, we directly emailed 168 recipients including people who had expressed interest in social and affordable housing in Wyndham previously, community housing providers, specialist homelessness services, private sector housing developers and others.

We also circulated information raising awareness about the survey via the digital screens at all Council community centres, libraries and other facilities. We ran two posts on social media and a mix of paid and organic advertisement to publicise the engagement.

How did the community get involved?

The tables below outline the ways we engaged with the community and the activities promoting the engagement.

	108 survey contributions		926 page views on The Loop page		666 total visitors to The Loop page
		2 direct submissions		13 project followers	

Online promotion	Two posts about the project ran on social media, including a mix of paid and organic advertisements which achieved the following: • Reach: 18,850 • Engagement: 557 • Link clicks: 519
Other communication activities	• Emails to 168 recipients • Articles in Wyndham News • Digital screen tiles (including QR code to The Loop page) at all Community Centres and Facilities • Stakeholder distribution via Council e-newsletters and direct emails

The survey, run over four weeks in November 2025, was the first in a planned series of community engagement on social and affordable housing. Many residents and other stakeholders (108 in all) completed the online survey. Two stakeholders provided direct submissions stating their views.

Survey Respondents

- Most survey respondents were Wyndham residents (68.4%).
- Over a fifth (21.8%) were local workers.
- A quarter (25.9%) of survey respondents were private residential renters.
- Almost a fifth (19.4%) of respondents fully owned their home, and 39 per cent were homeowners with a mortgage.
- Most respondents were residents of Werribee (29.6%), Point Cook (22.2%) and Hoppers Crossing (13%).

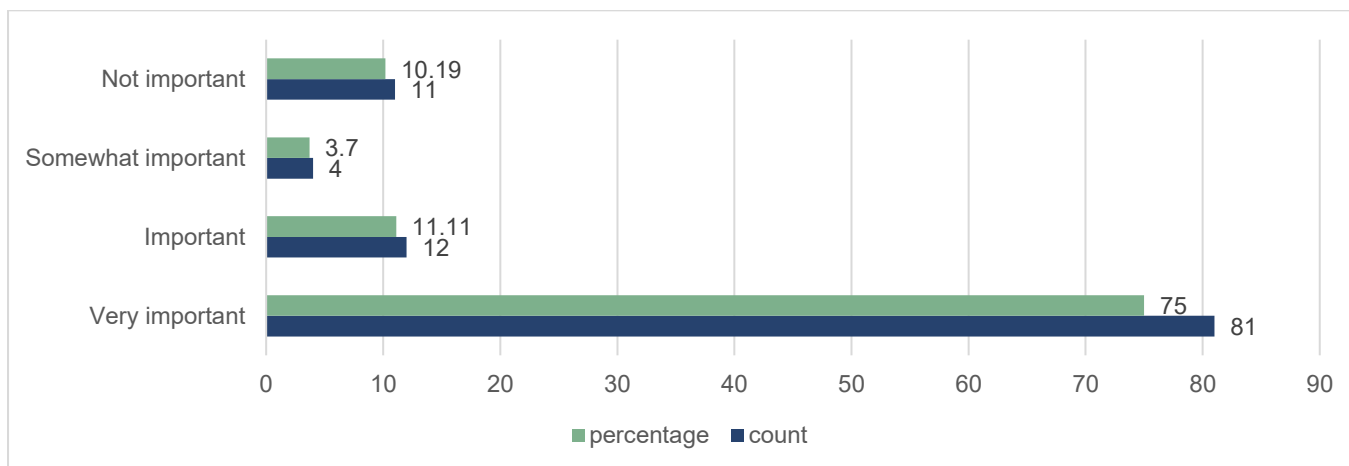
What did we hear?

What we think about social and affordable housing matters. In the responses to our survey we heard generational responses, from parents and grandparents who were concerned about children and grandchildren being able to afford to meet their housing needs in Wyndham, as renters or purchasers.

Survey responses demonstrated general agreement on the need for low-cost rental housing, social and affordable housing to meet the needs of lone persons, sole parents and households on low incomes.

Most respondents (89.8%) stated that housing affordability was important to them when considering their own housing needs, including 75 per cent who stated it was very important.

