

*Research Review*

# **AHURI Research Review 2000-2007**

**Australian Housing and  
Urban Research Institute**

[www.ahuri.edu.au](http://www.ahuri.edu.au)

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## INTRODUCTION

Section One is an historical summary of how the AHURI Research Agenda has evolved from 2000 to 2006, noting when new themes and research areas have been introduced and removed. It also details the number of completed and current projects funded under each theme and research area.

Section Two provides a stock take of the research evidence base, theme by theme, with a particular emphasis on the contribution of completed AHURI research. Each sub-section:

- states the overarching policy research aim of the theme (or research areas within the theme);
- summarises the status of the evidence base in relation to the overarching policy research aim of the theme (or research area); and
- identifies the current projects that will extend the evidence base in relation to the policy research aim.

Web links for projects are included to provide rapid access to the research reports if you are viewing this document on-line or as an electronic copy. These web links are indicated as (*Project xxxx*). If you are viewing this document in a hard copy, please refer to the tables in Section Four which list the Project Codes, Project Titles and Key Findings.

## SECTION ONE: EVOLUTION OF THE AHURI RESEARCH AGENDA THEMES AND RESEARCH AREAS 2000-2007

Each AHURI Research Agenda is structured into 'research themes' and within these, 'research areas'.

The themes of Research Agendas 2000-2007 are detailed below.

**Table 1: AHURI Research Agenda Research Themes 2000-2007**

<i>Theme Number</i>	<i>Research Theme</i>
1	Housing Assistance Programs
2	Housing Futures
3	Housing Assistance Linkages
4	Affordable Housing (renamed in 2005)
5	Urban Management and Infrastructure
6	Transforming Communities (transferred to other themes in 2005)
7	Indigenous Housing (from 2001, Round 2)
8	Homelessness and Marginal Housing (from 2001)
9	The Housing System (from 2002)
10	The Policy Horizon (from 2003)

Four new themes have been added over time:

1. Theme 7: Indigenous Housing in 2001
2. Theme 8: Homelessness and Marginal Housing in 2001
3. Theme 9: The Housing System in 2002
4. Theme 10: The Policy Horizon in 2003.

The policy research Theme 4 'Affordable Housing' was a renaming of the theme 'Housing Assistance Funding and Financing' in 2005.

The policy research aim of Theme 6 'Transforming Communities' was transferred to other themes in 2005 to avoid duplication.

The research areas, within each research theme, that have been used from 2000-2006 are detailed in the Table below, along with the number of projects undertaken (including completed and current projects) in each research theme and area.

**Table 2: Research Themes and Research Areas by numbers of Completed and Current Projects**

<i>Research Theme and Research Area Number</i>	<i>Research Area</i>	<i>Completed</i>	<i>Current</i>	<i>Total<sup>1</sup></i>
1	Housing Assistance Programs	41	14	55
1.1	Housing assistance and non-shelter outcomes	13	0	13
1.2	Housing assistance and shelter outcomes	15	10	25
1.3	Housing management practice	13	4	17
2	Housing Futures	11	9	20
2.1	The future environment for housing policy	9	2	11
2.2	Ageing and housing	2	7	9
3	Housing Assistance Linkages	9	2	11
4	Affordable Housing	9	4	13
5	Urban Management and Infrastructure	9	0	9
5.1	Labour markets, housing markets and shifting metro balance	6	0	6
5.2	Housing and sustainable urban development	3	1	4
6	Transforming Communities	-	-	-
7	Indigenous Housing	9	5	14
7.1	Indigenous housing: Housing futures, needs and aspirations	3	2	5
7.2	Indigenous housing: The housing system	3	3	6
7.3	Housing assistance and non-shelter outcomes for Indigenous persons	2	0	2
7.4	Homelessness and marginal housing for Indigenous persons	2	1	3
8	Homelessness and Marginal Housing	9	1	10
9	The Housing System	6	4	10
9.1	The dynamics and drivers of supply and demand	6	3	9
9.2	Housing, housing markets and non-shelter outcomes	0	1	1
10	The Policy Horizon	3	0	3
	<b>TOTAL</b>	<b>106</b>	<b>39</b>	<b>145</b>

<sup>1</sup> Excludes the National Research Ventures 1 – Housing Assistance and Non-shelter Outcomes, 2 – 21<sup>st</sup> Century Housing Careers and 3 – Housing Affordability for Lower-income Australians

The Table below maps the movement of research areas onto and off the Research Agenda 2000-2007.

**Table 3: Movement of research areas onto and off Research Agendas 2000-2007**

<b>Research Area Number</b>	<b>Research Area</b>	<b>Reason for change</b>
1.1	Housing and non-shelter outcomes	Removed in 2003 whilst NRV1 'Housing Assistance and Economic Participation' developed. Renamed as 'Housing assistance and non-shelter outcomes' in 2005 to more clearly reflect revised policy research aim.
1.2	Housing assistance and shelter outcomes	Introduced in 2005, separated from previous 1.1 'Housing: a whole-of-government perspective' to more clearly reflect policy research aim.
1.3	Evaluation methods	Removed in 2004 - a lesser priority at that time.
1.3	Housing management practice	New research area introduced in 2005 to more clearly reflect policy research aim.
2.2	Housing aspirations	Removed in 2003 whilst NRV2 '21 <sup>st</sup> Century Housing Careers and Australia's Housing Future' developed.
2.3	Short-term housing projections	Removed in 2003 - a lesser priority at that time.
2.4 (now 2.2)	Ageing and housing	Introduced 2002, new priority.
4.1	Housing assistance funding and financing	Removed in 2004 whilst NRV3 'Housing Affordability for Lower Income Australians' developed.
4.1	The supply of affordable housing	Re-introduced in 2005 post commencement of NRV3 and given new title to more clearly reflect policy research aim.
5.1	Labour markets, housing markets and shifting metropolitan balance	Removed in 2003, a lesser priority at that time, re-introduced 2004. Removed in 2005, a lesser priority at that time.
5.2 (now 5.1)	Sustainability – housing and urban development'	Introduced 2002, round 1, new priority. Renamed 'Sustainability – housing and urban development' in 2005 to more clearly reflect policy research aim.
6.1	Strengthening communities	Focus of this research area transferred to Themes 1 and 3 in 2005.
6.2	Responding to regional disadvantage	Removed in 2003 - a lesser priority at that time.
6.3 (6.2 in 2004)	Rural housing	Introduced 2002, new priority. Focus of this research area transferred to Themes 1 and 9 in 2005.

<b>Research Area Number</b>	<b>Research Area</b>	<b>Reason for change</b>
7.1, 7.2, 7.3, 7.4	Indigenous housing: housing futures, needs and aspirations; the housing system, housing and non-shelter outcomes; sustainability	All introduced 2002, round 1 as refinements of the Indigenous Housing theme.
7.5	Homelessness – place, house and home	Introduced in 2005.
9.2	Housing, housing markets and non-shelter outcomes	Introduced in 2005.

## SECTION TWO: TABLES OF COMPLETED AND CURRENT PROJECTS BY RESEARCH THEME AND RESEARCH AREA

### Research Theme 1: Housing Assistance Programs

The following tables list the completed and current projects for each research area within Theme 1: Housing Assistance Programs. For each completed project there is a brief summary of the key findings.

#### *Research area 1.1: Housing assistance and non-shelter outcomes*

The research area 'Housing Assistance and Non-Shelter Outcomes' has the policy research aim: to understand the attributes of housing assistance that make a difference (positive and negative) to the economic and social participation outcomes of individuals, households and communities.

- In regard to employment outcomes the roles of housing affordability, tenure transitions and rent setting policies have been examined. (NRV1, 10003, 60008, 60203, 70073, 20257, 80188)
- In regard to education outcomes the roles of improved housing affordability, reduced crowding, and the location of public housing have been examined. (50007, 60008, 80188)
- In regard to health, well-being and social cohesion outcomes the roles of security of tenure, improved housing affordability, reduced crowding, the location of public housing and community strengthening have been examined. (10001, 30002, 20004, 40005, 60008, 50300, 80188, 60025)

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#### ***Key findings from completed projects on housing assistance and non-shelter outcomes***

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10001      Housing and its association with other life outcomes

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The study draws two main conclusions: firstly, that changes in housing circumstances have little impact on the well-being of Australians in general, as the analysis shows that most such changes represent movement from a relatively good situation to a better one; and secondly, that further analyses of the relationship between shelter and non-shelter outcomes consider not only changes in circumstances, but also the timing of such changes relative to each other.

<http://www.ahuri.edu.au/publications/p10001>

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30002      Do housing conditions impact on health inequalities between Australia's rich and poor?

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Public and private renters are more likely than home owners to report fair or poor health. The direction of causality is not understood and it is unclear whether renting makes people unwell or if sick people are more likely to be renting.

<http://www.ahuri.edu.au/publications/p30002>

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10003      The whole-of-government lifetime benefits of investment in housing

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Where housing assistance results in increased labour market activity and improved education, projected lifetime benefits could amount to \$85,000 for an individual and \$103,000 for government.

<http://www.ahuri.edu.au/publications/p10003>

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**Key findings from completed projects on housing assistance and non-shelter outcomes**

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20004 An empirical examination of the relationship between housing systems and non-housing outcomes

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Public housing tenants and low-income private tenants who receive government assistance have comparatively poor non-shelter outcomes, when compared to private tenants who are not receiving government assistance and to other groups. However public housing tenants experienced stronger levels of community well-being.

<http://www.ahuri.edu.au/publications/p20004>

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40005 Linkages among housing assistance, residential (re)location, and use of community health and social care by old-old adults: shelter and non-shelter implications

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The influence of housing on well-being is largely psychological, affecting areas such as companionship, happiness, depression, morale and ability to cope with life. Well-being varies with the type of housing tenure. This reflects marked demographic differences between people in public rental, private rental and home ownership, but the particular characteristics of the home and its social and economic environment are also important.

<http://www.ahuri.edu.au/publications/p40005>

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50007 Rent assistance and young people's decision making

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Commonwealth Rent Assistance (CRA) has a positive impact upon educational participation – an important outcome of this form of housing assistance. Seventy per cent of recipients stated CRA had been a factor in their decision to study. CRA was particularly important for the educational participation of two groups: those from remote or rural centres with 40% reporting it as a major factor; and secondary students in independent living, with over half claiming it was of major significance.

<http://www.ahuri.edu.au/publications/p50007>

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60008 Housing assistance and non-shelter outcomes

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There are significant economic and social participation outcomes that are associated with moving to public housing, including: changed use of health services and health improvements; increased perceptions of safety; and importantly, children of school age performing significantly better at school. Moving into public housing can have a mixed impact on employment outcomes, with some people feeling less need to work, and others feeling more able to do so.

<http://www.ahuri.edu.au/publications/p60008>

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60025 Community housing management and stronger communities

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Community strengthening is an important and implicit objective underpinning community housing provision, however, there are few explicit strategies in place to achieve this goal.

<http://www.ahuri.edu.au/publications/p60025>

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70073 Housing costs, housing assistance and work disincentives: attitudes to work and employment decisions

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Attitudinal data from this project indicate that although some were willing to work even if it meant less money, four in five unemployed housing assistance recipients were looking for a clear financial benefit of over \$100 per week above current income support earnings. While financial disincentives were most important, other problems including poor location, poor skills and age discrimination reduced the incentive to work for housing assistance recipients. For housing assistance recipients, on average, the net financial benefit after tax from working (taking into account additional costs of work such as transport costs, loss of concessions and higher rent or reduced CRA) was found to be marginal.

