



# Minimum Supply of Social Housing Analysis

## WHITEHORSE CITY COUNCIL



**Report prepared by City Research & Mapping, Knox City Council on behalf of Whitehorse City Council**

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# Glossary

**Affordable housing** Housing, including social housing, that is appropriate for the housing needs of very low, low and moderate-income households (Planning and Environment Act 1987).

**Affordable private rentals** Private rental lettings that do not exceed 30% of gross income of lower income households receiving Centrelink, plus Rent Assistance (Homes Victoria).

**Affordability gap** The difference between the price of homes and the amount purchasers can afford to pay for them. The gap widens where household income growth fails to match the pace of rising house prices, signifying declining affordability.

**Equivalised household income** Household income that is adjusted through the application of demographic weighting to allow direct comparison between households of different size and composition.

**Housing stress** Housing stress occurs when households have to pay too large a proportion of their income in housing costs (reducing their capacity to pay for other essentials such as food and health), and as a result, housing costs rise too far above household incomes. Such as: When a very low, low, or moderate-income household's housing cost exceeds 30% of household income. (Adapted from AHURI).

**Housing vulnerable households** Very low-income households in the lowest 10% of equivalised household incomes nationally, that do not own a home.

**Minimum Supply of Social Housing Methodology** Means of quantifying the need for social housing in a locality based on comparing the number of 'housing vulnerable households' with the existing supply of social housing and the availability of affordable private rental dwellings.

**Registered Housing Association/Provider** A registered housing association or a registered housing provider under the Housing Act 1983.

**Social housing** A subset of the broader category of affordable housing. Social housing refers to housing owned by the State Government or by non-profit community housing providers that is rented to low-income households at either 25% (public housing) or 30% (community housing) of household income.

**Social housing shortfall** The number of households in the 'target group' that cannot notionally have their housing needs met by existing social housing dwellings, or affordable private lettings.

**Social housing surplus** The number of social housing dwellings or affordable private lettings that are notionally in excess of the number of households in the 'target group'.

**Target group** See Housing vulnerable households.

# Whitehorse City Council - Executive Summary

Housing affordability is a growing problem in Australia and a growing issue for many of Whitehorse's residents. Whitehorse's median house price increased by 159% in the decade 2006 to 2016, rapidly outpacing the growth in median household income (35%) in a stark depiction of the 'affordability gap.' Access to social housing declined over the same decade, with the share of households living in social housing reducing from 2.7% to 2.4% and dropping below the Greater Melbourne average (2.6% in 2016).

While many of the factors that influence housing affordability are structural and beyond the control of local government, a clear understanding of the scale of social and affordable housing needs in Whitehorse, is the first step in developing responses to increase supply.

For the purposes of quantifying affordable housing need, this Report focuses on *social housing* as a subset of the broader affordable housing umbrella. This narrowing of focus to social housing responds to the needs of the most disadvantaged households<sup>1</sup>, and is an area where local government has greatest capacity to influence<sup>2</sup>.

The methodology used is the **Minimum Supply of Social Housing**, (developed by Knox City Council in 2010<sup>3</sup>), which is based on the number of 'housing vulnerable' households in a locality that cannot notionally have their need for housing met with existing social housing or affordable private lettings.

The current report quantifies the local supply of social housing relative to need in Whitehorse as at 2021. It provides estimates of new social housing or affordable private rental dwellings required to meet social housing needs over the next twenty years to 2041. The number of households in need, the size of the existing social housing supply, and the availability of affordable private rentals, work in concert to affect the level of local social housing need.

This information can inform Council, government, social housing providers, private developers, and other stakeholders about local need for social and affordable private rental housing. Furthermore it will enhance collaboration and build partnerships to respond to any shortage and provide baseline data for monitoring progress in addressing housing affordability locally.

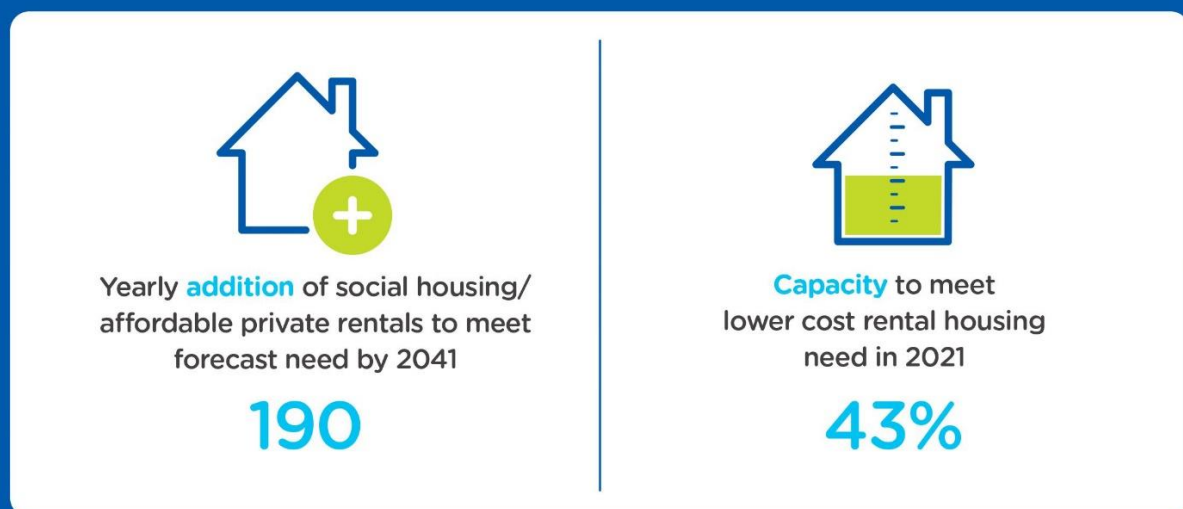
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<sup>1</sup> In terms of income.