Question 1: When you think about your own housing situation, how important is it that housing is affordable for you?



Question 2: Share the reasons for your response here.

81 respondents gave reasons why housing affordability was important to them and their household in meeting their own housing needs.

- More than a third (34.6%) of respondents stated rental and mortgage stress as reasons why affordability was important for them.
- Almost a fifth (19.8%) of respondents viewed affordable housing as the foundation for a good life affording them security and stability in life.

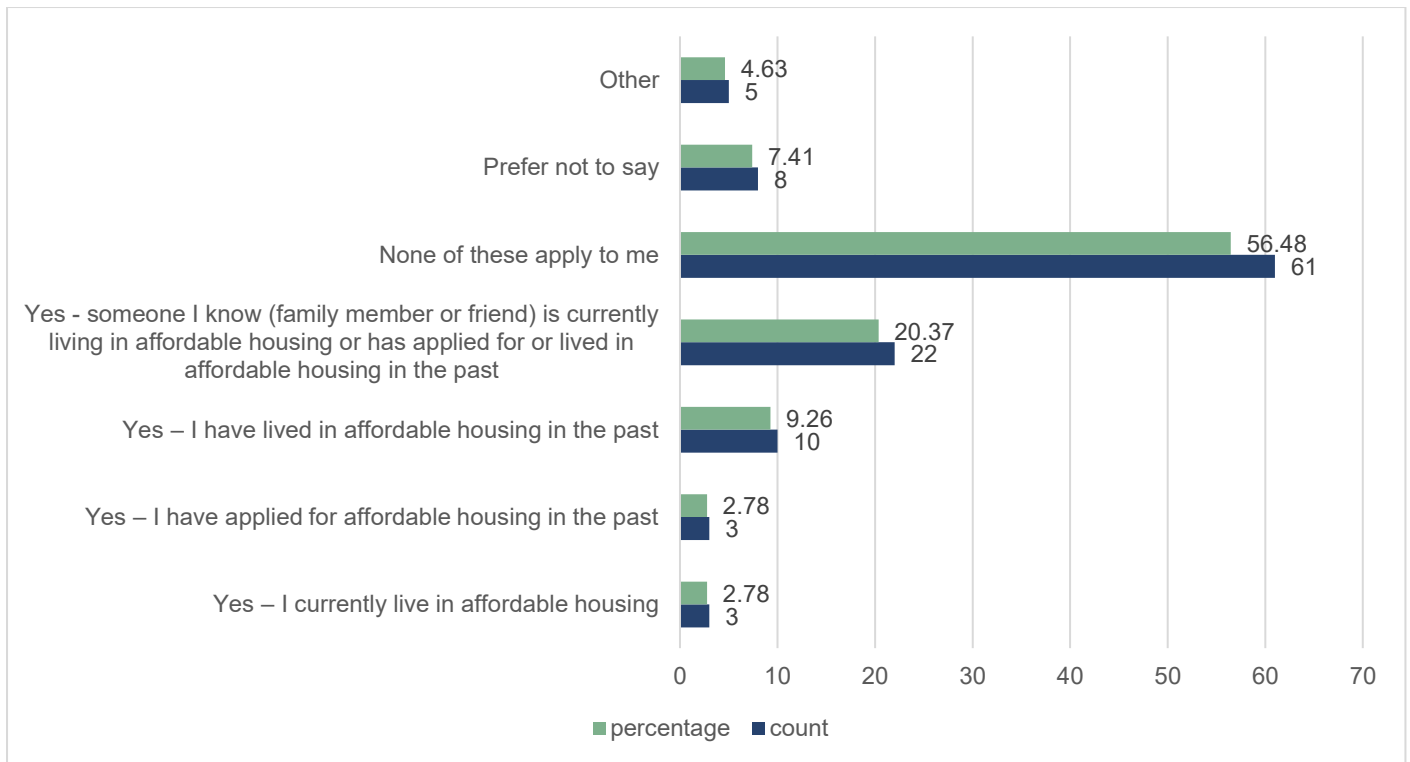
- 13.6 per cent told us housing was a human right, contributing to social cohesion.
- Cost of living pressures were evident in responses from people who were on low incomes (12.3%).
- Related to cost of living pressures, almost a fifth of respondents stated barriers to housing and the risk of homelessness as factors (19.7%)

We grouped these responses around the following themes.