<http://www.ahuri.edu.au/publications/p70073>

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**Key findings from completed projects on housing assistance and non-shelter outcomes**

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80188      Systematic Review on Housing Assistance and Non-Shelter Outcomes

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A systematic review of the evidence base reveals limited conceptual work on the connections between housing assistance and a range of non-shelter outcomes, but a significant body of empirical work demonstrating a series of positive and negative connections between different forms and aspects of housing assistance and employment, education and health.

<http://www.ahuri.edu.au/publications/p80188>

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60203      An analysis of the determinants of the labour market activities of housing assistance recipients

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Housing assistance measures, whether demand subsidies or in-kind transfers, potentially impact on the labour market activity of recipients. Whereas there is evidence that recipients of CRA have lower labour market attachment to a comparable group of individuals that receive government payments, there is only weak evidence of a negative impact of public housing tenancy on labour market activity.

<http://www.ahuri.edu.au/publications/p60203>

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NRV 1      Housing Assistance and Economic Participation

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Evidence from stage 1 of the research indicates that those receiving housing assistance have over the last 20 years become much more likely to be unemployed or not participating in the labour force. This may not be just a consequence of increased targeting: these changes were net of observable socio-economic or demographic characteristics of housing assistance participants. Furthermore, there has been an increase in the incidence of jobless households in housing assistance recipient households, and working age females have not shared in employment growth for women experienced elsewhere. Workforce disincentives are a possible reason – poverty and unemployment traps are prevalent amongst working age women – especially those with non-working partners or those in public housing. Other potential reasons are poor access to computers, inferior educational qualifications, poor health and locational disadvantage, though these need further validation.

<http://www.ahuri.edu.au/nrv/nrv1>

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50300      Housing, Housing Assistance and Social Cohesion in Australia

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A principal finding of this research is that attributes of housing (e.g. tenure, residential mobility) and characteristics of place (e.g. community) have direct relationships with aspects of social cohesion, over and above the effect of inequalities and demographic characteristics. As a concept, social cohesion is understood as being multi-dimensional, comprising: 'social capital', 'social exclusion' and, the cultural environment in which social relations take place (e.g. shared values, common purpose, attachment/belonging and shared identity).

<http://www.ahuri.edu.au/publications/p50300>

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**Current projects on housing assistance and non-shelter outcomes**

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**NRV 1      *Housing Assistance and Economic Participation***

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This National Research Venture aims to answer the overarching research question: how do housing assistance programs impact on economic participation outcomes (e.g. employment, retirement, education, training) once we control for the mediating effects of intermediary variables such as 'health' and 'neighbourhood'?

Further work is currently being done on modelling housing assistance and labour market participation incorporating work disincentive and poverty trap data, and an analysis of labour market outcomes of tenants on public housing waiting lists, and further qualitative research on how tenants make decisions to participate in the workforce.

<http://www.ahuri.edu.au/nrv/nrv1>

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**20257      Housing Consumption Patterns and Earnings behaviour of income support recipients over time: analysis of FaCSIA Longitudinal Data Set (1% sample)**

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The study reveals there is a high level of stability within the tenure consumption patterns of income support recipients: more than half did not move while on income support. But for those income support recipients that did move, the private rental market was found to play an important 'gateway tenure' role, acting as a central bridge between other tenures.

Although earned income plays a key role in assisting transitions out of welfare receipt, tenure was also found to be significant: amongst unemployment benefit recipients, public and private renters are less likely to leave income support - purchasers and home owners are the most likely to exit. Different tenure transitions also were associated with changes in income. Over moves from private rental to public housing, almost no increase in earnings was seen prior to exit from private rental, and modest increases following entry to public housing. However, significant increases in income were observed both prior to and following exit from public housing into private rental.

<http://www.ahuri.edu.au/publications/p20257>

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***Research area 1.2: Housing Assistance and shelter outcomes***

The research area 'Housing Assistance and Shelter Outcomes' has the policy research aim: to understand the effectiveness of current and future ways of delivering housing assistance that helps secure different shelter outcomes (affordability, security, adequacy, location) for a range of population groups in different housing market settings (urban, regional, rural and remote).

Thus far research has examined:

- the effectiveness of public and community housing (30154, 20336, 30352, 30355)
- the effectiveness of demand subsidies for private renters (50049)
- the relative efficiency of different forms of housing assistance (dollars per household assisted) (30096, 30204, 30387)
- the effectiveness of housing assistance in improving housing affordability (50012, 80087, 80088, 60098, 50107, 50142, NRV3, 30147, 40194, 30295, 30387)
- the effectiveness of housing assistance in providing secure tenure (50012, 20033, 20290, 20376)
- the effectiveness of housing assistance in providing an adequate dwelling (60008)

- the effectiveness of housing assistance in providing a 'good' location (80038, 50011)
- the needs of particular groups including immigrants (40006) and sole parents (50011, 50012).

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**Key findings from completed projects on housing assistance and shelter outcomes**

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40006            The housing and other service needs of recently arrived immigrants

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The research found that recent immigrants made considerable use of government and other services, with more than 250,000 uses of services reported over the three waves. The use of services varied considerably by tenure, with home owners and home purchasers having the least recourse to assistance, and public and private tenants the greatest.

<http://www.ahuri.edu.au/publications/p40006>

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60008            Housing assistance and non-shelter outcomes

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There are significant economic and social participation outcomes that are associated with moving to public housing, including: changed use of health services and health improvements; increased perceptions of safety; and importantly, children of school age performing significantly better at school. Moving into public housing can have a mixed impact on employment outcomes, with some people feeling less need to work, and others feeling more able to do so.

<http://www.ahuri.edu.au/publications/p60008>

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50011            The location and housing needs of sole parents

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There are relatively high concentrations of sole parents relative to other families in areas where housing prices and rental costs are low. This is a result of underlying poor economic conditions rather than the location of public housing.

<http://www.ahuri.edu.au/publications/p50011>

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50012            Sole parents, social well-being and housing assistance

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Sole parents in receipt of CRA and in public housing are quite different in socio-demographic profile. The fact that CRA and public housing provide very different forms of housing assistance leads to problems of high mobility rates and housing affordability difficulties for private renters, whilst access to employment opportunities is more problematic for public tenants.

<http://www.ahuri.edu.au/publications/p50012>

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20033            Tenure security and its impact on private renters in Queensland

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Private tenants surveyed gave higher priority to greater flexibility and choice in their living conditions, than to a longer-term lease.

<http://www.ahuri.edu.au/publications/p20033>

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80038            Residential location outcomes of assisted home purchasers compared with public and private renters

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Evaluation of the locational amenity outcomes of three housing assistance programs (public housing, Commonwealth Rent Assistance, mortgage assistance) showed significant differences both across programs and across target groups. In terms of providing amenity, public housing provided the highest levels of locational amenity followed by CRA and then Keystart (mortgage assistance program). The comparison is not straight forward, however, given the different levels of financial commitment required from the household by the different forms of assistance, the spatial patterns of house prices, and the different housing outcomes that the different forms of assistance provide.

<http://www.ahuri.edu.au/publications/p80038>

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**Key findings from completed projects on housing assistance and shelter outcomes**

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50049 Demand subsidies for private renters: a comparative review

Demand side subsidies in Australia, New Zealand, Canada and the United States, whilst varying in detail are typically embedded in income support systems, and thereby driven by reform of welfare programs broadly, rather than specific housing outcomes such as affordability or adequacy.

<http://www.ahuri.edu.au/publications/p50049>

80087 Falling through the net? A risk management model for home ownership support schemes

Limitations in the availability of data meant that the project makes a number of qualified findings. There is a need to target low-to-moderate income earners, though the success of such programs is very dependent upon the direction of property values. Despite the widespread presence of a number of 'risk factors' for loan recipients, recent program results indicate very low rates of mortgage possessions.

<http://www.ahuri.edu.au/publications/p80087>

80088 A micro-simulation model of the Australian housing market with applications to Commonwealth and State policy initiatives

The project develops a micro-simulation policy tool for the Australian housing market. The First Home Owners Grant (at \$14,000) is found to sharply reduce borrowing constraints but to primarily attract into home ownership private tenants who would eventually have done so without the FHOG. Investors in the private rental market are found to face high effective tax rates. A Low Income Tax Credit is demonstrated to be more effective at promoting supply of low-cost private rental dwellings than the current Building Write-off Allowance.

<http://www.ahuri.edu.au/publications/p80088>

30096 Risk management and efficient housing assistance: a new methodology

This study concludes that there are significant efficiency gains to be had, in relation to the current housing assistance regime, by mixing and matching the policy options to the particular set of risks characterizing each regional housing market. The optimal housing assistance policy mix will not be the same, for example, in Sydney and Adelaide.

<http://www.ahuri.edu.au/publications/p30096>

60098 A distributional analysis of the impact of direct and indirect housing assistance

Home ownership in Australia is exempt from capital gains tax and other income taxes. The value of these indirect subsidies to owner-occupiers in 2001 was estimated to amount to \$21 billion. Breaking this down by type of indirect subsidy, direct subsidies to first homebuyers – the First Home Owners Grant (FHOG) amounted to \$1 billion in 2001; the tax concession to owner-occupiers of not taxing capital gains was estimated to be \$13 billion in 2001, and; the tax concession to owner-occupiers of not taxing imputed rent was estimated to be a net value of \$8 billion.

<http://www.ahuri.edu.au/publications/p60098>

50107 Analysis of expenditure patterns and levels of household indebtedness of public and private rental households, 1975-99

The budget standard measure of well-being shows that substantial proportions and absolute numbers of low-income tenants, both public and private, cannot live at an adequate standard even after receiving a rebated rent or CRA. The housing affordability benchmark (30% of income of the bottom 40% of the income distribution) is found to be an unreliable indicator of housing affordability when consideration is given to the resources required for other basic living expenses. While the bulk of public tenants (79%) and of low-income private tenants (62%) had no formal debt, a sizeable minority did so, and this was at a level that could trigger arrears and perhaps loss of tenancy.

<http://www.ahuri.edu.au/publications/p50107>

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**Key findings from completed projects on housing assistance and shelter outcomes**

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**30147 Regional impact of Commonwealth Rent Assistance**

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Regional differences in rents in the private rental market, interacting with the Australia-wide settings of CRA, result in regional variations in the impact of CRA upon housing affordability. Improving the effectiveness of CRA on housing affordability in high rent regions does not require the development of a 'regional formula'; it can be achieved by adjusting the nation-wide settings of CRA.

<http://www.ahuri.edu.au/publications/p30147>

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**30154 Operating deficits and public housing: policy options for reversing the trend**

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The 1996 Commonwealth State Housing Agreement (CSHA) constrained income for State Housing Authorities (SHAs) from government grants and rents from tenants and moved to target available public housing on low-income households with multiple and complex needs. Six out of nine State Housing Authorities in Australasia are now running operating deficits that are not financially sustainable. By funding the implied community service obligation (the difference between market rent on public dwellings and the rebated rent paid by eligible public tenants), as happens in New Zealand, all housing authorities bar one would be returned to operating surpluses.