<sup>2</sup> Local Government is better positioned to influence social housing supply in partnership with social housing providers rather than affordable housing, which is largely a function of the private sector housing market (sales and private rentals).

<sup>3</sup> 'Defining affordable housing and a minimum supply of social housing for Knox. A methodology for meeting social housing needs, 2010-2030', Knox City Council (2011).

Table 1 Minimum supply of social housing – key statistics



<sup>4</sup> Target group – very low-income households that do not own their home.

## Features of the Whitehorse Minimum Supply of Social Housing review (2021)

- A **'target group'** of very low-income households that do not own their home is **estimated at 4,537 households** in 2021.

The size of the target group is calculated at 6.6% of total households in Whitehorse. This is based on the proportion of the most housing vulnerable households<sup>5</sup> found at the 2016 (latest available) Census. Calculating the size of the target group in 2021 is based on applying this proportion to the adjusted forecast number of households in 2021<sup>6</sup>.

For comparison, this exceeds the nearly 6% (5.9%) of households across Greater Melbourne that fell within the target group as defined, in 2016.

- A **total supply of 1,617 social housing dwellings**<sup>7</sup> (June, 2020)

Social housing dwellings include managed units and housing owned through the Director of Housing (public housing) and community owned dwellings.

- A **lower than average rate of social housing supply** (2016 Census)

This rate is based on the share of households reported as social housing which is 2.2% of total households in Whitehorse compared with 2.6% for Greater Melbourne.

According to Census data, access to social housing stock located in Whitehorse has remained stable, and just below the metropolitan average.

<sup>5</sup> Defined as very low income households in the lowest 10% of equivalised household incomes nationally, that do not own a home.

<sup>6</sup> Based on averaging the 2021 household forecasts prepared by .id (.id Population and Household Forecast, Whitehorse, June, 2021) and Victoria in Future (2019).

<sup>7</sup> Social housing and specialist homelessness services additional service delivery data, DHHS, Annual Report, 2020.

**Figure 1 Change in % of households living in social housing stock**



**Source: ABS Census, 2006, 2011, 2016; Renting –Social Housing as percentage of enumerated households**

Note that the supply of social housing based on Census data is not comparable with Department of Health and Human Services (DHHS) figures. Social housing numbers are undercounted in the Census as data on housing tenure/landlord (private or public/community) is based on enumerated data – it excludes dwellings that are vacant or households that are away from home at Census time. In addition, a proportion of rental households do not state housing tenure (268 rental households in Whitehorse did not state landlord type in 2016).

The 2016 Census identified 1,463 households in Whitehorse that were living in social housing. DHHS data on the number of social housing units in the municipality at that time was 1,599.

Note that Minimum Supply calculations on the supply of social housing in the current report are based on DHHS data (1,617 dwellings in 2021).

- **A supply of affordable private rentals** estimated at **approximately 349 dwellings** in 2021. This equates to 2.1% of total private rentals in Whitehorse.<sup>8</sup>

Census data is used to establish the proportionate share of housing in Whitehorse that is privately rented (24.2% in 2016). This percentage is then applied to the forecast number of households in 2021 to obtain an estimated number of households currently renting privately.

<sup>8</sup> Based on DHHS Quarterly Rental Reports, two year average 2019-2021, estimated affordable private lettings.



DHHS Rental Report data on the percentage of affordable lettings by LGA –averaged over two years to allow for seasonal variation- is used to estimate the current proportion of Whitehorse's total private rentals which is deemed affordable.

- Capacity of existing social and affordable private rentals in Whitehorse to meet **43% of local 'need'** in 2021 (calculation based on a supply of 1,617 social housing dwellings plus an estimated 349 affordable rentals, to service a target group in Whitehorse estimated at 4,537 households).
- Culmination of the above components to create an estimated **social housing shortfall of 2,570 in Whitehorse in 2021;** increasing to **3,740 by 2041** if action is not taken.

# Introduction

Housing affordability is a growing problem in Whitehorse (and Australia-wide). While many of the factors that influence housing affordability are structural and beyond the control of local government, a clear understanding of the scale of local affordable housing need, is the first step to enabling a response to addressing this issue.

## Purpose

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

This information can inform Council, government, social housing providers, private

developers and other stakeholders about local need for social and affordable private rental housing; enhance collaboration and build partnerships to respond to any shortage; and provide baseline data for monitoring progress in addressing housing affordability locally.

## Scope and limitations

### *Extent of the housing affordability issue*

The analysis contained within the report quantifies a minimum amount of social housing required to meet the needs of a 'target group' of very low-income households (in the lowest 10% of equivalised household incomes, nationally)<sup>9</sup> that do not own their home as per the methodology described below. This is the appropriate measurement

for the purpose of the Report outlined above. It is acknowledged that the Report's findings do not represent the full extent of people experiencing housing stress or requiring housing assistance in Whitehorse, and that it is not the purpose of this Report to determine this information.