Theme	Percent	Count
Affordability and Housing Stress Rental stress, mortgage stress.	34.6%	28
Housing as Foundation for a Good Life Safety, stability, mental health, secure home environment.	19.8%	16
Human Right to Housing Housing as a human right, dignity, fairness, contributes to social cohesion.	13.6%	11
Cost of Living Pressures Pensioners, single income, disability, financial stress.	12.3%	10
Barriers to Housing Unable to buy, lifetime renting, market pressures.	11.1%	9
Homelessness Risk Insecure housing, risk due to rent increases.	8.6%	7
Total	100%	81

Question 3: Do you have personal experience of affordable housing (housing where rents are set below market rates, designed to be accessible to low to moderate-income households)?

- More than a third of respondents (35.2%) reported personal experience of affordable housing. Most of those (20.4%) also knew someone, a relative or a friend, who was living in or had applied for social and affordable rental housing.
- More than a tenth of respondents (12.4%) had previously lived or applied for social and affordable housing, while a small number were currently living in affordable housing in Wyndham (2.8%).
- While more than half of respondents (56.5%), did not have personal experience of affordable housing, there was still enormous support for those that need it, evidenced by responses to question 1 above.



Additional Feedback at Question 3

The following additional comment was received in response to question 3.

Melbourne City Mission (MCM)

- MCM advised that they manage a community housing provider and look to create affordable housing for young people in all areas.
 - MCM is a community housing provider and a community service provider.
 - “It’s great this new strategy is being developed to respond to the ever increasing need for affordable housing in Wyndham”.