<http://www.ahuri.edu.au/publications/p30154>

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**30204 Risk management and efficient housing assistance provision: A new methodology: Stage 2**

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Housing market conditions vary across capital cities and demand different mixes of housing assistance response. Significant efficiency gains can be achieved by tailoring packages of housing assistance options to local housing markets, and the various risks that characterise each market. A general approach of 'horses for courses' rather than 'one size fits all' will stretch available subsidy dollars furthest.

<http://www.ahuri.edu.au/publications/p30204>

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**40194 A review of private rental support programs and their effectiveness in assisting tenants on low incomes**

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This project provides a review of programs aimed at supporting tenants in private rental housing in Australia. Based on interviews with Australian policymakers, practitioners, and private tenants who have utilised Private Rental Support Programs (PRSPs), the report finds that PRSPs have been found to operate in all jurisdictions across Australia. There is some variance across jurisdiction with regard to method of assistance (some operate using grants, others loans) and the circumstances in which it might be offered (some offer to pay rent arrears, others only provide rent in advance). It generally concludes that PRSPs are effective in helping access private rental, though there remain issues regarding potential discrimination, evaluative mechanisms at a policy level, flexibility in usage and gaps in coverage of PRSP types across states.

<http://www.ahuri.edu.au/publications/p40194>

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**Current projects on housing assistance and shelter outcomes**

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20290 Success and failure in public rental: A longitudinal study of factors impacting on positive tenancy outcomes in public housing

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The research seeks to enable SHAs and potentially other social housing providers to better understand the key factors (positive and negative) which impact on the success or failure of public tenancies. Success and failure in public housing will be examined longitudinally over the first twelve months of new public tenancies in two States (Queensland and South Australia): a large scale, two wave survey of up to 2,000 public renters will be conducted, firstly as they enter public housing, and again one year later.

<http://www.ahuri.edu.au/publications/p20290>

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30295 The regional impact of housing costs and assistance on financial disadvantage

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This research proposes to expand current financial disadvantage measures by including a regional housing cost variable. The aim of this project is examine the impact of housing costs and housing assistance on levels of financial disadvantage. This research will provide detailed LGA-level simulated results that will enable a fuller evaluation of the current policy options to be undertaken and evaluation of policy alternatives.

<http://www.ahuri.edu.au/publications/p30295>

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20336 Social housing diversity and integration

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This project aims to review the policy goals, administrative structures and service delivery arrangements of the social housing system in Australia to assess opportunities for improved policy coherence and service delivery integration between programs, providers and sectors. The project will also examine the equity, effectiveness, efficiency and sustainability of current arrangements from the perspectives of clients, providers and policy makers with the aim of identifying principles and mechanisms for promoting a more cohesive system.

<http://www.ahuri.edu.au/publications/p20336>

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30355 Operating deficits in community housing

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A key constraint for community housing organizations (CHO's) is that the net revenues after rebates at least pay for operational costs, (net of interest paid or received). If this is not the case, any addition to stock expands the additional funding requirement to pay for the deficit. In these circumstances the only option for reducing or freezing the additional funding requirement is to sell stock and therefore reduce the number of households provided with longer-term assistance. This project will clarify the impact of community housing organisation operating deficits on the potential growth and development of an expanded community housing sector; develop suitable policy options for returning community housing to operational surpluses; and provide a context for the development and growth of the community housing sector.

<http://www.ahuri.edu.au/publications/p30355>

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30352 The financial impact of changing public housing client profiles

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This project examines the implications of changing client profiles for the current and future operating revenues of public housing authorities, and the impact of factors such as rent setting approaches, client profiles, and changes to scale of operations on future operating revenue.

<http://www.ahuri.edu.au/publications/p30352>

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30387 NEW Updating the AHURI housing microsimulation model

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This project aims to update HOUSEMOD to the 2003-04 Survey of Income and Housing (SIH). This will bring the very latest ABS data into HOUSEMOD. This is particularly important when analysing house prices, as the 2003-04 data brings in much of the housing boom, which occurred after the previous 1998-99 Household Expenditure Survey.

<http://www.ahuri.edu.au/publications/projects/p30387>

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### *Research area 1.3: Housing management practice*

The research area 'Housing Management Practice' has the policy research aim: to understand the nature, costs and benefits of the range of different housing management models and practices.

The elements of housing management practice examined to date are:

- place management (70110, 70026, 40200)
- allocations (20094, 50141, 50297, 50142, 20381)
- tenancy management (40163, 40192, 40327, 40253)
- rent policies (50226)
- community housing (60025, 60118, 50138)
- asset management (50366)
- 'submarkets' in public housing (50347).

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#### **Key findings from completed projects on housing management practice**

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70026	Resident participation, social cohesion and sustainability in neighbourhood renewal: developing best practice models
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The key factors in promoting resident participation in renewal are community development approaches that start with local people, identify local issues and give residents the confidence and skills to influence their communities.

<http://www.ahuri.edu.au/publications/p70026>

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20094	Tenancy databases in the context of tenure management: risk minimisation and tenant outcomes in the private rental sector
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Variable data quality standards and less than transparent listing procedures in tenancy databases limits the effectiveness of them as a risk management resource and results in private renters, and potentially the public housing system, bearing the risk associated with private tenancies.

<http://www.ahuri.edu.au/publications/p20094>

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70110	The benefits of tenure diversification
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Concentrations of public housing tenants fell significantly in those areas where renewal had been undertaken and the proportion of economically active people had increased in these areas at a rate above local metropolitan averages. The evidence for tenure diversification and greater social mix leading to greater social cohesion was mixed at best. While some tenants felt that community 'spirit' had improved as a result of renewal, there was little evidence that social networks between tenants and new owners had developed. Indeed, social networks on the renewal estates had been considerably disrupted through the redevelopment process.

<http://www.ahuri.edu.au/publications/p70110>

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60118	Stakeholder requirements for enabling regulatory arrangements for community housing in Australia
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Regulation of community housing has the potential to improve outcomes for tenants, provide greater assurance for government and enable new financing and business opportunities with financiers, developers, local government and churches.

<http://www.ahuri.edu.au/publications/p60118>

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**Key findings from completed projects on housing management practice**

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50138 Independent living units provided for not-for-profit organizations: clarifying their current and future role as an affordable housing option for older people with low assets and low incomes

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Independent Living Units (ILUs) are a housing option for older persons with relatively low assets and incomes. With 34,700 units Australia-wide, ILUs provide approximately 27 per cent of social housing for older persons. Yet, ILU stock is ageing and may no longer meet older persons' needs and expectations, and some organisations have withdrawn from providing ILUs. An extensive reduction of ILUs in the future is likely to have a substantial impact on the housing options of age pensioners; outcomes for the delivery of community aged care services, and; the capacity of State Housing Authorities to meet future demand for social housing from older persons.

<http://www.ahuri.edu.au/publications/p50138>

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50141 Allocating social housing

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Half of community housing workers surveyed believe that there is no need to make changes to their suggested allocations system, compared to only 11% of public housing workers.

Changes to allocations by public housing workers include more time to interview applicants to fully assess needs (50%), more local rules about allocations (47%), and placing quotas on the number of priority applicants (44%).

While there was some awareness of alternative systems of allocation, many respondents in both the community and public housing sectors were uncertain about whether these types of changes were applicable to Australia. For example, only 22% of community housing workers and 19% of public housing workers thought that some integration of public and community housing waiting lists would improve their allocations systems.

<http://www.ahuri.edu.au/publications/p50141>

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50142 Entering Rental Housing

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There are a sizable minority of CRA recipients who are not on the waiting list, appear potentially eligible and see the value of public housing, but do not apply because of perceived disadvantages of this form of tenure or because they are unaware of this form of tenure. Security of tenure is an important factor for those putting themselves on waiting lists, and for many they would forego a low paid job to retain it. Affordability is not always an overriding consideration when applying for public housing – between 70% and 85% of waiting list applicants were willing to pay more for certain amenities such as better location, quality, safety or size.

<http://www.ahuri.edu.au/publications/p50142>

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40163 Developing effective housing management policies to address problems of anti-social behaviour

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Many tenants expect housing managers to play a significant role in addressing anti-social behaviours on public housing estates, but policies that include a mix of preventative strategies and sanctions are most effective when there is cross-agency support.

<http://www.ahuri.edu.au/publications/p40163>

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**Key findings from completed projects on housing management practice**

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40192 Evictions and housing management: toward more effective strategies

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The study found that many tenants were effectively evicted or left prior to any formal action being taken by landlords. The majority of evictees do not appear to contest their eviction, reporting a sense of helplessness/ powerlessness. The respondents often see eviction as regrettable but unavoidable. In many instances these tenancies may have been retained if the tenant had engaged with the appropriate processes – a Tribunal or the Magistrates Court. Private tenants facing eviction were more likely to leave early than public tenants. This may reflect the fact that the public sector is seen as much less likely to see an eviction process through to completion, or it could reflect the higher value attached to public rental housing by low income groups. Further, approximately 70 per cent of the evictees interviewed were on a government provided statutory income prior to eviction and this rose to 90 per cent after eviction. There was also a noticeable tendency for evicted persons to move from private rental housing and seek assistance from the public rental sector after eviction.

<http://www.ahuri.edu.au/publications/p40192>

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40200 Developing appropriate exit strategies for housing regeneration/renewal programs

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This project undertakes interviews and focus groups with practitioners involved in housing regeneration activities at different points in the regeneration cycle – and includes one regeneration program at a mature stage post-‘exit’ in Tasmania. The project found that policy makers surveyed in the study were not always aware of what exit strategies should entail, and many had not contemplated them early on in their regeneration activities even though, like evaluation strategies, they saw value in them. Tenants also saw regeneration of community as an important objective of regeneration projects. The report concludes that a combination of activities, such as capacity building, business planning, longer term funding arrangements and closure strategies are necessary.

<http://www.ahuri.edu.au/publications/p40200>

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50226 Rental systems in Australia

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Research on social housing rental policies and systems finds that public housing providers in Australia operate both property and household based rents like the United States, New Zealand and Canada. However, unlike those countries, Australia does not provide a subsidy to meet the difference between property rents (reflecting the cost of provision) and what is charged to the consumer. Housing providers in Australia have met the shortfall through sales of housing (which is unsustainable), or by undermining commitments to affordability. Modelling indicates that modest increases in income support for welfare recipients of up to \$129 per week (for an unemployed couple with children) might restore affordability and financial viability to social housing organisations.

<http://www.ahuri.edu.au/publications/p50226>

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40253 A review of housing management tenant incentive schemes

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There was little support for large scale tenant incentive schemes from managers because the net benefits of such schemes was considered marginal, however there was support for less expensive small scale schemes that did not impose too much on staff workloads. These small scale schemes were perceived by managers and tenants to contribute to improvements in service delivery, organisational culture and staff and tenant satisfaction.

<http://www.ahuri.edu.au/publications/p40253>

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**Key findings from completed projects on housing management practice**

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50297      Improving access to social housing: common housing registers and other potential reforms

The research concludes that 'common housing registers', 'choice-based lettings' and 'local allocations policies' represent different paradigms of social housing reform (welfarist, consumer choice, sustaining communities). Despite their widespread introduction overseas only the outcomes of choice based lettings are known and these are positive.