### *Diversity of social housing needs*

The Forecast.ID data recognises that households change over time and Figure 3 refers to the diversity of household demographics within the 'target group'. The Report analysis does not determine the social housing needs by target group household demographic and this represents a limitation to the findings as the quantum of supply required does not include a 'fit for purpose' consideration. Similar to a future refinement of the Minimum Supply Tool to consider the alignment between the type and size of available affordable rental stock and the

household demographics of the target group, refining the estimated social housing quantum to determine metrics aligning supply with the demand of each target group demographic will assist in preparing a suitable social housing contribution metric. Further demographic analysis and refinement of the social housing supply is a relevant piece of work that is beyond the scope of this Report but could be considered in future, in consultation with registered housing associations and others.

<sup>9</sup> Less than \$345 per week in 2016 Census (based on a single adult and equivalised by applying demographic weighting for different household types).

### *Social housing delivery and contribution mechanisms*

It is not within the scope of this Report to identify a mechanism, strategies or actions to support delivery of the requisite quantum of social housing over time either for policy makers or Whitehorse City Council, within its

remit as a local government authority. Similarly, the Report does not determine a social housing contribution metric to fund social housing.

### *Benefits to providing social housing*

The Planning and Environment Act 1987 objectives of planning in Victoria includes at S. 4(1)(fa) to facilitate the provision of affordable housing in Victoria. The Report acknowledges provision of social and affordable housing may lead improved social health and wellbeing outcomes, as well as

cultural and economic productivity benefits. Benefits to local economies from key worker retention made possible by social and affordable housing availability is an example of this economic compulsion which also sits outside the scope of this Report.

### *COVID 19 and the broader housing market*

COVID 19 has changed the way people work and live. It has affected property markets throughout Victoria and the Report's methodology has considered the latest available data on rental markets to provide the most accurate measurement of private rental affordability. The Report's methodology considers the availability of affordable private rental housing as an input to determine the demand for social housing. It is beyond the scope of the report to determine or project

how COVID 19 may influence housing preference and how this may impact private rental affordability, availability and in turn, the demand for social housing. It is acknowledged that the influence of COVID 19 on housing markets is unclear and may produce variation in the demand and supply estimates over time. Detailed modelling of the broader spectrum of housing supply and demand is beyond the scope of this Report.

# Quantifying social housing need

For the purposes of quantifying local affordable housing need, a methodology has been developed, which focuses on **social housing** (as a subset of the broader category of affordable housing). This responds to the needs of the most vulnerable and disadvantaged households. Council is better positioned to influence the public sector and social housing market in partnership with social housing providers, rather than affordable housing which is largely a function of the private sector housing market (home purchase and private rental). The primary means for influencing private development (through the Victorian Planning System) does not allow Councils to require developers to contribute to affordable and/or social housing.

The methodology for defining a minimum supply of social housing was developed by Knox City Council in response to a commitment (September 2010) to a series of strategies and actions to strengthen the council's approach to affordable housing. One of these strategies was to identify the need for affordable housing, provide a definition, and set targets for Knox. These issues were subsequently dealt with in the paper 'Defining affordable housing and a minimum supply of social housing in Knox' (September 2011).

It was recommended that a minimum supply of social housing figure be calculated based on local 'need' which is defined as the number of very low-income, non-home-owning households, and adjusted downward to reflect the existing supply of social housing dwellings and the availability of affordable private lettings. Figure 2 provides a visual overview of the approach.

The methodology was adopted by Knox City Council in early 2012 and the data for Knox has since been updated three times. The tool has subsequently been used to prepare data on social housing need for municipalities in the Eastern Affordable Housing Alliance and most recently, for most member councils of the South Eastern Region Homelessness and Social Housing Charter Group.

Quantifying social housing need provides social housing providers (such as the State government and Registered Housing Providers) a basis for targeting developments to meet local need. It informs negotiations with private housing developers for voluntary contributions to affordable/social housing and provides baseline data against which changes in the low-cost rental housing supply can be monitored. Identifying a minimum social housing supply figure also assists with advocacy and in highlighting the affordable housing issue in marketing and communications.

The current report summarises estimated social housing need in Whitehorse and a timeframe for how these needs 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)<sup>10</sup> 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.

<sup>10</sup> Less than \$345 per week in 2016 Census (based on a single adult and equivalised by applying demographic weighting for different household types).

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 the Whitehorse<sup>11</sup> area represents the shortfall of social housing in the municipality– effectively a measure of unmet social housing need in the community.

This methodology is linked to the *most housing vulnerable households in Whitehorse*– those in the lowest 10% of household incomes - and assumes that all affordable private lettings are accessed by these households. In reality, this group, together with 'low' income households (the next lowest 30% of incomes) represent the lowest 40% of household incomes, traditionally the subject of concerns about housing affordability and included in calculations to define 'housing stress'. The cohort with an interest in affordable private rental housing is much broader than the defined target group alone.

As a result, the following data on need for social housing in Whitehorse should be read in the context of being the **minimum** (rather than optimal) supply.

As the methodology for calculating minimum supply requirements is partly based on an area's demographic profile, in areas that are more rapidly gentrifying and gaining an increased proportion of wealthier households, minimum supply requirements may decrease over time. This may mask impacts (e.g. lower income residents having to leave their local communities to seek alternative rental housing in more affordable locations) and may require upward adjustment to minimum supply requirements in policy targets to balance impacts, support ageing in place and achieve a more diverse mix of households.

**Figure 2 The Minimum Supply of Social Housing Methodology**



**A note on methodology**

Household forecasts used in the Minimum Supply of Social Housing calculations have previously been based on 'moderating' forecasts by averaging data produced by .id (built 'bottom-up' by small area, with local knowledge) and Victoria in Future (VIF), a

State government 'top-down', distributive approach. It was thought that since population and household forecasting is not an exact science, this would temper differences between 'higher' and 'lower' ends of forecast increases.