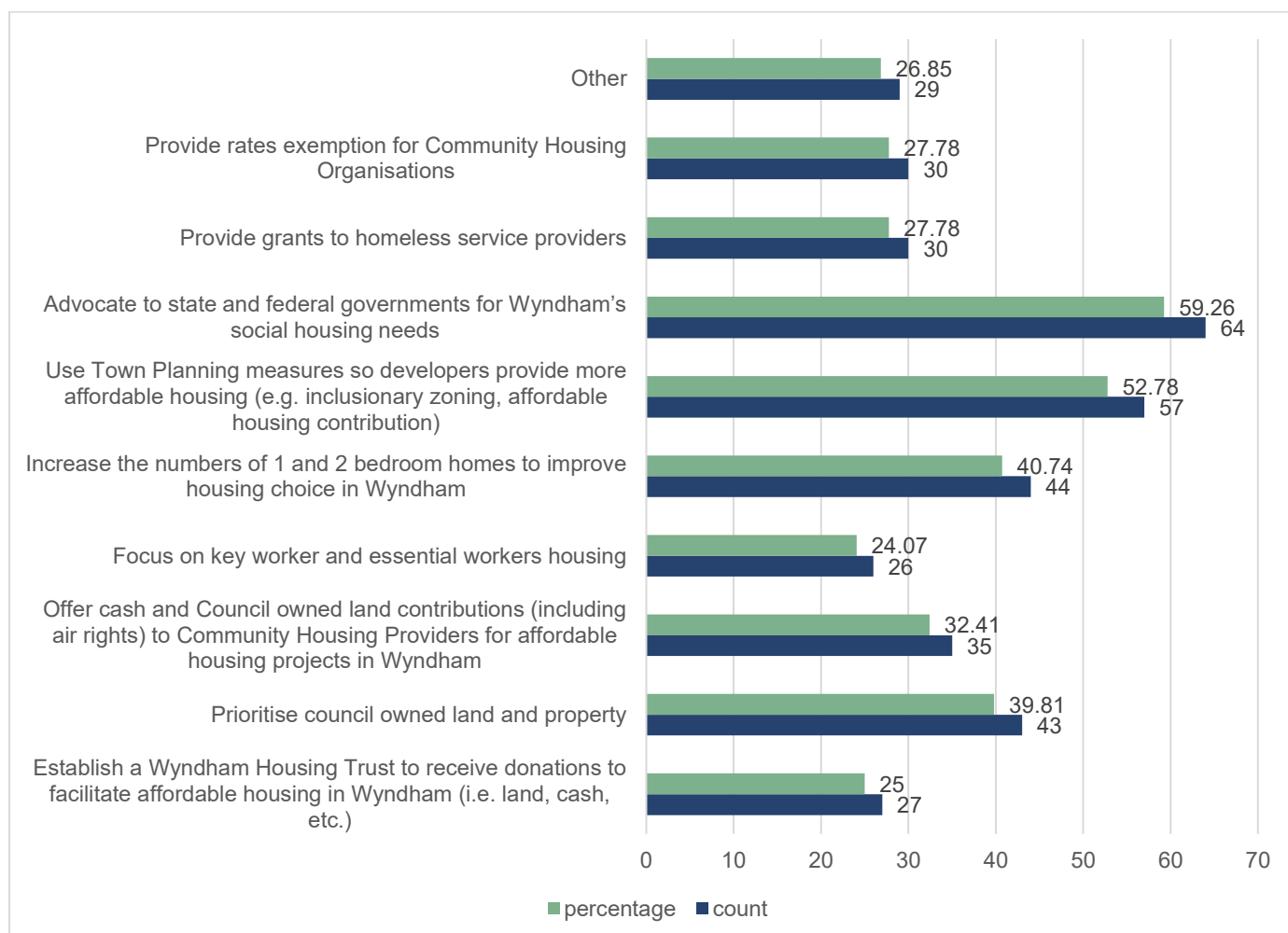
CatholicCare Victoria Housing

- CatholicCare is funded through the Commonwealth (Housing Australia) and State Government (Homes Victoria) to build social housing in Victoria. Many builds are in regional Victoria but they also have 12 units in Melton South and other Melbourne Metro locations.
 - In the CatholicCare Victoria Homelessness program clients cannot afford market rents.
 - CatholicCare were unable to find any properties affordable for a client on Centrelink income.
 - For clients with complex needs, CatholicCare rely on boarding houses and Supported Residential Services where typically weekly rent is between \$450 - \$490.
 - Having to cover the costs of rent and necessary support staff leaves those clients with less than \$50 per week. This means that clients on Jobseeker Allowance cannot meet the cost. Jobseeker payment for a single person is \$396.80 per week (\$793.60 per fortnight).
 - Clients who receive a Disability Pension can meet the support costs. However, many of those clients also have large medical and other costs making this type of accommodation also out of their reach.

Question 4: What could Council do to increase affordable housing in Wyndham?

Respondents were asked, “Where do you think Council can best direct efforts to increase affordable housing in Wyndham?” They were then asked to choose their top three from the list provided.

- While most respondents included advocacy and town planning measures in their top three choices, there was demonstrated support for Council concessions to assist Community Housing Organisations (CHOs) to build new homes in Wyndham, including the granting of Council owned land and property.



The responses most selected were:

- Offer cash and Council owned land contributions to Community Housing Organisations, and prioritise Council owned land and property (72.2%).
- Advocate to state and federal governments for Wyndham's social housing needs (59.3%).
- Provide rates exemption for Community Housing Organisations and grants for homelessness service providers (55.7%).
- Use Town Planning measures so developers provide more affordable housing (52.8%).
- Increase the numbers of 1 and 2 bedroom homes to improve housing choice in Wyndham (40.7%).
- Establish a Wyndham Housing Trust to receive donations (25%).

Additional Feedback at Question 4

The following additional comment was received in response to question 4, with 26 respondents expanding on their responses.

Theme	Percent	Count
Social & Affordable Housing Partnerships, state government support, good design	30.8%	8
Town Planning Housing diversity (1 & 2-bed), gentle density, well located	30.8%	8
Financial & Other Supports Support renters to maintain tenancies	27%	7
Housing Trust On establishing a housing trust for Wyndham	11.4%	3
Total	100%	26

Direct Submissions

Direct submissions were received from the Community Housing Industry Association Victoria (CHIA Vic) and the Dennis Family Corporation (DFC). Melbourne City Mission and CatholicCare Victoria Housing used The Loop survey to provide their feedback.