<http://www.ahuri.edu.au/publications/p50297>

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**Current projects on housing management practice**

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40327      Managing demanding behaviour

This project examines models of effective management of problem behaviour among public sector tenants. The project will constitute a national study to identify and compare models of best practice for sustaining tenancies of people with problem behaviours in public housing. It focuses on those individuals and families who are not integrated into formal mental health services yet whose behaviour places them at risk of eviction and creates significant problems for other tenants and residents. It places special emphasis on the distribution of resources and best available practices in order to disseminate effective practice and placed within existing budgetary constraints.

<http://www.ahuri.edu.au/publications/p40327>

50347      Submarkets in public sector housing

This project aims to investigate the conceptual and empirical possibilities of extending the conventional idea of housing 'submarkets' to include the public housing sector. Despite the centrality of the submarket concept to traditional housing analysis, to date it has not been applied to public housing. The information and insights derived from this project have the potential to contribute to improved public housing management and policy. If the results of this study were to demonstrate, for example, that submarket analysis is possible and valuable, then asset management techniques (acquisition, sales and transfers, rent setting, and allocations policies) would be enriched.

<http://www.ahuri.edu.au/publications/p50347>

50366 NEW      Good practices for managing Australia's public housing assets

The aim of this project is to develop a set of good practices for strategic asset management, which will assist State Housing Authorities (SHAs) as they seek to improve housing outcomes for public tenants and extend the life of their housing stock by maintaining its viability and relevance. Supplementary aims are to scope the attributes of public housing stock and its associated issues, and to document and compare the asset management decision-making framework in each jurisdiction.

<http://www.ahuri.edu.au/publications/projects/p50366>

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## Research Theme 2: Housing Futures

The following tables list the completed and current projects for each research area within Theme 2: Housing Futures. For each completed project there is a brief summary of the key findings.

### *Research area 2.1: The future environment for housing policy*

The research area 'The Future Environment for Housing Policy' has the policy research aim: to understand future scenarios for housing assistance delivery, housing policy and broader public policy in a context of population ageing and socio-economic change.

Research has so far examined:

- housing scenarios for 2025 (50225)
- the future demand for housing assistance (10014, 70015, 40032 10187, NRV2, 30205, 60314)
- the future of home ownership (20017, 10016, 10081, 70394).

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### **Key findings from completed projects on the future environment for housing policy**

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10014            Medium and long term projections of housing needs in Australia

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Demand for new dwellings in Australia is expected to remain high until 2011, particularly in the outer regions of the major capital cities, driven by changing household size and an ageing population. Housing demand projections are provided for 71 regions to 2011 and for State and Territory regions to 2031.

<http://www.ahuri.edu.au/publications/p10014>

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70015            Deinstitutionalisation and housing futures

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Whilst there remain a significant number of people who could be deinstitutionalised, the rate of deinstitutionalisation is slowing across most jurisdictions in Australia, with the exception of New South Wales and Victoria. In New South Wales, almost 2,500 people are planned to move into community based housing over the next ten years. Another 900 people, according to reports from other states, will make this move by 2011.

<http://www.ahuri.edu.au/publications/p70015>

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10016            Outcomes of home ownership aspirations and their determinants

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Australians continue to aspire to home ownership, however less than one third of those for whom buying a home was an important short-term goal were able to achieve it within 3 years.

<http://www.ahuri.edu.au/publications/p10016>

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20017            Housing aspirations and preferences among Australian households

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See 10016 above.

<http://www.ahuri.edu.au/publications/p20017>

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40032            Short term housing projections

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Through focus groups with producers and consumers of short-term housing projections, assesses the scope for AHURI to play a role in this field.

Unpublished internal report.

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**Key findings from completed projects on the future environment for housing policy**

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10081 Explanations of changes in housing tenure in Australia

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More than any other factor, trends in home ownership rates among Australians aged less than 35 years relate to changes in relationship status and living arrangements. This analysis predicts falls in home ownership to be related to the proportion of people who never marry across their lifetime. On the other hand, as people have fewer children, home ownership rates may increase. Changing affordability across birth cohorts has not been a major determinant of rates of home ownership in Australia up to the year 2000.

<http://www.ahuri.edu.au/publications/p10081>

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10187 Medium term projections of housing demand in Australia

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This project evaluates the validity of assumptions used in earlier medium-term projections of housing demand in Australia at a regional level. Overall, the projections have a high degree of reliability and provide accurate information concerning the future demand for housing at a regional level.

<http://www.ahuri.edu.au/publications/p10187>

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50225 Long-term housing futures for Australia – using ‘foresight’ to explore alternative visions and choices

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By the year 2025 Australia will need to have developed very different institutional and policy settings if the housing system is to deliver ‘the best’ individual, economic and social well-being outcomes, or to avoid ‘the worst’. This is the finding of this futures study that identifies a small number of scenarios about the Australian housing system in 2025.

<http://www.ahuri.edu.au/publications/p50225>

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NRV 2 21<sup>st</sup> Century Housing Careers

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The first report published as part of this National Research Venture (A Systematic review of 21<sup>st</sup> Century housing careers) comprises a comprehensive review of the literature, including the development of a comprehensive bibliography relating to the housing careers of persons with a disability. It is argued that an understanding of housing careers needs to explicitly utilise a housing pathways perspective. This paradigm emphasises the changing meaning of home to individuals and highlights the fact that housing circumstances can change even if the resident does not move tenure or dwelling. It is anticipated that this perspective would be particularly productive in investigating the housing careers of older people and those with identifiable needs, such as persons with a disability and migrants. This report concludes that a number of overlapping processes have contributed to change in 21<sup>st</sup> Century housing careers, when compared with those evident in the 20<sup>th</sup> Century. These include: shifts in Australia’s demography; changing attitudes around social roles, including the place of women within society; labour market changes (such as non-permanent or casual jobs); and shifts in the housing market that have generated a significant asset base for some households – which can then form the basis for further housing consumption – while others appear to be excluded from home purchase in the capitals, and a third group may be ‘trapped’ in declining rural housing.

<http://www.ahuri.edu.au/nrv/nrv2>

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30205 Baseline small area projections of the demand for housing assistance

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This project further develops AHURI’s capacity for small-area housing modelling and projections. The research will add public rental housing and a projection capability to the current AHURI detailed regional microsimulation model and provide ‘baseline’ projections of the demand for housing assistance at the small-area level. These projections will be provided for the short to medium term (to 2011); for small areas (Statistical Local Areas); and broken-down by household characteristics.

<http://www.ahuri.edu.au/publications/p30205>

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**Current projects on the future environment for housing policy**

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60314            The Australian housing system and intergenerational sustainability

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This project will examine the future of Australian housing in the context of increasing public and policy concern that future generations may have fewer benefits than do current and past generations. Research on the fiscal sustainability of Australian policies has not focused very much on housing or housing policy, even though they are central to matters of intergenerational equity and fiscal sustainability. AHURI projects have generated a considerable amount of information that will facilitate an analysis of the sustainability of the Australian housing system for future generations. This project will seek to build upon the research findings from these AHURI projects and will also draw on emerging findings from the AHURI National Research Venture (NRV) 2, '21<sup>st</sup> Century Housing Careers'. The project will address critical questions on the capacities and requirements to continue the substantial benefits that Australians receive from the housing system.

<http://www.ahuri.edu.au/publications/p60314>

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NRV2            21<sup>st</sup> Century Housing Careers

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This National Research Venture seeks to answer the overarching question: how are housing careers changing in Australia and what are the implications of change for government-provided housing assistance and housing policy? This NRV advances the evidence base around 21<sup>st</sup> Century housing careers in Australia and sheds light on how shifts in household structure, the labour market, fertility patterns, attitudes to home ownership and government assistance, will influence the demand for government interventions in housing markets over the next 10, 20 and 30 years.

<http://www.ahuri.edu.au/nrv/nrv2>

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70394 NEW      Innovative financing for home ownership

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This project will provide a comprehensive appraisal of the appropriateness and potential for shared equity/ownership models to assist households into affordable home ownership, and the role of government intervention in this regard. In this early phase of potential application of shared equity/ownership approaches in the Australian context, this research will both explore consumer insight and perspectives as well as issues identified by the mortgage, investment and development sectors to help shape frameworks and move policy forward.

<http://www.ahuri.edu.au/publications/projects/p70394>

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### *Research area 2.2: Ageing and housing*

The research area 'Ageing and Housing' has the policy research aim: to understand the implications of demographic ageing and the housing needs, aspirations and preferences of older population cohorts, for the housing market, the housing stock and housing assistance measures.

Research completed to date has examined:

- housing needs, aspirations and preferences of older Australians (20170, 70223, 30315, 70392)
- effectiveness and efficiency of 'affordable rental villages' (20288)
- costs and benefits of ageing in place (60313, 50318, 20335).
- Linkages with services for older people (20287).

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**Key findings from completed projects on ageing and housing**

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70223            Ageing in place: intergenerational and interfamilial housing transfers and shifts in later life.

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This project drew on an extensive survey of nearly 7,000 older Australians (aged 50 years and over) talking about their intentions for future housing, inheritance, and legacies for their children. The research found that there is a clear relationship between housing tenure and age and people's desire to age in place or move in the future. Home-ownership is a conduit to greater possibilities of self-determination of an older person's future lifestyle choices. The most significant feature of the responses of older Australians was their desire to have a sense of flexibility with regard to their lifestyle intentions during the last years of their life. Other emerging issues from the research that the attitudes of many men and women towards inheritance have shifted from what previously would have been considered 'the right thing to do' in terms of obligations and responsibilities to their children.

<http://www.ahuri.edu.au/publications/p70223>

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20170            Rental housing for lower-income older Australians: scoping the issues, clarifying the policy choices and developing a program of research.

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This research confirms that Australia is on the threshold of a steady and sustained increase in the number of low-income, older renters, with the number of people aged 65 and over living in low-income rental households projected to increase by 115 per cent from 195,000 in 2001 to 419,000 in 2026. The project found that the greatest projected change is in the 85-and-over age range, where the number of low-income renters is estimated to increase by 194 per cent from 17,300 to 51,000.

These increases will create a continuing demand for housing suited to older, low-income, sole-person households. These households are projected to grow in number from 110,800 to 243,600, an increase of 120 per cent from 2001 to 2026. Approximately two-thirds of these households will be sole women. Additionally, there will also be growing demand for housing suited to older, low-income couple households, which are projected to increase from 32,200 to 69,900 (increase of 117 per cent).

The research classified consumer preferences and demand identified during the research process, suggesting that the emerging demand cannot be met by the social housing sector alone, suggesting that an integrated, multi-sector approach, directed by State Housing Authorities (SHA) that draws fully on the resources of the public, community and private housing systems would go towards meeting the increasing need.

<http://www.ahuri.edu.au/publications/p20170>

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**Current projects on ageing and housing**

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20287            Integrating housing: support and care for older people: a national and international analysis

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The aim of this research is to identify, describe, classify and evaluate the full range of program options for integrating housing, support and care for older Australians. It will be undertaken via a desk-based systematic review of the relevant international and Australian literature, supplemented by exemplar case studies. Research outcomes will include a conceptual framework to classify and evaluate linked housing, support and care arrangements for older people; a detailed review of relevant programs described in the international policy and research literature; a similar review of programs described in the Australian literature, supplemented by case studies of exemplar programs; and an analysis of the policy relevance of the findings.