<sup>11</sup> Affordable rents are those that are affordable for lower income households in Victoria – based on a maximum of 30% of the income of indicative household types on a Centrelink income (plus Rent Assistance). Assumes that *all affordable private lettings are accessed by those most in need (i.e. those in the lowest 10% of household incomes)*.

The VIF forecasting at local government area level does not currently go beyond 2036 (Victoria In Future, 2019). The smallest area for which forecasts are published (to 2056) in the most recent VIF forecasts is by major region (SA4, Greater Melbourne Capital City Area, for example), which does not provide the level of detail needed for this exercise.

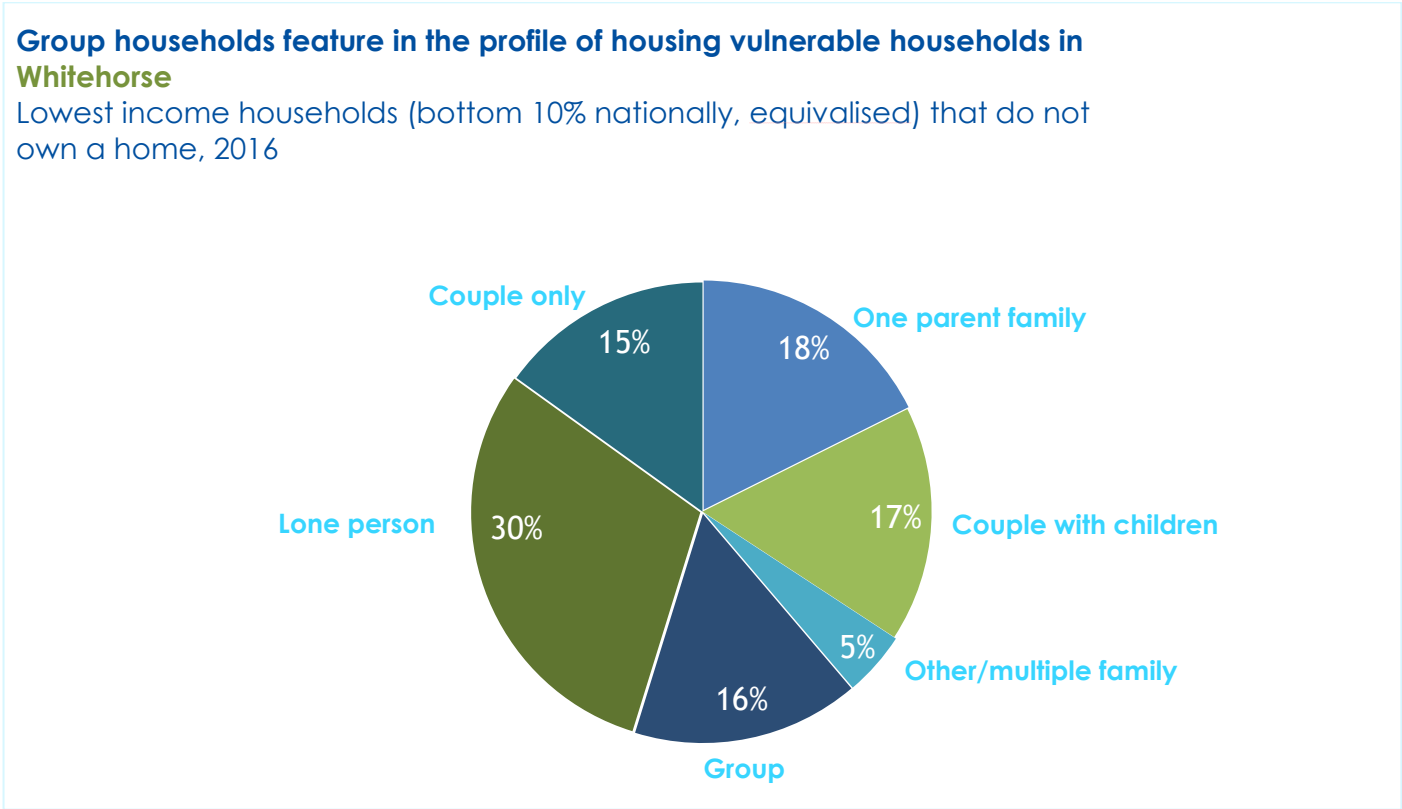
*The approach used in this review is to project the VIF forecast out to 2041 based on the growth trajectory established in previous years. This enables the development of a 2041 estimate that can be averaged with the .id forecast to produce a moderated estimate.*

Appendix A provides a visual demonstration of the thinking and impact of this approach.

# Target group profile

The following pie chart profiles the composition of households in Whitehorse's target group.