Community Housing Industry Association Victoria (CHIA Vic)

CHIA VIC commended Council on its support for community housing projects in Wyndham. CHIA Vic encouraged Council to consider actions related to the following topics in the updated Affordable Housing Strategy.

Partnering with Community Housing Organisations (CHOs)

Registered CHOs can:

- access a range of funding opportunities, including through the Big Housing Build and Housing Australia Future Fund.
- design homes to suit the neighbourhood, meeting the same standards and codes
- are eligible for a refund for the GST on costs (due to charitable status), including GST on the cost of constructing new homes
- are not-for-profit, providing safe, secure, and affordable rental homes for people on low incomes.
- experienced in tenancy allocation and management, property management and community development

Homes for First Peoples

- First Peoples in Victoria are disproportionately exposed to disfunction in the private residential rental market and shortage of social housing.
- Within the municipality of Wyndham:

- home ownership rates are much lower for First Peoples – 39 per cent of Aboriginal and/or Torres Strait Islander households owned their home, compared to 66 per cent of all households
- rental rates are higher for First Peoples – 58 per cent of Aboriginal and/or Torres Strait Islander households rented their home, compared to 31 per cent of all households.

Use Council owned land for Affordable Housing

- The availability of suitable land is a key challenge impacting CHOs ability to deliver more Affordable Housing. CHIA Vic resources, developed in partnership with the Municipal Association of Victoria (MAV), explore options for delivering Affordable Housing on council land.

Voluntary Affordable Housing Agreements

CHIA Vic and the MAV also have a range of resources to support councils in planning system negotiations.

CHIA Vic encourages clear articulation and publication of Council's expectations if this is included in the new strategy, such as:

- The types of planning applications Council will seek a contribution (e.g. development type, development size).
- The percentage Affordable Housing sought and type of Affordable Housing sought (e.g. social housing, affordable rental housing).
- Clear expectations on how the contribution should be provided (e.g. gifting land to a registered CHO or gifting completed dwellings to a registered CHO).
- Any concessions council might offer developers who provide a contribution (such as increased densities).

Building community support for Affordable Housing

- CHIA Vic offered to help Council in building community understanding and support for Affordable Housing in Wyndham. Community support is key to ensure delivery and welcome new renters to their community.

Dennis Family Corporation (DFC)

As a developer of greenfield housing, DFC advised that the company indirectly provides market-based affordable housing through the provision of affordable land. They told us that they address affordability by reducing the land area of lots and by partnering with volume builders to reduce building costs to provide a financially feasible product.

DFC see an enhanced role of the state in increasing the provision of affordable housing generally and social housing, in particular. They support Council's continued advocacy for greater state government involvement in affordable housing provision.

Next steps



The feedback received during this current community engagement will be used to inform the draft Affordable Housing Strategy 2026-2036, which is expected to be ready for Council endorsement in September/October 2026.

There will be further opportunities in 2026 for community members to inform strategy development. We will schedule some targeted engagement with stakeholders such as the community housing sector and potential social and affordable housing users to better understand their needs.

Further community engagement will help to inform the ways in which Council can best support successful social and affordable housing outcomes in Wyndham. This will include final feedback on the draft via a Public Exhibition process before potential adoption from Council.



Social Housing Melbourne, SJB 2025

Appendix 1: Who did we hear from?

The following statistics tell us who we heard from during our engagement via The Loop survey.

Age Group	%	Count
Under 12	1.8%	2
12-17	0.9%	1
18-24	6.5%	7
25-34	13.0%	14
35-44	22.2%	24
45-54	16.7%	18
55-64	21.3%	23
65+	17.6%	19
Total	100%	108

Language	%	Count
English	83.3%	90
Other	7.4%	8
Hindi	2.8%	3
Urdu	1.9%	2
Punjabi	2.8%	3
Arabic	0.9%	1
Mandarin	0.9%	1
Total	100%	108

Gender	%	Count
Female	58.3%	63
Male	33.3%	36
Prefer not to say	8.4%	9
Total	100%	108
Suburb	%	Count
Werribee	29.6%	32
Point Cook	22.2%	24
Hoppers Crossing	13.0%	14
Outside Wyndham	10.2%	11
Wyndham Vale	6.5%	7
Manor Lakes	5.6%	6
Tarneit	4.6%	5
Williams Landing	2.7%	3
Truganina	1.9%	2
Werribee South	1.9%	2
Little River	0.9%	1
Mambourin	0.9%	1
Total	100%	108

Identity	Yes %	Yes Count	No/Prefer not to say %	No/Prefer not to say count
A person living with disability and/or someone caring for a person living with disability	33.3%	36	66.6%	72
An Aboriginal and/or Torres Strait Islander person	2.8%	3	97.2%	105
A person who identifies as LGBTQIA	6.5%	7	93.5%	101
Total	100%	108		

Which of the following best describes you?	%	Count
Wyndham residents	68.4%	91
Work in the community sector in Wyndham	21.8%	29
Work in the private sector in Wyndham	3.0%	4
Work in property and development industry in Wyndham	-	-
Business owner in Wyndham	2.3%	3
Study in Wyndham	2.25%	3
Visitor to Wyndham	2.25%	3

Total	100%	133
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How would you describe your own housing?	%	Count
Homeless or in short term accommodation	-	-
Social or community housing tenant	3.7%	4
Private residential tenant	26.0%	28
Caravan park	-	-
Retirement village	-	-
Homeowner with a mortgage	38.9%	42
Fully own my home	19.4%	21
Prefer not to say	12.0%	13
Total	100%	108

Does your home have enough bedrooms for everyone in the household?	%	Count
We have a spare bedroom or bedrooms	33.33%	36
We occupy all bedrooms	54.63%	59
Children share a bedroom or bedrooms	11.11%	12
Unrelated adults share a bedroom or bedrooms	0.93%	1
Total	100%	108

Appendix 2: Feedback from engagement

Below is the feedback received from Questions 1 and 4.

- At Question 1, *When you think about your own housing situation, how important is it that housing is affordable for you?* We asked people to 'share the reasons for your response'.
- At Question 4, *What could Council do to increase affordable housing in Wyndham?* We asked for 'any other ideas'.

Additional Responses to Q.1 – Share the Reasons for your response

Mortgage/Rental Housing Stress

A safe place to live reduces my stress and allows me to deal with everything else life throws at my family. If I can afford a safe place to live, I can find employment, community, connection. Everyone deserves a safe space to live.

Ability for paying off the mortgage.

Affordable housing is essential for family wellbeing and stability. When housing costs are fair, families can focus on education, health and community life instead of constant financial stress.

All people have the right to affordable shelter, and I don't mean government supplied shelter, I mean affordable to the public as a whole.

As the CEO for a registered housing provider (MCM Housing), believes housing affordability is paramount.

Cost of living is increasing and being on 1 wage.

Currently renting - always concerned about rent going up and becoming unaffordable.

Economic security, food and schooling costs stress, need housing to be affordable as its the main expense. Affordable housing also needs to be sustainable e.g. heating and cooling. In relation to youth, the lower income increase need for affordable housing.

Housing is important for everyone but there has to also be infrastructure in the area.

Housing is the largest regular expense any home incurs, whether a rental property or a mortgage.

Housing is the most major living cost for vast majority of people. Having affordable housing has the most significant impact of lifestyle of almost any factor.

I am 18 years old and will be in the market to purchase my own home soon so having affordable housing is extremely significant to me.

I am a home owner but still have full concern for all demographics able afford housing.

I believe that housing should be cheaper for everyone.

I now own my home. But I am also one of the baby boomers that paid Bob Hawkes 17% interest rate. Also I now have grand children who will soon need a home of their own.

