



Engaging and responsible council

Social, affordable and public housing

Merri-bek

Our Ask:

Commit through Homes Victoria, Development Victoria and the Victorian Department of Treasury and Finance to deliver at least 1,000 new social homes in Merri-bek by 2036.

Renew ageing public housing sites in Coburg North, Glenroy and Brunswick West.

In 2025, an estimated 6,873 households in Merri-bek needed affordable housing to avoid housing stress. If current conditions continue, this figure will grow to over 9,100 households by 2051. More than half of this need — 4,725 households — is among very low-income households and people experiencing homelessness, whose capacity to pay market rent is severely constrained.

Only 2.7 per cent of homes in Merri-bek are public or community housing – far below what is needed as families wait for many years on a growing waiting list.

A minimum commitment of 1000 public and community (social) housing dwellings would transform many lives for the better.

Central Coburg is ideal to deliver the social and affordable housing our community needs. It is connected to train, tram and bus services, fresh food and groceries, schools, jobs, parks and leisure facilities. These are the essentials that make affordable housing work for people on low incomes.

Council owns 45,000 square metres of land between Bell Street, Munro Street and Harding Street and has a Framework Plan for more than 1,000 homes, new parks, commercial and retail space, multi-deck public parking and major public realm improvements. Council has committed to 23–30 per cent social and affordable housing. This commitment will only become real with support from other levels of government, developers and housing providers.

A comprehensive program to renew ageing social housing properties is also required to prevent a two-tier system where newer social housing is of a high standard while older housing continues to deteriorate.