A HOME IN MORELAND
THE HOUSING WE NEED NOW AND IN THE FUTURE

Moreland is becoming an increasingly popular place to live. Our rate of population growth is in line with Melbourne’s rate of population growth.

OUR POPULATION IS CONTINUING TO GROW

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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</thead>
<tbody>
<tr>
<td>2006</td>
<td>140,900</td>
</tr>
<tr>
<td>2017</td>
<td>176,000</td>
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<tr>
<td>2036</td>
<td>250,700</td>
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Moreland’s population growth is in line with Melbourne’s.

WE NEED MORE HOMES

- Over the past ten years about 1,150 new homes have been built each year.
- We will need 1,900 homes to be built each year over the next twenty years. (38,000 in total by 2036.)

WE NEED MORE SMALLER HOMES

- When faced with real world trade-offs between housing type and size, price and location, a significant number of us are choosing units, townhouses and apartments in Moreland.
- % HOUSEHOLDS living in medium and high density dwellings
  - Families with children: 25%
  - Couples: 36%
  - Lone persons: 42%
  - Group households: 45%

But even with the shift to smaller households, much of our housing is geared towards the needs of larger households.

In twenty years’ time there will be more of us living alone than as families with children. This will increase the demand for smaller dwellings.

WE NEED MORE AFFORDABLE HOMES

- Many of us are under housing cost stress and more of us are renting.
  - Households renting in 2016: 36% +62% Income increase +125% House price increase Declining affordability over the past 10 years.

To meet our need for affordable housing, over the next twenty years

- We need 350 new affordable homes each year, (7,000 in total by 2036.) This will involve multiple stakeholders and levels of government.
- 18% of new homes would need to be affordable. 80% of this need is for very low and low income households in rental stress.

Source: .id, using .id SAFi forecasts, ABS Census of Population and Housing, Valuer-General Victoria August 2018