**Figure 3 Target group profile, Whitehorse**



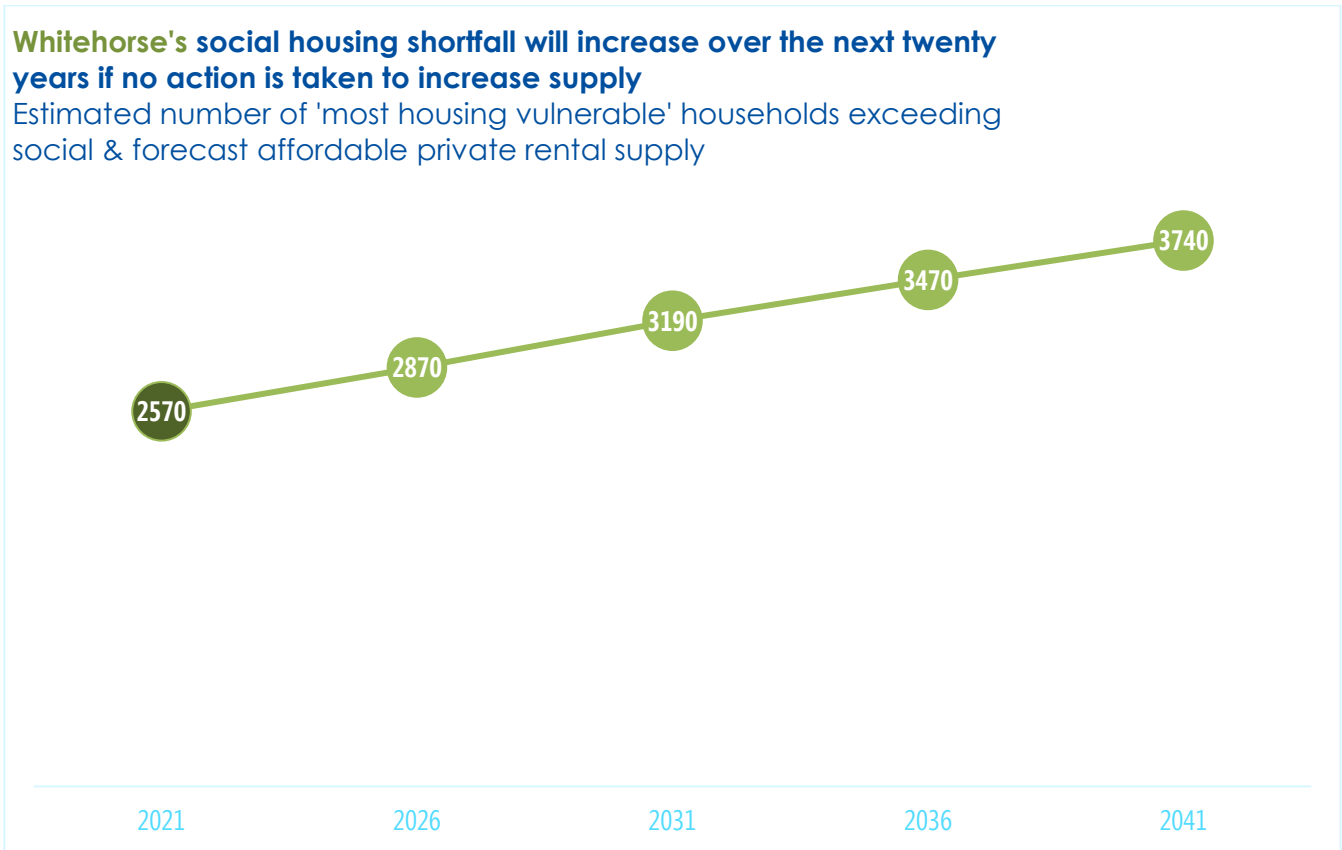
2016 Census of Population & Housing (ABS) customised data

- Over 15% of Whitehorse's most housing vulnerable households are group households (possibly student households). Couple only and lone person households make up a larger share of Whitehorse's target group households than do families with children.

# The social housing shortfall

The following chart summarises the social housing shortfall in Whitehorse anticipated over the next twenty years in the absence of any intervention to increase the supply of social and affordable private rental housing.

**Figure 4 Shortfall of social housing, Whitehorse, 2021-2041**



**Note:** Shortfall numbers rounded to nearest 10

- Figure 4 above, sets out the *additional* dwellings needed to supplement the existing supply of social housing and estimated affordable, private rentals in Whitehorse to fully meet the low-cost housing needs of the 'target group' now and into the future.
- The figures represent the shortfall at each *nominated year*, assuming the absence of any action to increase low-cost housing supply.
- The plotted trendline is an extrapolation of what will happen if the proportion of households in the target group and the proportion of rental housing in Whitehorse (and the share of it that is affordable) remain at their current values and there is no change in the number of social housing dwellings available.
- The current and estimated supply of low-cost housing will not be able to fully meet the needs of the target group unless there is some form of intervention to increase the supply of social housing, the availability of affordable private rentals, or both.



- **A forecast need for at least 3,740 social housing dwellings in Whitehorse by 2041 would equate to 190 additional dwellings per year over the next twenty years (2021 - 2041)<sup>12</sup>**
- The current level of social housing and affordable private rentals can theoretically meet the low-cost housing needs of 43% of Whitehorse's lowest income households that do not own a home. Without action, this capacity is forecast to decline over time, to 36% by 2041.

Table 2 sets out the specific data used to calculate the shortfall of (or 'need' for) social housing in Whitehorse in 2021, and subsequently extrapolated to develop the estimates for the next 20 years.

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<sup>12</sup> Refer to Section 5 'Social housing supply timeframe' for a discussion on the number of additional dwellings required annually if social housing needs are to be met within a shorter timeframe – within 5, 10 or 15 years (that is by 2026, 2031, 2036).

