



Inquiry into annual and financial reports 2024–2025

Answer to question on notice

Asked by: Ms Chiaka Barry MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD

Hearing: 10 November 2025

In relation to: Public Housing – Stock

Question received: 12 November 2025

Answer Due: 25 November 2025

1. How do you calculate the requirement or need for Public Housing over time, and how does population growth factor into that calculation?
2. What other factors are used in your calculation of demand or need for Public Housing?
3. What do you consider the optimal number of Public Housing properties to meet current demand?
4. How many Public Housing properties do you consider we will need to have by 2065 to meet the needs of a near doubling of our population?
5. How did you calculate that we will need 13,200 Public Housing properties by 2030?
6. Do you have any long-term projections on the need for Public Housing?
 - a. If so, can you provide me a copy of it?
7. What strategies does Housing ACT use to accommodate temporary fluctuations in demand levels for Public Housing, due to temporary crisis or economic events?
8. Do you have any surge strategies to provide emergency accommodation should large numbers of Canberrans suddenly require emergency housing?
9. Can you tell me what your planning parameters are for deciding how many and which properties to allocate to Aboriginal Community Controlled Organisations?
10. Can you tell me what your long term plans are for allocation of Housing properties to ACCOs?

Ms Yvette Berry: The answer to the Member's question is as follows:

1. The ACT Housing Strategy 2018-2028 (The Strategy) provides the strategic objectives and guiding principles for housing supply including population and household projections.
2. The Strategy also considers social housing demand indicators—such as current waitlist data, projected growth in low-income households, and homelessness trends—alongside the broader housing continuum, which includes full market housing, affordable rentals, community housing, and public housing.
3. The Strategy does not set a single “optimal” number of public housing dwellings per capita. Instead, it uses targets and guiding principles based on demand indicators and population growth.

Rather than defining a fixed number, the ACT Housing Strategy relies on adaptive targets and regular reviews to ensure housing supply meets real-time demand. This approach balances social equity, financial sustainability, and population-driven growth.

4. The Strategy does not currently project housing needs out to 2065 or define an anticipated level of public housing per capita. However, our current commitment to deliver 5,000 additional public, community, and affordable dwellings by 2030 is designed to address growing demand in the short to medium term.
5. The ACT Government's 2030 housing targets were informed by population growth projections, housing demand analysis, and alignment with Commonwealth initiatives such as the Housing Australia Future Fund and Social Housing Accelerator. The ACT Government is focused on its short to medium-term housing targets out to 2030, including a commitment to grow the Housing ACT portfolio to 13,200 properties; however, opportunities for growth of the portfolio beyond these targets remain a key priority.
6. Demand for housing assistance, including new applications and applications for transfer, are assessed and allocated a property according to risk and need for housing on a case-by-case basis. This includes relocating tenants who may require temporary accommodation. Housing ACT also works with its sector partners to support those in crisis.
7. Yes. The ACT Government has surge strategies in place to provide emergency accommodation if large numbers of Canberrans suddenly require housing due to a disaster. These strategies are guided by the ACT Disaster Assistance Guidelines and the ACT Recovery Sub-Plan, which outline measures for relief and recovery following emergencies.
8. Housing Assistance Division currently has a Service Level Agreement with one Aboriginal Community Controlled Organisation (ACCO) and Headleases to a second ACCO.

The number of properties allocated to each of these ACCOs is contingent on a number of factors including need, the availability of service delivery funding and the availability of suitable properties.
9. It is the government's intention to continue expanding the number of properties provided to ACCOs and Aboriginal and Torres Strait Islander enterprises to ensure First Nations clients have the option to engage with First Nations service delivery.

OFFICIAL

Approved for circulation to the Standing Committee on Social Policy

Signature.

A handwritten signature in blue ink, consisting of a large, stylized 'S' shape with a horizontal line crossing it.

Date:

10/12/25

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA