



Legislative Council Legal and Social Issues Committee

Inquiry: Inquiry into the Rental and Housing Affordability Crisis in Victoria

Hearing Date: 22 August 2023

Question[s] taken on notice

Directed to: Greater Dandenong City Council

Received Date: 8 September 2023

1. **Sarah Mansfield, page 57**

Question Asked:

What public housing and community housing is being delivered and what is required over the next four or five years. If we could have concrete numbers on both public and community housing.

Response:

For information on delivery of public housing and demand listings contact should be made with the Manager Client Support & Housing Services Southern Melbourne Area/South Division within the Department of Families, Fairness and Housing.

Re what is required over the next four or five years – reference will be made to the Greater Dandenong Council Minimum Supply of Social Housing Analysis Report prepared in September 2022. The full report is available and has been forwarded as a supplementary appendix for this response.

The purpose of this Report is to provide a methodologically justified estimate of the minimum social housing quantum required to meet social housing demand in Dandenong to the year 2041.

The report summarises estimated social housing need in Greater Dandenong and a timeframe for how any need identified could be met by 2041. The need for social housing is framed within the context of a **'target group'** – very low income households (in the lowest 10% of equivalised household incomes, nationally) that are currently either renting or purchasing their home. Lowest income households that own their own home do not have a need for social housing and are therefore excluded from the assessment. This includes the significant proportion of older people reliant on government pensions as their principal source of income ('income poor'), but self-sufficient in terms of housing.

The number of households in the identified target group that cannot have their needs met with either existing social housing dwellings, or affordable private lettings in Greater Dandenong area represents the shortfall of social housing in the municipality– effectively a measure of unmet social housing need in the community.

Utilising the report’s methodology a forecast for 2026 indicates a shortfall of 1731 Social/affordable rental housing shortfall for the area. See page 18 of the report for further forecasts.