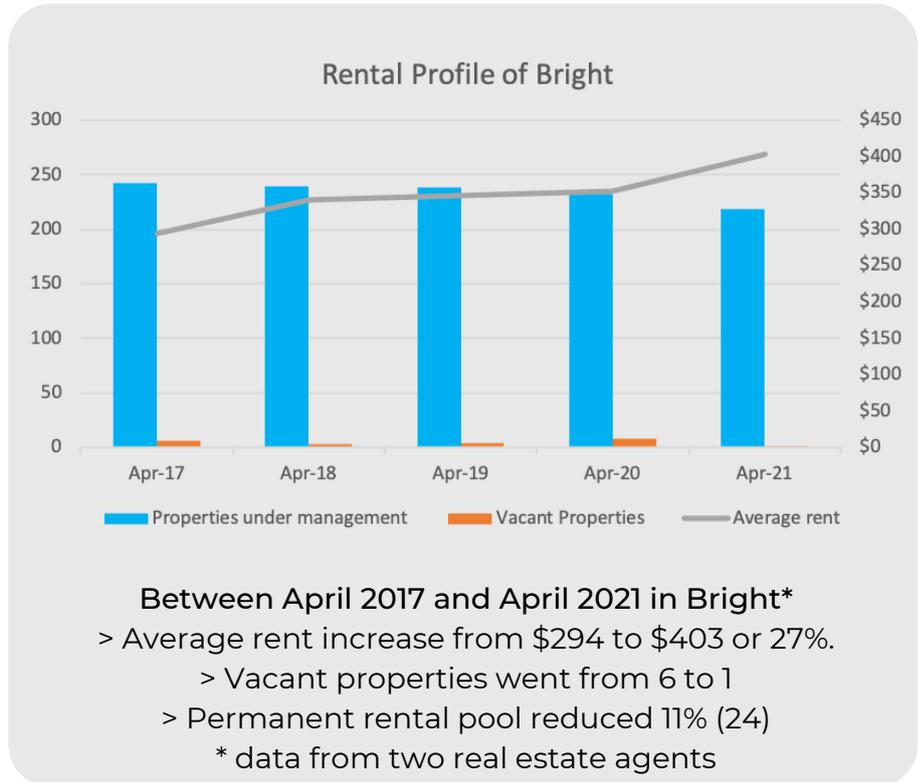


Alpine Shire Housing Availability

A lack of housing availability is impacting Alpine Shire communities. There are not enough long-term rentals available to keep up with demand as our townships grow.



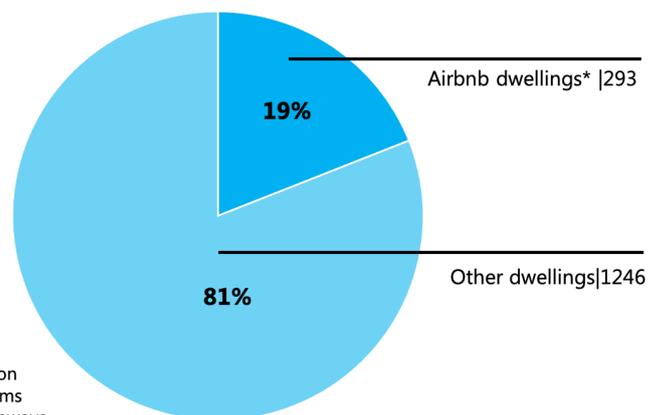
'There is a significant shortage of long term rentals, now causing a crisis in attracting and retaining key workers in our region.'
~ Sarah Nicholas, Alpine Shire Council Deputy Mayor



'A lot of housing is rented out to guests and that's great, but we need housing all year round for people to live in.'
~ Rupert Shaw, Bright Chamber of Commerce

A high number of short term rentals, coupled with increased demand, is causing a housing availability shortage that is impacting our communities.

Proportion of dwellings in Bright that are listed on Airbnb

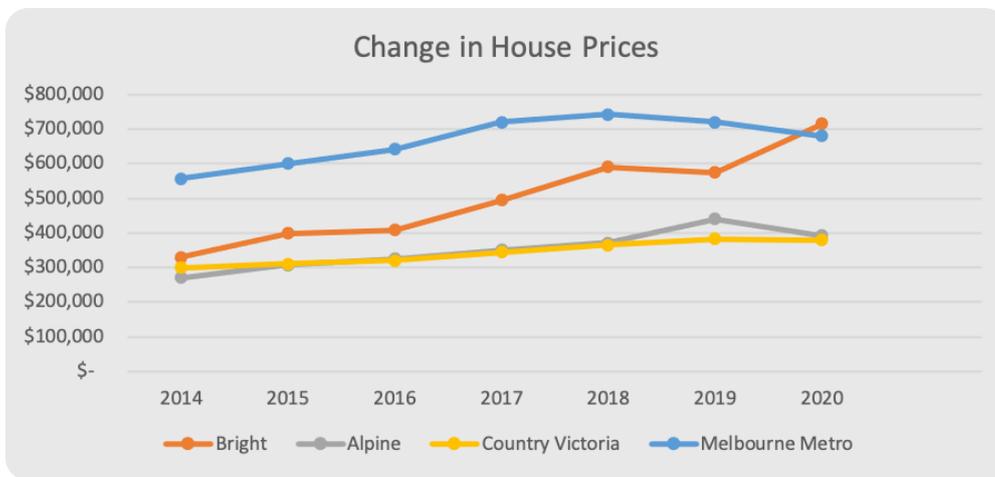


*Excludes short term accommodation not listed on Airbnb but on other platforms such as Stayz or Alpine Getaways.

Affordability and economic impact

House prices have skyrocketed over the last few years, creating added pressure on housing availability.

- > Bright has recently overtaken the median house price for Melbourne.
- > House prices in Bright increased 24% between 2019 and 2020.
- > The first three months of data for 2021 indicates a similar increase for 2021 for Bright.
- > Overall Alpine Shire is decreasing in affordability faster than Metropolitan Melbourne.
- > These house prices are having a serious impact on housing accessibility for lower income workers.



'We're starting to run out of options as far as finding places for our staff to live. We are considering the idea of investing in property ourselves.'

~ Scott Brandon, Owner, Bright Brewery



'We're fortunate to have all the people here, but we just can't do more for them. There is a fair percentage of visitors who miss out on the experience they should have.'

~ Monique Hoedemaker, Owner, Ginger Baker Café.

'Over the years I have noticed some properties not being used as much as you would anticipate given how busy town is. I think there are a lot of properties out there that would make fantastic homes and permanent rentals for people.'

~ Priscilla Williamson, Owner Bright Boutique Accommodation.



Job (hours per week)	Income	Affordable weekly rent (30% income)	Share house Bright	2 bed unit Myrtleford	2 bed unit Bright	3 bed house Mt Beauty	3 bed house Myrtleford	3 bed house Bright
Full time bar staff (40)	\$45,000	\$288.46	\$180	\$275	\$320	\$375	\$400	\$425
Part time bar staff (25) (40 weeks per year)	\$21,600	\$124.61	\$180	\$275	\$320	\$375	\$400	\$425
Part time cleaner (20) (income includes \$15K Centrelink, single mum)	\$40,000	\$256.41	\$180	\$275	\$320	\$375	\$400	\$425
Full time restaurant manager (40)	\$60,000	\$384.61	\$180	\$275	\$320	\$375	\$400	\$425
Skilled barista (40)	\$58,000	\$334.51	\$180	\$275	\$320	\$375	\$400	\$425

Key Worker Housing Pilot

We have developed an innovative project to match key workers to accommodation.



Pipeline of projects 2021 - 2025



Alpine Housing Alliance

We are working with our partners in the region to form an Alpine Housing Alliance to tackle this problem together. These partners include:

- > Beyond Housing and other housing providers
- > Alpine Health
- > Tourism North East
- > Bushfire Recovery Victoria

This Alliance will steer the planning work we need to do, as well as facilitate affordable and accessible housing that meets the community need across the Shire.

We would like the State Government to partner with Alpine Shire Council.

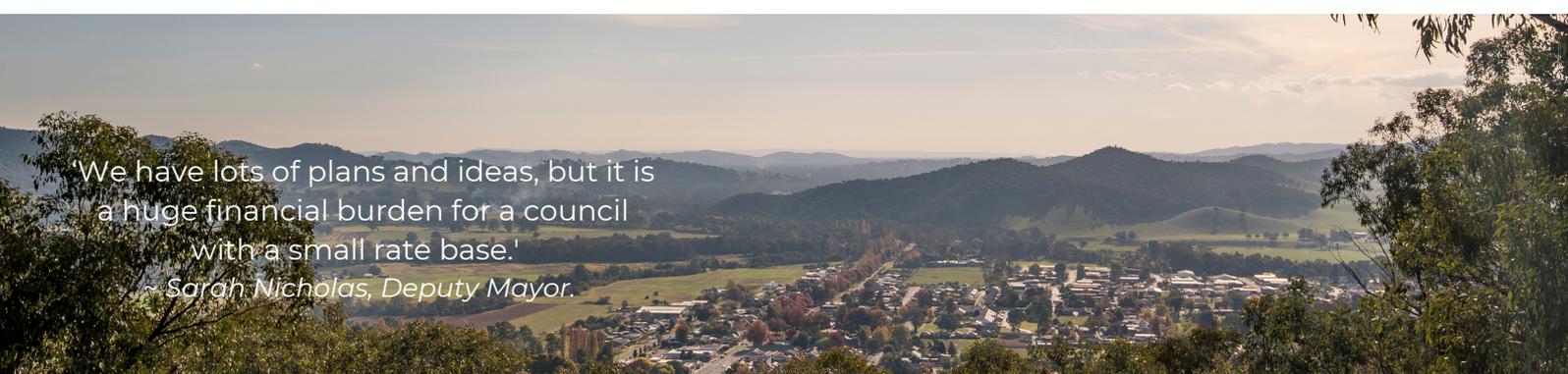
We are seeking:

- > 100% funding for the key worker affordable housing pilot
- > 100% funding for the top up funding for key workers matched with accommodation to ensure that their housing is affordable for 12 months
- > 50% funding for the strategic planning work program (2021 – 2025)



'It's kind of frustrating when you walk outside your business and you hear people walking past saying 'I can't believe they are not open, oh it's such a busy day they should be trading'. It's purely down to lack of resources.'

~ Hamish Nugent,
Owner, Reed and Co
Distillery.



'We have lots of plans and ideas, but it is a huge financial burden for a council with a small rate base.'

~ Sarah Nicholas, Deputy Mayor.