<http://www.ahuri.edu.au/publications/p20287>

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**Current projects on ageing and housing**

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20288 Private sector provision for affordable rental housing for older people: do 'affordable villages' show the way

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The aim of this project is to provide a detailed examination 'affordable rental villages' as a model of private sector development of affordable rental housing for older Australians, and to consider the policy implications for housing authorities wishing to expand the supply of affordable rental housing, both generally and for older people.

<http://www.ahuri.edu.au/publications/p20288>

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60313 Costs and benefits of housing as the 'home base' for older people

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This project seeks to determine the costs and benefits of using private housing as the home base for care for older people. There are whole-of-government costs when not using housing as the home base for care for older people. These include the cost of premature admission to residential aged care and the use of acute, sub-acute and primary care services due to preventable injuries within the home. The absence of housing, as in the instance of homelessness, also imposes its own cost for individuals and governments.

<http://www.ahuri.edu.au/publications/p60313>

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30315 Implications of loss of a partner for older private renters

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This project seeks to understand the housing consequences of divorce, separation or the death of a partner on older private renters on income support. A person on income support experiencing loss of their partner might as a consequence experience a drop in the amount of household income they receive. However, assuming that the person remains in the same abode, there would be no reduction in rent payable if they rent privately. The project will seek to find out how many people might be in this situation and whether it is likely to increase, and whether this might have implications for demand for public housing or residential mobility.

<http://www.ahuri.edu.au/publications/p30315>

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50318 Older persons in public housing

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This project aims to develop a profile of older public housing tenants and explore the implications for the future of public housing and for State/Territory Housing Authorities (SHAs). With around 109,000 persons aged 65 years or more live in public housing, the project will identify the associated policy and management issue, such as tenancy management (duty of care, allocations/transfers), asset management (under-occupancy, appropriateness); and will also examine the role of public housing managers in relation to monitoring, support and referral to other agencies, such as aged care.

<http://www.ahuri.edu.au/publications/p50318>

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20335 The impact of home-maintenance and modification services on 'ageing in place'

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While the number of home maintenance and modification programs around Australia has increased steadily over past decades, the public policy framework for provision of these services is under-developed, and the research evidence-base is sparse. This project will provide a theoretical and empirical research foundation for understanding the impacts of home maintenance and modification services on 'ageing in place' and housing adjustments in later life, and for developing more effective public policies relating to provision of these services.

<http://www.ahuri.edu.au/publications/p20335>

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### ***Current projects on ageing and housing***

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70392 NEW Dwelling and land use by older home owners

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This project focuses on the efficiency of older residents homes, and in particular, home owners. It considers the changes over the last decade in the size of Australia's older local and migrant population, the new developments in housing stock, and the effects of changes in home-based activities, including use of communication technology such as the internet, home-based work, child care and care provision for people with disabilities, and also changes to family and household structures.

<http://www.ahuri.edu.au/publications/projects/p70392>

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## **Research Theme 3: Housing Assistance Linkages**

The following tables list the completed and current projects for Theme 3: Housing Assistance Linkages. For each completed project there is a brief summary of the key findings.

The research area 'Housing Assistance Linkages' has the policy research aim: to understand how to integrate housing assistance with other government assistance programs to improve overall outcomes.

To date the research has examined the linkages between:

- public housing and support services (60019, 50018, 50102, 70311, 20375)
- housing assistance and training and employment for young people (70020)
- housing assistance, neighbourhood renewal and crime reduction (70111)
- housing assistance and regional development (70030, 40028, 60029, 80031)
- housing assistance and child support (40320).

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### ***Key findings from completed projects on Housing Assistance Linkages***

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60019 Housing and care for older and younger adults with disabilities

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Currently older persons with a disability are more likely to live in cared accommodation than in the community. Ageing in place strategies, plus the fact that younger persons with a disability are more likely to live in the community, add to the complexity of integrating housing and support services.

<http://www.ahuri.edu.au/publications/p60019>

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50018 / 50102 Effective program linkages: an examination of current knowledge with a particular emphasis on people with mental illness

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With appropriate housing and support people with significant psychiatric disabilities can maintain stable housing. Critical success factors include: provision of housing that is suitable for the management of their disabilities or manifestations arising from their mental illness; support, medication and/or treatments is provided by people they trust; and a clear identification of issues that may place their housing at risk and there are strategies to reduce these risks.

<http://www.ahuri.edu.au/publications/p50018> <http://www.ahuri.edu.au/publications/p50102>

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70020	Evaluating the Miller foyer pilot project
<p>The Miller Foyer model has been successful in providing secure accommodation to young people and the opportunity for independent living. Once this is achieved, residents are able to concentrate on their education and training needs, based on goals outlined in an Action Plan agreed with Campus Management.</p> <p><a href="http://www.ahuri.edu.au/publications/p70020">http://www.ahuri.edu.au/publications/p70020</a></p>	
70111	Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates
<p>Reducing crime in public housing areas with community renewal requires social, rather than physical, interventions. Intense interagency and whole-of-government approaches and empathetic, locally based, housing management and community policing are particularly valuable.</p> <p><a href="http://www.ahuri.edu.au/publications/p70111">http://www.ahuri.edu.au/publications/p70111</a></p>	
70311	Supporting the tenancies of people with complex needs: applying best practice models in the Australian context.
<p>Housing and accommodation “models” tend to be built around specialist service supports. This limits the way that people think of housing for people with disability and mental illness which leads to limited options for these groups.</p> <p>Whilst service providers, and to some extent housing providers, acknowledge current paradigms that work toward the rights of people with disability, there is no overt adoption of the “social model” approach in Australia. In the UK this model is found to have removed the barriers that have previously prevented people with disability and mental illness from accessing and maintaining appropriate housing options.</p> <p>Significant changes are required at a jurisdictional level to, including better data collection, integration and strong leadership, arguing that there is a role for the Australian Government to play in articulating a vision of participation and inclusion, Ensuring that the housing, disability and mental health agreements are streamlined so that adequate resources are provided for both the supply of housing and the delivery of supports would help provide better opportunities and access to suitable, affordable housing for people with complex needs.</p> <p><a href="http://www.ahuri.edu.au/publications/p70311">http://www.ahuri.edu.au/publications/p70311</a></p>	
40028	Community development and the delivery of housing assistance in non-metropolitan Australia (South Australia)
<p>Projects 40028, 60029 and 80031 investigate the integration of housing assistance and regional development programs. The case studies identify significant opportunities for the development of such integration although found no evidence of formal coordination.</p> <p><a href="http://www.ahuri.edu.au/publications/p40028">http://www.ahuri.edu.au/publications/p40028</a></p>	
60029	Housing assistance and regional disadvantage (New South Wales)
<p>See above</p> <p><a href="http://www.ahuri.edu.au/publications/p60029">http://www.ahuri.edu.au/publications/p60029</a></p>	
70030	Responding to regional disadvantage: what can be learned from international experience?
<p>Identifies three key features of policy frameworks that support the development of a coordinated approach: recognition that housing assistance can be productive, rather than unprofitable, for regional well-being; recognition that universal programs which provide the same assistance to all regional areas need to give way to greater targeting of programs to regions which have the greatest need; emphasising regional cohesion rather than trying to prioritise the needs of rural areas over cities or vice versa.</p> <p><a href="http://www.ahuri.edu.au/publications/p70030">http://www.ahuri.edu.au/publications/p70030</a></p>	

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80031	Rural housing, regional development and policy integration (Western Australia)
See above	
<a href="http://www.ahuri.edu.au/publications/p80031">http://www.ahuri.edu.au/publications/p80031</a>	

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***Current projects on Housing Assistance Linkages***

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40320	Child Support and Housing Outcomes
<p>This project aims to assess the relative contribution of Child Support, government income support and housing assistance to the housing outcomes (tenure, dwelling type, stability, affordability and residential location) of separated families. The recent emphasis on shared parenting following separation has implications for the housing needs and costs of partners, both of whom may need to accommodate their children for significant periods of time. In addition, location may be a significant consideration, as parents seek to minimize transport costs and disruption in using services like schools or childcare centers. The project is guided by the research question: how does the payment and receipt of child support, along with the receipt of government income and housing assistance, affect the housing outcomes of single parent households (both resident and non-resident parents)?</p> <p><a href="http://www.ahuri.edu.au/publications/p40320">http://www.ahuri.edu.au/publications/p40320</a></p>	

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**Research Theme 4: Affordable Housing**

The following tables list the completed and current projects for Theme 4: Housing Assistance Funding and Financing. For each completed project there is a brief summary of the key findings.

The research theme ‘The Supply of Affordable Housing’ has the policy research aim: to understand how government’s use of housing assistance and other policy levers can increase the supply of affordable housing.

Thus far, research has examined:

- the policy levers that can impact on the supply of affordable housing (80023, 20180, NRV3, 60323, 60322)
  - mechanisms for private sector and community sector involvement in the provision of low-cost housing (30021, 50022, 30063, 60099, 60191, 30206, 20346, NRV3)
  - the relationship between the supply of affordable housing and labour market shortages (60279)
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***Key findings from completed projects on Affordable Housing***

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30021	New approaches to expanding the supply of affordable housing in Australia: an increasing role for the private sector
<p>Identifies the barriers to private sector financing of affordable housing and specifies the options for institutional investment in affordable housing - each requires a level of government subsidy to make it feasible.</p> <p><a href="http://www.ahuri.edu.au/publications/p30021">http://www.ahuri.edu.au/publications/p30021</a></p>	
50022	A private investment vehicle for the community housing sector
<p>Identifies options for retail investment in affordable housing – similar to Project 30021, this requires a level of government subsidy to make it feasible.</p> <p><a href="http://www.ahuri.edu.au/publications/p50022">http://www.ahuri.edu.au/publications/p50022</a></p>	

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**Key findings from completed projects on Affordable Housing**

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80023            Fundamental tax reform and its impacts on alternative providers of rental housing

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In favourable economic conditions the impact of the new tax system upon boarding house rents and caravan site fees is estimated to be an increase of 5% to 6%. Those cities with higher capital gains on property values may be able to hold rent and site fee increases lower. As tenants living in boarding houses and caravan parks are on very low incomes, proprietors could find it difficult to pass on any cost increases, making it more economic for them to exit the business.

<http://www.ahuri.edu.au/publications/p80023>

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30063            Policy options for stimulating private sector involvement in affordable housing

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Provides a framework that distinguishes the ways in which different forms of government support can be delivered and combined with the alternative forms of private financing to expand affordable housing supply in Australia.

<http://www.ahuri.edu.au/publications/p30063>

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60099            Policy options for stimulating private sector involvement in affordable housing across Australia: operationalising and implementing viable new options

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Develops a 'how to' manual for housing departments with regard to implementing favoured affordable housing finance options.

<http://www.ahuri.edu.au/publications/p60099>

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20180            Boarding houses: supply side issues

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Boarding houses in cities across Australia are being demolished or replaced, leading to a serious decline in the stock of this important form of the low-cost accommodation. Governments intervene only reluctantly to slow the decline, because boarding houses are normally run as private for profit businesses. Yet the on-going problems faced by governments, the community and residents from the continuing loss of boarding houses are significant.