**Table 2 Social housing needs, Whitehorse, 2021-2041**

Year	'Need' Estimated number of very low income households that do not own their own home <sup>13</sup> (6.6% of total households)	Number of social housing dwellings 2020 <sup>14</sup>	Estimated availability of affordable private rentals <sup>15</sup>  (2.1% of total private rentals)	% of need met by existing social housing & estimated affordable private lettings	Social/affordable rental housing shortfall
<b>By 2021 (68,749, id 2021/VIF 2019 average)</b>	4,537	1,617	349	43%	<b>-2,571</b>
<b>By 2026 (73,647, av. as above)</b>	4,861	1,617	374	41%	<b>-2,870</b>
<b>By 2031 (78,911, av. as above)</b>	5,208	1,617	401	39%	<b>-3,190</b>
<b>By 2036 (83,583, av. as above)</b>	5,516	1,617	425	37%	<b>-3,474</b>
<b>By 2041 (88,007)<sup>16</sup></b>	5,808	1,617	447	36%	<b>-3,744</b>

Sources: 2016 Census of Population & Housing (ABS) customised data ('Need'); Social housing and specialist homelessness services additional service delivery data, DHHS, Annual Report, 2020 (Number of social housing dwellings); Quarterly Rental Reports, DHHS Sept. quarter 2019-June quarter 2021 (Estimated affordable private lettings) .id population & household forecast (2021) & Victoria in Future (2019) (Household forecasts)

<sup>13</sup> Based on proportion found at 2016 Census.

<sup>14</sup> Based on June 2020 figures from DHHS Annual Report.

<sup>15</sup> Assuming that 24.2% of housing stock is private rental as found at 2016 Census and 2.1% of private rentals are affordable.

<sup>16</sup> Estimate based on averaging .id forecast with estimated VIF forecast based on the latter's trajectory as established in previous years. Refer Appendix A.

## Notes on definitions, methodology and assumptions

- Household numbers based on averaging .id forecast figures (2021) and Victoria in Future (2019) for projected households. As noted previously, future household forecast number for 2041 is based on averaging the .id forecast figure (2021) and an *estimated VIF forecast based on the latter's trajectory as established in previous years (refer Appendix A)*.
- 'Social housing dwellings' includes both public housing provided directly by the Department of Health and Human Services, and housing provided by the not-for-profit housing sector. Social housing stock numbers are based on DHHS figures due to the incidence of undercounting in Census data.
- 'Need' is based on the number of 'very low income' households in the target group – that is, those in the lowest 10% of household incomes nationally, that *do not own a home*.
- The identification of 'very low income' households is based on *equivalised* household income – that is, adjusted using equivalence factors to remove the effect of household size on income.
- Based on what was revealed at the most recent Census for which data is available (2016), it is assumed that 24.2% of total housing stock in Whitehorse into the future will present as private rental dwellings.<sup>17</sup> The proportion of this stock that is deemed 'affordable' to low-income households is based on a *two-year average* of affordable lettings for Whitehorse – September quarter, 2019 to June quarter, 2021, the latest available at the time of report preparation<sup>18</sup>.
- Affordable rental calculations are based on what is affordable for lower income households using the Homes Victoria definition –private rental lettings that do not exceed 30% of the gross income of indicative households receiving Centrelink benefits plus Rent Assistance. Affordability is measured according to the number of properties of different sizes (based on number of bedrooms) that would be affordable for a low-income household of corresponding size (for example, one bedroom-single person; two bedroom-single parent with one child; 3 bedroom-couple with two children; 4 bedroom – couple with four children). Any property that fits these criteria is deemed 'affordable'.  
  
Currently, blanket application of an aggregated 'affordable rentals' figure based on all properties deemed affordable in an area, regardless of size, is typically used in the Minimum Supply of Social Housing calculations (with some exceptions noted below). The supply of affordable rentals across Melbourne is generally limited compared to the size of the target group, so this 'blunt' application makes little impact in addressing the need for social housing. In reality, the profile of affordable rental housing may not align with the needs of the target group (number of bedrooms, financial capacity) -nor would the entire supply of affordable rentals necessarily go to the most housing vulnerable households.
- The Report's methodology, in considering the availability of affordable private rentals as an input to determining the need for social housing, assumes that need for social housing can be offset by the entire supply of private rentals that are deemed 'affordable', regardless of their 'fit for purpose'. Further, it assumes that all

<sup>17</sup> Census variable 'Renting-Private' (@24.2%).

<sup>18</sup> DHHS quarterly rental report data.

- affordable private rentals are accessed by the most housing vulnerable households – those in the target group. Neither is the case in reality, reinforcing the fact that minimum supply calculations are a very conservative measure of the social housing deficit and any shortfall arrived at, truly a minimum figure.
- Future refinement of the Minimum Supply Tool to consider the alignment between the type and size of affordable rental stock available, and the household demographics of the target group may be considered for wider application after release of the 2021 Census data. To date this adjustment to the methodology has been applied only in a few cases where there is a big supply of (larger) affordable private rental housing that ‘masks’ the affordable housing needs of smaller households in the target group<sup>19</sup>. Refining the methodology across the board so that the availability of affordable rentals is sensitive to the household demographics of the target group will improve (and is likely to increase) estimates of the shortfall of social housing.
  - The prominence of group households in Whitehorse’s target group profile (16% of households) may also warrant further consideration in ‘tweaking’ the methodology. The large number of group households is likely associated with students attending Box Hill Institute and Deakin University’s Burwood campus<sup>20</sup> – and their presence would not be confined to group households only. The student cohort will not necessarily continue to grow proportionately with population growth (a feature of the current methodology), but will be limited by the ceiling on student numbers. Refining the methodology to take account of the impact of students on the target group is likely to reduce estimated growth in the number of households in the target group, and improve estimates of the shortfall of social housing.

