

Mount Alexander Affordable Housing Trust

Making affordable rental housing possible for people in our shire



What is the Mount Alexander Affordable Housing Trust?

Council has been looking at ways to assist our community access more affordable housing.

In its June 2024 meeting, Council will consider whether to help establish the Mount Alexander Affordable Housing Trust.

The Mount Alexander Affordable Housing Trust (MAAHT, or trust) will be a charitable trust that will provide affordable housing solutions for the Mount Alexander Shire community.

The trust will achieve this by securing land that will then be used to develop housing on. It will accept donations of land or money from community members.



The trust will then oversee the development of housing on this land, either by contracted builders or a charitable housing partner. Once built, the housing will be managed in the long term by local or state-wide charitable housing partners.

The Trust Deed, which is the founding document, is focused on delivering affordable housing while allowing room for flexibility in the ways that affordable housing may be provided. This allows room for both diversity, and the capacity to respond to differing and changing needs.

In summary, the trust will be an independent organisation solely dedicated to addressing affordable housing needs in Mount Alexander Shire.

How will the trust differ to private market housing?

The purpose of the trust, and the land and housing on it, is to provide housing to community members at an affordable rate.

No one can privately benefit from any increased value of land that belongs to the trust. By keeping the value of the land out of the equation, the trust will be able to keep housing affordable.

This differs from private market housing in that there is no monetary profit to be had.

Who will own the trust?

The Mount Alexander Shire community will own the trust. The trust aims to address the needs of our community and therefore belongs to our community. It is managed on our community's behalf by the Trustee, in cooperation with the locally appointed Advisory Committee.

Working together for a healthy, connected shire

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What forms of housing are possible through the trust?

Many different forms of housing are possible through the trust, such as:

- Community housing – rental housing for residents on very low to moderate incomes
- Independent living – secure rental housing for older residents, younger residents or people living with disability
- Co-housing – private living space with shared common facilities
- Cooperative housing – a group of residents who work together to manage the housing
- Community land organisations – residents build their own homes on long-term land leases

How will the trust meet the shire's affordable housing needs?

The trust will provide long term leases to other charitable organisations who will then deliver and manage affordable housing on trust land.

Charitable organisations can partner with the trust if they do one or both of the following:

- Provide long term affordable rental housing.
- Facilitate home ownership for eligible recipients, while the land itself continues to be owned by the trust.

Who will benefit from the trust?

The trust will serve the Mount Alexander Shire community.

Residents eligible for trust housing include, but are not limited to, the following people:

- Residents living in poverty
- Residents experiencing family violence
- Ageing residents
- Residents with disability
- Residents with health issues
- Residents struggling to afford private market housing

How can the trust support itself?

The trust can financially support its charitable housing by making income through leasing some of its land for provision of housing at market rates. These rentals would be to people who need housing, can afford market rate rentals, but can't find the housing they need in the private market.

This option allows the trust to make income to support delivering affordable housing and at the same time address other important local housing needs.

Get involved

Got questions about the trust and how you can get involved? Go to our Affordable Housing page <https://shape.mountalexander.vic.gov.au/affordable-housing> or contact Clare Richards, Council's Housing Solutions Broker on 5471 1700 or affordablehousing@mountalexander.vic.gov.au.

Council sets up the Mount Alexander Affordable Housing Trust (MAAHT)

Land is gifted



Money is gifted



MAAHT owns and develops land

Charitable partners or building subcontractors build the homes



Charitable partners manage the housing



Build and manage



MAAHT provides permanently affordable homes for long term lease via charitable partners



MAAHT land

MAAHT remains permanent custodian of land and homes