<http://www.ahuri.edu.au/publications/p20180>

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60191            A practical framework for expanding affordable housing services in Australia: learning from experience

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This study of 8 Australian not for profit affordable housing organisations shows that they provide cost effective and flexible affordable housing.

Such organisations can leverage finance from several sources including savings on developer margins, GST exemptions on the supply of housing, cross-subsidies from allocating higher income tenants into developments, capacity for tenants to receive CRA and some limited developer contributions and gains through the land-use planning system. The sector could achieve scale economies through government incentives and a clearer policy framework.

<http://www.ahuri.edu.au/publications/p60191>

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**Key findings from completed projects on Affordable Housing**

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30206                      Financing affordable housing: a critical comparative review of the United Kingdom and Australia

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Private investment in the provision of social and affordable housing has increased markedly in the United Kingdom but has been coincident with decline in the proportion of the housing stock owned and managed by local government. Private investment for rental housing in the UK has been assisted through a strong regulatory structure and strong role of Housing Corporations as regulator and capital grant provider. Finance has come almost entirely in the form of debt rather than equity; there are substantial barriers, institutional and political, to the development of a viable equity market in affordable rental housing in both countries.

The British experience strongly suggests that both demand side and supply side subsidies are required at substantial and sustained levels to attract large, sustained inflows of private finance to the affordable housing sector.

<http://www.ahuri.edu.au/publications/p30206>

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60279                      Housing affordability, occupation and location in Australian cities and regions

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There are high rates of housing stress amongst households with members in the workforce, especially for low-income occupations such as hospitality worker. In contrast, public sector occupations such as police or teachers are not facing affordability problems, and issue is mainly to do with low incomes rather than the occupations per se. The project also noted there are high rates of self-containment in main cities in the SSDs in Melbourne, Sydney and Brisbane/Gold Coast (low proportion of persons commuting long distances to core city locations even for low paid occupations). Choices to stay in high cost inner city locations were partly a factor of age (with youth choosing to rent) and the increased supply of rental stock in inner areas, though there were issues about affordability of this stock. Self-containment was also due to the service-based economy with jobs following where people were, including in the suburbs.

<http://www.ahuri.edu.au/publications/p60279>

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NRV 3                      Housing affordability for lower-income Australians

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Reports completed to-date for this National Research Venture have conceptualised and measured housing affordability (Project A) and examined housing affordability in Australia (Project C1). The first report provides a rationale for continued use of the 30/40 affordability rule (that is housing costs below 30 per cent for the bottom 40 per cent of the household income distribution) both because it provides continuity with traditionally used measures and it is simple to apply and easy to understand. However, a case is also made for providing additional complementary indicators that are more responsive to household needs and capacity to pay. In the second report, data from the 2002-03 Survey of Income and Housing show that, of the 7.6 million households in Australia, 1.2 million or 15.8 per cent of all households in Australia paid 30 per cent or more of gross household income in meeting their housing costs. Of these: 862,000 of these were lower income households in 'housing stress', meaning that 11.3 per cent of all households and 28.2 per cent of all lower income households were in housing stress. Analysis of HILDA data for the 3 waves from 2001 suggests that for a high proportion of those with high housing cost ratios, affordability problems are protracted rather than transient problems. Approximately 1 out of every 3 persons living in a household will still be living in such a household in the two following years.

<http://www.ahuri.edu.au/nrv/nrv3>

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## **Current projects on Affordable Housing**

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20346 Risk-assessment practices in the private rental sector

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In the context of changing programs of public housing assistance, and the gradual loss of low rent stock, low-income households compete with moderate to high-income households for affordable tenancies in the private rental market. In particular, there is growing concern that low-income households, some with 'additional housing needs' are being squeezed out in the competition for affordable housing. This project will investigate the role real estate agents play in allocating affordable tenancies to specific groups of renters. It will identify: the factors that real estate agents take into account in assessing 'risks' involved in allocating affordable housing to low-income households; the routine practices and formalised procedures they employ, at the point of allocation, to evaluate the relative risks and potential trade-offs involved in the allocation of low-cost housing to different categories of tenants; the likely outcomes of their risk-assessment practices, under different market conditions, and potential impacts upon low-income tenants seeking affordable housing.

<http://www.ahuri.edu.au/publications/p20346>

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60322 International practice in planning for affordable housing

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This project will undertake a detailed comparative review of international practice in planning for affordable housing and identifying specific opportunities to apply this practice to the Australian context. International experience in Western Europe and North America demonstrates that the urban planning system can be a very important tool in retaining and increasing affordable housing supply. In many North American and European cities and regions, planning mechanisms are being used to protect low cost rental housing stock, reduce barriers associated with the provision of new affordable supply through the private housing market, and leverage funds to directly provide new subsidized housing stock for low to middle income groups.

<http://www.ahuri.edu.au/publications/p60322>

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60323 International housing trends and policy responses

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This project aims to contribute towards the development of future national housing policy settings related to these and other issues in Australia, by providing an evidence base and well-informed strategic insights that are derived from an assessment of the main housing policy developments in a mix of developed countries that have made progressive gains in their housing systems and policies. The project will build on the limited comparative research already funded by AHURI and will broaden the focus to a wider range of national policy settings and instruments. The countries proposed for investigation will be chosen for their potential to provide critical insights into policy relevant aspects of the Australian housing system: such as low income home ownership; investment in, and management and regulation of, the private rental market; the use of planning mechanisms to improve the supply of affordable housing in growth areas; stimulating regeneration of devalued residential areas; and the use of alternative financing instruments and delivery vehicles for social housing.

<http://www.ahuri.edu.au/publications/p60323>

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NRV 3 Housing affordability for lower-income Australians

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This National Research Venture seeks to provide the evidence needed to answer the overarching question: how do we assess and address housing affordability for lower income households in Australia?

<http://www.ahuri.edu.au/nrv/nrv3>

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## Research Theme 5: Urban Management and Infrastructure

The following tables list the completed and current projects for each research area within Theme 5: Urban Management and Infrastructure. For each completed project there is a brief summary of the key findings.

### *Research area 5.1: Labour markets, housing markets and shifting metropolitan balance*

The research area 'labour markets, housing markets and shifting metropolitan balance' has sought to understand the current and potential relationships between housing markets and labour markets, particularly the role that housing plays in facilitating or hindering labour market access.

To date the research has examined:

- the geographical interrelationships between housing and labour markets (50024, 30035, 30233)
- the residential mobility of households in relation to employment (70065, 70066, 70175)

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### **Key findings from completed projects on labour markets, housing markets and shifting metropolitan balance**

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50024	Labour market and housing market interdependence within metropolitan Australia: a case study of Melbourne
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There are strong and stable geographic links between housing markets and labour markets within the Melbourne metropolitan area at the regional level. Most people live and work in one region or travel to an adjoining region to work.

<http://www.ahuri.edu.au/publications/p50024>

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30035	Community building in Melbourne's new west
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Private sector led housing and estate developments in Melbourne's west have produced positive socio-economic and housing outcomes. In the short-term, however, these positive effects appear spatially concentrated with few spill over effects into neighbouring suburbs.

<http://www.ahuri.edu.au/publications/p30035>

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70065	Housing, location and employment
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Unemployed people tend to move to areas of better employment opportunities and thereby increase their likelihood of leaving income support. Private renters are most likely to make such a move, followed by public renters, and home owners least likely.

<http://www.ahuri.edu.au/publications/p70065>

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70066	Welfare outcomes of migration of low-income earners from metropolitan to non-metropolitan Australia
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The search for affordable housing was a significant trigger for moves. Over 50% of movers who rated housing affordability as a relocation factor regarded it as being "very important". More people in total rated housing affordability than rated any other factor.

Lifestyle considerations and personal circumstances were also very influential in relocation decisions. Many movers wanted a better place in which to raise a family (58% very important), preferred to live a quieter lifestyle away from the city (45%), were concerned about crime levels in the city (45%) and had other personal or health reasons for relocating.

A large majority of movers believed that they were better off after moving with regard to housing cost, quality and size.

<http://www.ahuri.edu.au/publications/p70066>

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**Key findings from completed projects on labour markets, housing markets and shifting metropolitan balance**

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70175            Low-income earners considerations in migrating from non-metropolitan to metropolitan NSW and SA.

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Within Australia, approximately 50,000 income-support recipients move annually from non-metropolitan areas to metropolitan cities. The main reasons for moving vary depending on the category of income-support received (eg for the unemployed, job opportunities were by far the most important relocation factor with 60% indicating so). Housing cost was not a very important consideration in the decision to move to Sydney or Adelaide, although it had an impact on movers post-relocation, especially Single Parents – least so on Aged Pensioners. Not surprisingly, approximately 50% of all respondents paid more for their housing after moving into the metropolitan areas and as a result were generally dissatisfied with the affordability of housing after moving, and only a quarter of respondents owned their home, a reduction on when they were in the country. 59% of all movers indicated they were better off in the city than they were in non-metropolitan NSW or SA, with single parents most positive and disabled least.

<http://www.ahuri.edu.au/publications/p70175>

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30233            Affordable housing and employment opportunity: is there a spatial mismatch?

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As at 2001, housing affordability is strongly spatially differentiated across Melbourne, with most affordable locations in the outer suburbs. Unemployment was spatially concentrated with outer suburban locations, especially declining industrial areas remaining at labour market disadvantage. Employment growth was also high near where unemployment was high and located in areas with good public transport services. Workers were more likely to use such services where there was access. On balance, spatial mismatch was not considered to be a strong phenomenon in Melbourne.

<http://www.ahuri.edu.au/publications/p30233>

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### *Research area 5.2: Housing and sustainable urban development*

The research area 'Sustainability – Housing and Urban Development' has the policy research aim: to understand how infrastructure, land and environmental resource pressures associated with urban management impact upon local housing markets and sustainable housing outcomes.

The completed research has examined:

- the links between housing and planning policies in government (60132, 70393)
- the sustainability of different forms of urban development (70137)
- the implications of higher residential densities for the geographic concentration of socio-economic disadvantage (50224).

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**Key findings from completed projects on housing and sustainable urban development**

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60132                    Housing policy and sustainable urban development', evaluates the use of local government housing strategies in Queensland, New South Wales and Victoria

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Local housing strategies (which analyse housing demand and supply, identify groups in housing need, and recommend future actions) have helped local councils coordinate their activities, but implementation experiences have been varied.

The main constraints to local government involvement in housing are: lack of community (and political) support; insufficient financial resources and staff expertise; legal uncertainty and barriers to using local planning mechanisms for affordable or more diverse housing types; poor state / local government collaboration.

<http://www.ahuri.edu.au/publications/p60132>

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70137                    Affordability and sustainability outcomes of 'greenfield' suburban development and master planned communities

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A 'triple-bottom line' (TBL) approach for a sustainability assessment of affordable housing and urban development is valuable and has worked well for the comparative assessment of residential neighbourhoods. The greatest potential of the TBL technique lies in monitoring the condition of towns and cities.