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<sup>19</sup> For example -this refinement to the methodology was employed in Cardinia’s minimum supply of social housing reporting due to the area’s unusually large amount of affordable rental housing. At an aggregate level, the gross number of affordable dwellings (97% of which is 3 & 4 bedroom stock) would completely offset the number of households in the target group even though much of it is outside the needs, beyond financial capacity, and not genuinely accessible for smaller household types on Centrelink benefits. Adjustment to the Minimum Supply methodology to ‘sensitise’ the supply of affordable rentals to the household demographics of the target group was made to negate this distortion.

<sup>20</sup> Though the presence of group households comprised of recent migrants is also noted as a feature in the area.

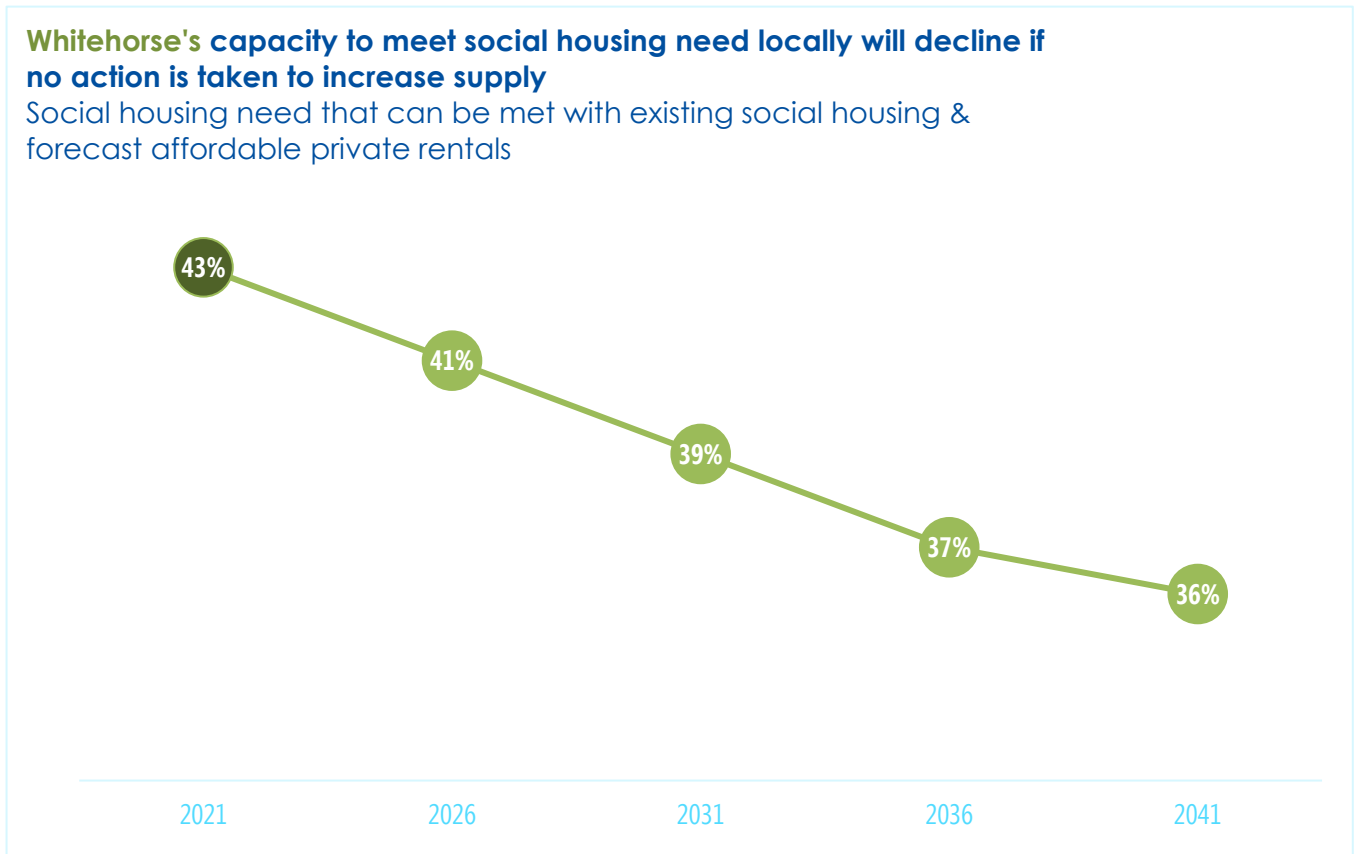
# Capacity to meet low-cost housing needs

Evidence of the 'need' for lower cost housing is also indicated by the proportion of social housing need that can be met with existing supply.

According to the current review, the figure for Whitehorse currently stands at 43% (1,617 social housing units, plus an estimated 349 affordable private rentals, to service a local target group of 4,537 households). Lowest

income, non-home owning households which fall outside this capacity level, are likely to be experiencing significant rental stress and financial hardship.

**Figure 5 Forecast capacity to meet low cost housing needs, Whitehorse, 2021-2041**



- Based on the current review, if nothing is done to increase the supply of affordable rental housing (social or affordable private lettings), and the proportion of households in the most vulnerable category remains stable at 6.6%, the ability to meet projected need for affordable housing will continue to decline. By 2041 local ability to meet need will decline to 36%, representing a **shortfall of over 3,740 social housing dwellings**.

