



Fixing housing for older Victorians


Data shows that over the last ten years, housing circumstances for older people in Victoria have gotten worse. Older Victorians are less likely to own their own home outright, and more likely to be paying off a mortgage. The proportion of older people living in public and community housing is declining, while waitlists are growing. The number of older people living in private rental, the least secure form of tenure, is increasing dramatically – a 77% increase in ten years. Older people find it difficult to compete in the private rental market, and low income private renters are most at risk of homelessness. Older women in low income households are over-represented in private rental, and those with small amounts of savings have very few housing options available to them.

We need these measures to prevent more older people from experiencing homelessness

Support to navigate the system

- **Expand the Home at Last** service to be a state-wide service providing one on one support to older people to understand and access their housing options at the cost of \$875,000 per year.
- **Increase funding for early intervention and prevention**, including peer and community education targeted towards older people.
- **Increase funding for tenancy advice for older people** who are approaching housing services for assistance with tenancy issues, minor disputes with landlords, and support and information about tenancy recourse at the cost of \$300,000 per year



An aerial photograph showing a residential neighborhood with various house styles, including brick and timber, and some greenery. The image is used as a background for the document.

Increase the supply of appropriate housing for older people who do not own their own homes

- **Build 60,000 public and community housing dwellings by 2030** and a long-term mechanism for ongoing funding to increase and maintain housing supply. At minimum, 20% of all public and community housing should be ringfenced for older people over 55.
- **Legislate a definition of 'affordable housing'** capped at 30% of household income for people in the lowest 40% of income households for State or local government funded affordable housing, where private developers are incentivised or with State capital/land contributions for the developments
- **Support the development of housing options for older people who are ineligible for public and community housing**, for example, co-operative housing, independent living units and other below market housing options.

Improve the lives of older tenants

- **Establish an Ombudsman service** to provide free, fair and binding determinations on retirement housing and social housing disputes.
- **Reform the Retirement Villages Act and the Residential Tenancies Act** to ensure residents of retirement housing have clear and consistent contracts and no unfair fees.
- **Implement mandatory training** for managers of retirement housing.
- **Provide additional specialist support for older tenants** in public housing, particularly those in high rises subject to redevelopment.

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