<http://www.ahuri.edu.au/publications/p70137>

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50224                    Housing and community in the compact city

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This work examined the links between increased dwelling densities introduced through urban consolidation policy and the spatial concentration of socio-economic disadvantage in Melbourne. While the project was not able to conclusively link socioeconomic disadvantage and densification, it found that sites of concentration of disadvantage were likely to develop in some 'holdenist' middle suburbs – those suburbs characterised by low quality non-heritage housing stock, in areas settled in the post-war period, such as Broadmeadows, Sunshine, Frankston and Kingston. These locations were deemed to be likely locations of cheaper in-fill developments and increased rental stock suitable for low-income households. There was some evidence to suggest that these suburbs were attracting low-income populations largely because of higher rates of exit by higher income groups.

<http://www.ahuri.edu.au/publications/p50224>

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**Key findings from current projects on housing and sustainable urban development**

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70393 NEW            Planning, government changes and the costs of land and housing

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This project will draw on this international research and an objective evaluation of existing Australian data to develop a consistent approach for determining the cost effect of planning regulations and charges on house prices and affordability in Australia. The project will then quantify the cumulative cost impacts of State and local government regulations and charges in a selection of case study developments in new release and urban renewal areas across inner city, suburban, and non-metropolitan local government areas. It also aims to evaluate the cost impacts of existing and proposed regulation on housing production against the explicit objectives of the regulation, as a basis for avoiding unnecessary or unjustifiable regulation and for offsetting unavoidable affordability impacts.

<http://www.ahuri.edu.au/publications/projects/p70393>

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## Research Theme 6: Transforming Communities

Place holder only – these projects have been reallocated to other themes including Housing Assistance Programs (1) and Urban management and infrastructure (5)

## Research Theme 7: Indigenous Housing

The following tables list the completed and current projects for each research area within Theme 7: Indigenous Housing. For each completed project there is a brief summary of the key findings.

### *Research area 7.1: Indigenous housing futures, needs and aspirations*

The research area ‘Housing Futures, Needs and Aspirations’ has the policy research aim: to understand how housing need is shaped by subjective aspirations and preferences and by trends in family and household formation, labour market participation and residential mobility.

Research completed to date has examined:

- consultation methods for understanding subjective aspirations (40184)
- effects of government programs on disadvantaged groups (80125)
- residential mobility (20260, 80317)
- housing need and housing design (30354).

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### ***Completed projects on Indigenous housing futures, needs and aspirations***

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40184	Best practice models for effective consultation towards improving built environment outcomes for remote Indigenous communities
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Standardised housing and planning solutions fail in remote Indigenous communities by using poor consultation techniques and by not acknowledging the multi-dimensional and interrelated issues of the built environments of remote Indigenous communities. Outcomes can be improved by developing a national database of cross-cultural and cross-disciplinary consultation regarding built environment programs. This would serve the mutual interests of clients and service providers by reducing the need for repeated and often invasive consultation.

<http://www.ahuri.edu.au/publications/p40184>

20260	Indigenous mobility in discrete and rural settlements
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This research examined the residential mobility of Indigenous people in selected discrete and rural communities in order to quantify and contextualise their mobility patterns. The research found that Indigenous households in the case study areas of Dajarra (North-West Queensland), Alpururulam (Northern Territory) and Mt Isa (North-West Queensland), while exceptionally mobile by Australian mainstream standards, are relatively stable in their customary attachment to their home community, local bush country and their cultural region. There is a need for a balance between locally meeting the housing and other service requirements of outlying communities and rationalising the appropriate aspects of service provision in the regional centre.

<http://www.ahuri.edu.au/publications/p20260>

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80125                    The effects of New Living on Indigenous community well-being: a case study on urban regeneration.

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This research project analyses the impact of the New Living Urban Renewal Program in Western Australia upon Indigenous wellbeing in urban communities, as well as identifying the appropriateness of existing and proposed indicators to determine and measure the housing needs and aspirations of Indigenous people. 'New Living' is a WA Government initiative to overcome many of the social, physical, economic and environmental issues that have arisen in public housing estates. The program attempts to benefit the whole community, while focusing on improving the housing circumstances of disadvantaged groups.

This research has investigated the impact of New Living on Indigenous wellbeing with regard to the broader social context. It highlights the complexities facing governments in overcoming existing levels of disadvantage and meeting the diverse social needs and aspirations of Indigenous people through housing-led initiatives, as well as managing the social and political implications involved in the broader process of social transformation. Through a series of case studies and interviews, the research findings reveal significant variations in perspectives and perceptions as to whether Indigenous people are benefiting from the program.

<http://www.ahuri.edu.au/publications/p80125>

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### ***Current projects on Indigenous housing futures, needs and aspirations***

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80317                    The Housing Careers of Indigenous Urban Households

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The aim of this project is to provide a qualitative and retrospective understanding of the housing careers of Indigenous urban households. It is surmised that the housing careers of Indigenous urban households differs from Non-Indigenous households, and the research project will elicit these differences by understanding the influences, motivations, experiences, decisions, and choices made by Indigenous urban households; to identify access issues and barriers; and the affect of household formation, economic participation and family and community responsibilities on housing careers.

<http://www.ahuri.edu.au/publications/p80317>

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30354                    Flexible housing design for Indigenous communities

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This project is a response to the need for a culturally appropriate and locally adjustable framework of design guidelines and capacity building tools for Indigenous housing in provincial and remote Australia. Through active engagement with Indigenous Australians in three case study sites; the project will examine the way Indigenous people use their homes to meet their cultural and social requirements. As such, the project will produce a design manual, design exemplars and capacity building materials to support the local implementation of the National Indigenous Housing Design Guide.

<http://www.ahuri.edu.au/publications/p30354>

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### ***Research area 7.2: Indigenous housing: the housing system***

The research area 'The Housing System' has the policy research aim: to understand the dynamic interrelationships between the different tenures, their associated forms of housing assistance and their role and function in the overall housing system.

Research completed to date has examined:

- an evaluation framework for *Building a Better Future* (30235)
- differences in the provision of Indigenous specific and mainstream social housing (30282, 80234)
- the role of Indigenous community housing organisations (80316)

- the scope of the literature in this field (20281)
- sustaining tenancies (80372).

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**Key findings from completed projects on Indigenous housing: the housing system**

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80234                      Indigenous access to mainstream public and community housing.

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Mainstream public and community housing provides an accessible housing options for many Indigenous households. It was found that access by Indigenous people to mainstream public housing has increased by around 75 per cent between June 2000 and June 2004 (up from 6,339 to 11,087 households respectively). Over the same period, the number of reported non-Indigenous households in mainstream public housing fell by 6.3 per cent (data from 215,693 to 202,062 households respectively). Note: These data do not include NSW due to a reporting problem. Steps are required to build on current initiatives by jurisdictions to measure and enhance levels of Indigenous access.

<http://www.ahuri.edu.au/publications/p80234>

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30235                      Framework for evaluating 'Building a Better Future: Indigenous Housing to 2010'

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The evaluation of the Housing Ministers' 10-year Statement of New Directions for Indigenous Housing: Building a Better Future: Indigenous Housing to 2010 (BBF), can be usefully guided by applying an evaluation framework that focuses on both the implementation process and outcomes.

<http://www.ahuri.edu.au/publications/p30235>

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20281                      An audit and review of local and international Indigenous housing

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This report presents the characteristics and themes of the Australian Indigenous housing literature. The report examines the Indigenous housing literature from the 1970s through to the 2000s. The research critically reviews the literature on Indigenous Housing in Australia, conceptualising the body of knowledge on the subject in theoretically and practically useful ways, and identifies gaps and unresolved research issues that have a bearing on the creation and maintenance of a reasonable quality of residential lifestyle for Indigenous people. The project considers the relationship of the existing body of Indigenous housing research to the 'Building a Better Future' (BBF) vision and its projected Indigenous housing outcomes as established by the Housing Ministers' Advisory Council of Australia in 2001.

The Final Report provides a substantial resource and reference for ongoing housing research, and is structured so that specific Indigenous housing research themes or issues can be easily accessed and read independently or as a whole. The research includes all aspects of Indigenous housing including the production, management, maintenance and occupation of Indigenous living environments –social, behavioural and physical properties of living environments. It includes camps and 'houses', traditional or self-built architecture and it includes buildings and living environments designed and built by others; internal and external living environments. It includes houses owned by Indigenous people and those rented from either the private market, Indigenous community housing organizations, state owned and managed Indigenous housing, and public housing. Indigenous housing exists within a complex set of broader environmental relationships.

<http://www.ahuri.edu.au/publications/p20281>

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**Key findings from completed projects on Indigenous housing: the housing system**

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30282                    Indigenous housing - assessing the long term costs and the optimal balance between recurrent and capital expenditure

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The aims of this project are to develop an understanding of the real costs of providing long term Indigenous housing; to clarify why cost differentiation exists between the provision of Indigenous specific public and community housing and mainstream public and community housing. Some of the main findings emerging from the research are: there is a strong contrast between the recurrent and capital situations of SOMIHs compared with ICHOs; SOMIHs are in a reasonable financial situation and the dwelling backlog appears not to be significant and jurisdictions have programs in place to address this; and ICHOs have asset problems due, in part, to low revenue (and no recurrent grants) and how maintenance is spent. There are variations in capital and recurrent position of ICHOs due to geographic location (especially for remote and very remote areas).

<http://www.ahuri.edu.au/publications/p30282>

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**Current projects on Indigenous housing: the housing system**

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80316                    Scoping the capacity of Indigenous Community Housing Organisations

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This project will provide a detailed, contemporary, empirical understanding of Indigenous Community Housing Organisations (ICHO) to inform an understanding of, and to identify short and longer-term options, for the ICHO sector. ICHOs are a significant housing service for Indigenous people especially in remote areas. The research seeks to profile the different types of organisational structures of ICHOs and to describe and examine the factors that affect the viability of the sector. It includes an understanding of the nature and extent of links between the ICHO sector and other providers of support and community services, and the nature and extent of community participation.

<http://www.ahuri.edu.au/publications/p80316>

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80372 NEW            Sustaining high risk Indigenous tenancies

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The aim of this project is to improve our understanding of the operation of programs in public and private rental housing designed to sustain Indigenous tenancies at risk and of the factors that contribute to their effectiveness. The project seeks to describe, compare and analyse the operation of tenancy support programs across jurisdictions and between rental sectors (public and private), with a particular emphasis on programs for Indigenous tenants. The project's focus is on the interface between program funders and service providers and the ways in which providers deliver services to their clients.

<http://www.ahuri.edu.au/publications/projects/p80372/>

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### *Research area 7.3: Housing assistance and non-shelter outcomes for Indigenous persons*

The research area 'Housing and Non-Shelter Outcomes' has the policy research aim: to understand how housing policy and housing assistance might be designed to assist the development of better environmental health, education and employment outcomes for Indigenous people.

Research thus far has examined:

- the links between the management of housing assistance in remote communities and community sustainability (80124)
- a framework for measuring shelter and non-shelter outcomes from housing assistance (80037).

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#### ***Key findings from completed projects on housing assistance and non-shelter outcomes for Indigenous persons***

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80037	Investigating appropriate evaluation methods and indicators for Indigenous housing programs
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Develops appropriate evaluation methods and social indicators to measure and assess the effectiveness and impacts of specific initiatives within a policy framework of sustainable community development.