## Social housing supply timeframe

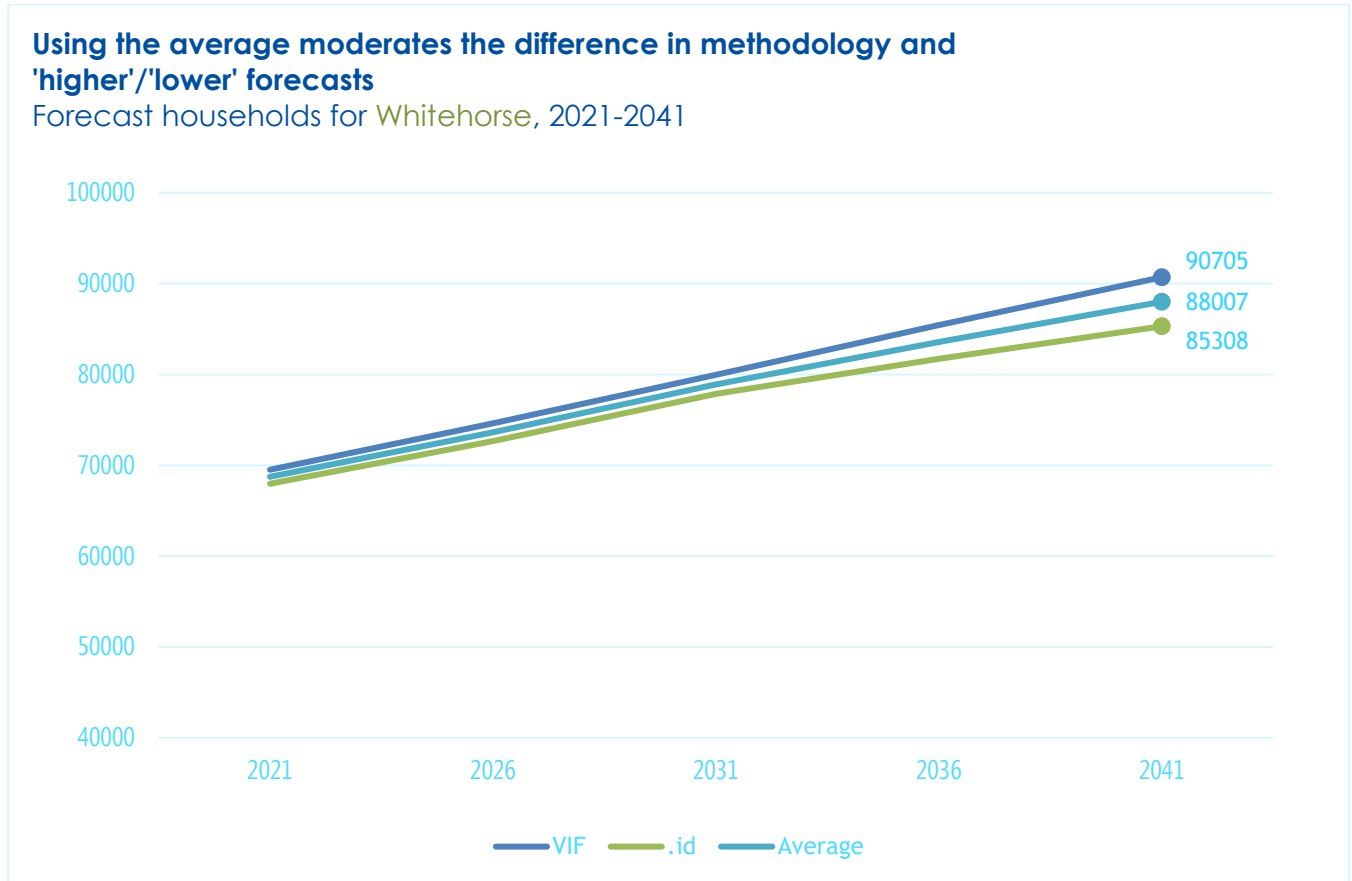
The time required to reach minimum supply levels is another important consideration in addressing social housing need.

**It is estimated that 190 social housing additions per year would meet the needs of 100% of Whitehorse’s lowest income households in the target group by 2041.** At that rate it would take twenty years for supply to reach parity with need, effectively leaving a generation of partially unmet housing needs.

Table 3 indicates the number of new social housing dwellings required per annum to fully meet social housing needs at different points along the time span – within 5 years, 10 years, 15 years or 20 years.

<b>Table 3 Social housing need – annual supply required to fully meet need in Whitehorse within 5, 10, 15, 20 years</b>					
<b>Year</b>	<b>Social housing shortfall</b>	<b>Annual minimum supply (calculated over 5 years, 2021-2026)</b>	<b>Annual minimum supply (calculated over 10 years, 2021-2031)</b>	<b>Annual minimum supply (calculated over 15 years, 2021-2036)</b>	<b>Annual minimum supply (calculated over 20 years, 2021-2041)</b>
<b>Current (2021)</b>	2,570				
<b>By 2026</b>	2,870	570 per year (2021-2026) (+59 per annum over fifteen years 2026-2041)			
<b>By 2031</b>	3,190		320 per year (2021-2031) (+55 per annum over ten year 2031-2041)		
<b>By 2036</b>	3,470			230 per year (2021-2036) (+58 per annum over five years 2036-2041)	
<b>By 2041</b>	3,740				190 per year (2021-2041)

# APPENDIX A – Population Forecast Averaging



Source: .id population forecast (2021); Victoria in Future (2019)

**Note:** Dashed lines are based on estimates. This reflects availability of Victoria in Future (VIF) projections to 2036 only. As a result, the 2041 VIF household figure is based on its previous trajectory and this estimate is used to inform the 'average' 2041 household forecast.