I own my own home, so lack of affordable housing doesn't currently impact me. I still believe it is important because I worry about the challenges my children might face in the future when it comes to housing.
I want to be able to afford a house and not be paying it off my entire life.
I'm living in affordable housing.
It's important to have affordable housing, but infrastructure, including additional roads wide enough to maintain the increase in traffic is a must.
It's not important to me as I almost own my home, but I will never be able to afford to move elsewhere.
Rent and mortgage is sky high! What happens if I get sick or I'm out of work?!
Rent takes almost half of my pay check every month.
The cornerstone of secure housing is affordability. It is very important to be in a position to ongoingly afford housing whether in a rental or house owner situation.
The cost of housing currently is our families greatest expense, reducing our ability to pay for health care, recreation and food etc.
We all need a place to live. Not only high income earners.
Affordable housing is fundamental to advance all other aspects of our society.
Housing is becoming more and more unaffordable and we are seeing a rise in social cohesion and flow on effects of housing inequality - break up of community, rise in health issues associated with a lack of housing, rise in crime, rise in homelessness.
Rental Rates high.
Human Right to Housing
Cost of living stress. Housing is a basic right that is getting harder to achieve.
Fairness.
Home ownership is the difference between a good and bad retirement. Home ownership is a basic human need.
Housing is a basic human need, and it should be given that level of importance by government.
Housing is a human right.
Housing is a right not an investment opportunity. Social cohesion require housing for all.
Housing is an essential element of everybody's lives.
Housing should be a human right, and we risk a generation of Wyndham Residents being unable to afford to buy, rent, and live in this city. Such a scenario is a breach of the innate social contract, and risks impacting our society as a whole.
I live comfortably in a unit that I own - but housing is a human right and homelessness can happen to anyone at any time - especially for people experiencing family violence.
Stability, long term rentals, equity for those in bread line, working poor, Human right, dignity and wellbeing.
It should be for everyone.
Housing as Foundation for a Good Life
Affordable housing gives everyone the access and dignity of living in their own home.

I already own my own home and don't intend to move.
I have a house.
I have nothing if I don't have a roof over my head and it would be terrifying if I couldn't afford that for myself and my kids.
I work full time so housing is not an issue.
If housing is not affordable for me, then the rest of my life becomes stressful and my mental health suffers.
It's security knowing you can have a roof over your head. Everyone deserves a home.
Security safety and maintaining strong mental health.
We deserve to have a roof over our head if we have worked and paid our dues.
Work hard and deserve the right of a home, don't contribute and you rent or move to an affordable area.
Worked hard all my life to be able to afford my home. Do not need a mansion that 'everyone' expects to be handed to them.
Your own house gives you a sense of security.
On a disability, housing security very frightening.
Don't need to be housed.
I worked smart and hard to buy my place.
We already own our home.
Cost of Living Pressures
Because for single person is impossible pay everything with one pension.
Comfortable and well maintained accommodation is a basic need for everyone, being able to afford it without govt assistance is challenging as we age.
I am an aged pensioner and if not for public housing, I would not afford to rent.
I am currently paying rent which takes my whole benefit except for \$40. That is not enough to pay bills, buy food, fuel, registration (and) medication.
I am now on an aged pension renting and rent is 75% of my income. I have run out of my savings and super. My housing future is bleak.
I'm a single full time working mum barely able to afford rent. I can't save anything so if something goes wrong, I'm stuffed.
I'm a single woman in my 50s, with no hope of retirement if I'm paying big prices for rent or mortgage
Just based on the cost of living.
My household relies upon a pension for at least 60% goes to private rent.
Sole parent with one income, it's tough.
Barriers to Housing
Because I don't want to go on a waiting list for suitable housing.
Been renting for 14 years in Point Cook. Finding it extremely challenging to save enough to get in the market.
I am elderly and a lifetime renter. I can never afford to buy a house as no one lends affordable rates to seniors.

I need a place to live.
I rent.
I think that houses in Wyndham should cost more because most houses are brought by investors.
It is difficult to purchase housing at an affordable rate for a single parent with one income.
Lack of financial or inflation.
My kids can't buy a home near me.
Homelessness Risk
Because I care and want everyone to be able to access affordable housing so that no one is homeless.
Because there are a lot of homeless people around the area.
Everyone has a right to the basics in life. You never know what is around the corner. Social impact we all carry in one way or another. The chain effect of poverty and instability is carried for yrs. Basic dignity.
If I can't afford it then I risk going homeless thanks to unrestricted rent increases, which leads to a spiral of poverty because it's near impossible to do anything without a postal address.
Where else will they live????
Everyone should be able to afford housing, and because they can't we have all of these homeless refuge places opening up. We have one across the road in our quiet suburban street and it has ruined the street.
Stop making this area into a ghetto.
Additional Responses to Q.4 – Any Other Ideas
Social and Affordable Housing
Establish partnerships with community housing providers and ethical developers to deliver mixed-tenure projects that blend affordability with quality design. In addition, Housing is more than shelter — it's the foundation of health, education, and social inclusion. Affordable housing prevents homelessness, reduces mental-health risks, and helps retain skilled workers and diverse families in Wyndham.
It is essential that affordable housing remain in the ownership of the state. Non-state owned community housing providers have a role to play but they are not a long term solution and often have many problems. Public housing in Victoria is in a pitiful condition and we have some of the lowest rates of public housing in the country.
Build more government houses, for homeless families.
Community Housing needs to have community to support one another. However, we must ensure that we do not create ghettos where the rest of the public do not 'look down' on these areas. The community support within the Community Housing should not allow the creation of sources of poor community behaviour.
Specific housing projects for older women
Rent the empty NDIS houses from owners (heaps in Tarneit), and rent each bedroom out for a small amount.
The key is that whatever is done it is made very accountable. Too often a good intention goes down because greed and profits creep in. All the suggestions are good ideas but unless they are monitored closely in the execution, they will fail.

I had a reasonably priced rental at \$325 per week, but due to the Victorian Government changing all the Tax rules and regulations we were forced to sell as the rent would no longer cover the outgoings. The government has forced the issue of unaffordable housing.

Town Planning

Build good quality apartments – options for three bedrooms and quality public infrastructure and accessibility. Denser housing. Improve zoning laws to accommodate mixed-use and dense and affordable development.

Allow Tiny Homes (say 2) on rural properties.

Try and allocate land that is close to train stations / bus routes but do not create these housing projects in existing areas. They should be in new areas - plenty of space in North Tarneit/Truganina

Use spaces near supermarkets and public transport hubs (Pacific Werribee, Train Stations, etc) to build government owned low cost housing to enable people of limited means to afford to rent/buy near public facilities. We don't need more private landlords, we need more safe housing for low social economic levels, but they need to be build so the occupants don't rely on having a car to get to work/supermarket/public transport.

Before approving new housing, how about you make the infrastructure appropriate?! Wyndham's roads are outdated by more than 50 years; they are unable to sustain the amount of traffic.

Council could own and operate infrastructure development to keep cost down.

I'd like to see Wyndham Council better encourage higher density development in places where it matters most. A property owner shouldn't be able to own acres of land next to busy train stations and have nothing but a gravel car park built there. Rates or fees should be applied to underdeveloped land, not just undeveloped land.

Relying on developers to make housing affordable, when their business case is to make as much profit as possible are two goals that are in conflict with each other. Council should prioritise public measures to make housing more affordable, or we'll likely end up with another expensive estate on Wyndham's fringe.

Housing Trust

As I can only select three option here, I would also like to add that the idea of a trust and the provision of grants to homelessness providers would be just as important. Grants to those housing investors to compliment rental income would also be a consideration however I see that as the states responsibility. Council could advocate for it.

Look at ways to reduce establishment costs in the construction of housing across the board. Government fees and holding costs appear to be a barrier to producing housing in general.

Wyndham council should fund supply the land

Financial and Other Support

Decrease in rents or cap the rents

Provide free sessions for help with managing bills, getting and keeping a job etc so they have the tools to do well in affordable housing and beyond.

I acknowledge that some people need help BUT they also have the responsibility of looking after the property by keeping it and the surrounds tidy.

Also include providing rate exemption to Community Housing Organisations; intensive support services such as programs like Homes First and Journey to Social Inclusion, a focus on projects that provide real-time data tracking (By-Name List) such as 'Advance to Zero' (currently being implemented in Ballarat). and ensuring services are available to support tenancies, These measures won't increase stock but ensure people can sustain tenancy and avoid re-entry into homelessness.

Forbid/restrict/limit rent increases.

Potentially offer rate reductions for houses with more than 30% of their total income that go towards mortgage/ accommodation costs. This is aimed more at first home buyers/ low income homeowners (owner occupied) that are struggling with high cost of living pressures.

Provide local jobs not cleaners and fruit pickers !