<http://www.ahuri.edu.au/publications/p80037>

80124	Indigenous housing and governance: lessons from case studies of remote communities in WA and NT
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Greater integration of housing assistance programs and improved consultation at the regional and local levels will assist remote Indigenous communities to achieve better management and maintenance of their housing.

<http://www.ahuri.edu.au/publications/p80124>

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### *Research area 7.4: Homelessness and marginal housing for Indigenous persons*

The research area 'Homelessness – place, house and home' has the policy research aim: to understand the 'place, house and home' needs of Indigenous peoples and how to address these needs through housing and other service responses that secure sustainable solutions and support stable life conditions.

To date research has examined:

- Indigenous understandings and experiences of home and homelessness (20168, 80368)
- the need for outreach services to assist homeless Indigenous women and their children (40158).

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**Key findings from completed projects on homelessness and marginal housing for Indigenous persons**

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20168                      Categories of Indigenous homeless people and good practice responses to their needs

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Mainstream concepts of 'homelessness' do not serve Indigenous people well. Those designing policies or programs for Indigenous homeless people may need to re-think or change their concepts of 'homeless' in order to adequately understand and respond to the needs of this group of people.

<http://www.ahuri.edu.au/publications/p20168>

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40158                      Sustainable tenancy for Indigenous families: what services and policy supports are needed?

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Approaches to providing stable housing and sustaining tenancies for Indigenous women are affected by their high mobility and poor service access, and compounded by differences between the structures and definitions of current services and perceptions of 'homelessness' by Indigenous women. Achieving stable housing and sustainable tenancies requires service providers to develop strategies to remain in contact with Indigenous women, and to provide case-managed practical support for Indigenous women for personal, social and family matters, including the development of life skills.

<http://www.ahuri.edu.au/publications/p40158>

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**Current projects on Indigenous homelessness and marginal housing for Indigenous persons**

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80368 NEW                Indigenous homelessness: place, house and home

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The research involves ethnographic study of Indigenous homelessness in NSW and WA, trialling the categories developed by Memmott et al. (2003), and connect the understanding of homelessness with Indigenous housing careers via the current AHURI project on Indigenous Urban Housing Careers (PRO/80317).

<http://www.ahuri.edu.au/publications/projects/p80368/>

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## **Research Theme 8: Homelessness and Marginal Housing**

The following tables list the completed and current projects for Theme 8: Homelessness and Marginal Housing. For each completed project there is a brief summary of the key findings.

The research area 'Homelessness and Marginal Housing' has the policy research aim: to understand how to prevent homelessness, how to address the needs of those in housing crisis or at immediate risk of homelessness, and how to assist the homeless to secure sustainable housing solutions as a basis for supporting stable life conditions.

Research has examined:

- homelessness prevention and early intervention programs for school students (30156), young people in rural areas (40160), older people (70135)
- the costs and benefits of homelessness for governments (80306)
- how to meet the needs of those in housing crisis or at risk of homelessness (70068, 70176, 70109, 40048)

→ how to assist the homeless to secure sustainable housing solutions (30056, 70072, 50102).

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**Key findings from completed projects on homelessness and marginal housing**

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40048                      A comparative study of housing needs and provisions for recently-arrived refugees

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Refugees to Australia (Permanent Protection Visa [PPV] holders and Temporary Protection Visa [TPV] holders), after an initial period of multiple moves, establish themselves in the housing market within one year. They are typically housed in the private rental market and are primarily assisted to do so by family, friends and the community. The accommodation and housing assistance provided, on arrival, to PPV holders eases the settlement process compared with TPV holders.

<http://www.ahuri.edu.au/publications/p40048>

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30056                      Heroin users, housing and social participation: attacking social exclusion through better housing

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Demonstrates empirically how affordable and appropriate housing can improve the well-being of heroin users and prevent homelessness.

<http://www.ahuri.edu.au/publications/p30056>

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70068                      Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration?

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A period in prison, especially a short period, far from rehabilitating an offender, leads to a worse social context post-release than prior to imprisonment for many. As far as housing is concerned, the policy of imprisonment for short sentences for petty crime seriously destabilises at least half of those imprisoned and results in re-offending and re-incarceration.

<http://www.ahuri.edu.au/publications/p70068>

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70072                      Predictors of housing vulnerability and incipient homelessness: the case of psychiatric patients living in the community

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Some people with a mental illness experience cycles or iterations of homelessness where they move chaotically through various forms of tenuous housing and periods living on the street. They do not undergo a steady decline from a more stable to a less stable housing situation.

<http://www.ahuri.edu.au/publications/p70072>

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70109                      On the Margins? Housing risk among caravan park residents

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According to the 2001 Census, approximately 61,463 persons reside in caravan parks, an increase of about 6,263 persons compared to the 1996 ABS Census. Three distinct sub-groups can be identified as using caravan parks. They include: many older people who have chosen caravan park living as their primary form of housing for a range of reasons that suit their lifestyle; people who have to travel with work and do not wish to tie themselves to any one residency; people who have few alternatives available to them. They are there not necessarily of their own volition, but rather out of sheer necessity. This includes people on low incomes and others who for various reasons are unable to access other forms of housing either in the private, public or community housing sectors.

Most people living permanently in caravan parks, either as a lifestyle choice or as a last resort and against their will, live in very basic conditions with minimal facilities and amenity compared to conventional forms of housing.

<http://www.ahuri.edu.au/publications/p70109>

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**Key findings from completed projects on homelessness and marginal housing**

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70135            Housing options and independent living: sustainable outcomes for older people who are homeless

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The experiences and preferences of older homelessness people confirms the motto 'prevention is the best cure', by providing a valuable perspective into the type of preventative and early intervention programs needed to deal with the risk of homelessness. The project, by drawing on the views of older homelessness clients and providers of the Assistance with Care and Housing for the Aged (ACHA) program, highlights the housing and support options for older homeless people and their preferences.

<http://www.ahuri.edu.au/publications/p70135>

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30156            The development of prevention and early intervention services for homeless youth: intervening successfully

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Prevention of youth homelessness requires understanding of its causes and different stages of development. Effective prevention programs include – funding for community network meetings to support exchange of information and national benchmarks for student welfare. Effective intervention strategies include: family mediation services and community residential placement schemes.

<http://www.ahuri.edu.au/publications/p30156>

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70176            Ex-prisoners and accommodation: what bearing do different forms of housing have on ex-prisoners' social reintegration? Six month extension

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Only a minority of people leaving New South Wales prisons have support, which enables them to improve their welfare after their release. Drug use, unsatisfactory housing arrangements, and huge difficulties negotiating complex bureaucratic procedures for public housing were common issues cited by the participants in the study.

<http://www.ahuri.edu.au/publications/p70176>

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40160            Developing models of good practice in meeting the needs of homeless young people in rural areas

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While young people living in rural areas face many of the challenges confronting urban youth, they are distinguished by factors that make their experiences of homelessness distinctive. This includes particular difficulties in finding employment; tight rental housing markets; and fewer services for homeless young people and those that are available tend to be concentrated in a larger regional centre. Governments, in partnership with communities, can take steps to address these issues, with the foyer models, developed and implemented in Europe, offering considerable potential as a practical strategy of dealing with homeless young people living outside the capital cities.

<http://www.ahuri.edu.au/publications/p40160>

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**Current projects on homelessness and marginal housing**

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80306            Homelessness and families: what are the benefits of providing assistance to homeless families and what are the costs of not assisting homeless families?

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This project provides an analysis of the incremental benefits and whole-of-government budgetary costs of both providing and not providing assistance to homeless people and those at risk of becoming homeless. The study is focused on Western Australia, and will involve collaboration with various government departments in analysing administrative source data.

<http://www.ahuri.edu.au/publications/p80306>

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## Research Theme 9: The Housing System

The following tables list the completed and current projects for each research area within Theme 9: The Housing System. For each completed project there is a brief summary of the key findings.

### *Research area 9.1: Dynamics and drivers of supply and demand*

The research area 'The Dynamics and Drivers of Supply and Demand' has the policy research aim: to understand the dynamics of the housing system in Australia in particular the interrelationship between the different tenures and their role and function in the overall housing system; and the impacts of different forms of housing assistance upon the balance of supply and demand across different tenures.

Research has examined:

- the interrelationship between the different tenures and their role and function in the overall housing system (40010, 60064, 80151, 50382, 30396)
- the role of the private rental market in the overall housing system (60190, 70217, 20280).
- supply and demand in non-metropolitan Australia (50264, 80370)

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### ***Key findings from completed projects on the dynamics and drivers of supply and demand***

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40010	The implications of changes in the labour market for the ownership aspirations, housing opportunities and characteristics of first home buyers
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For 60% of households job security concerns made them deliberately more cautious in their home buying: looking in a lower price range; buying a cheaper home; and/or borrowed less. There is more of a relationship between price and employment category than between price and household income. Those in less secure employment are buying cheaper homes while those on higher incomes are not necessarily buying more expensive homes.

<http://www.ahuri.edu.au/publications/p40010>

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60064	A spatial analysis of trends in housing markets and changing patterns of households structure and income
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Australia's home ownership rate fell 2.2 percentage points from 68.2% to 66% between 1986 and 1996, mainly due to a decline in the percentage of home purchasers. In metropolitan areas across Australia the home ownership rate for households in the 25-44 year old age group declined by 6.7 percentage points, more than twice the decline in non-metropolitan regions and more than three times the decline in the aggregate home ownership rate.

<http://www.ahuri.edu.au/publications/p60064>

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80151	What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interaction
<p>Divorcees are found to have a lower probability of attaining and maintaining home ownership status as compared to the continuously married. The probability is even lower for people separated but not yet divorced. However, household dissolution need not have permanent housing impacts. Widows and those divorcees who remarry appear to have the same chance of achieving and maintaining home ownership status as the continuously married.</p> <p>Housing tenure impacts on labour market states – for example owners with mortgages achieve lower unemployment rates and quicker exits from unemployment spells than we might otherwise expect while the reverse is true for public renters. Nevertheless, the causal links are particularly complex and hence no firm conclusions can be reached on the role that public housing plays in relation to labour market outcomes.</p> <p><a href="http://www.ahuri.edu.au/publications/p80151">http://www.ahuri.edu.au/publications/p80151</a></p>	
60190	Changes in the supply of and need for low rent dwellings in the private rental market
<p>In 2001, there was an overall shortage in affordable and available housing suitable for low-income households (defined to receive less than \$335 per week) equal to 134,000 dwellings. Shortages were especially acute in cities such as Sydney, Darwin, Canberra and Melbourne. Only 39% of low rent dwellings were occupied by households with low incomes, but 60% of private renters on low incomes were paying rents above the lowest rent segment.</p> <p><a href="http://www.ahuri.edu.au/publications/p60190">http://www.ahuri.edu.au/publications/p60190</a></p>	
70217	Rent assistance and the spatial concentration of low-income households in metropolitan Australia
<p>Private rental households on low incomes are concentrated in certain suburbs – historically this has been in inner city locations but over-representation is now apparent in some outer city locations such as Wyong and Fairfield-Campbelltown in Sydney, Greater Dandenong in Melbourne, and Salisbury in Adelaide. Commonwealth Rent Assistance and public rental waiting list applicants are also now more prevalent in these areas.</p> <p>However the risk of low-income private rental ‘ghettos’ emerging is relatively low: there are no suburbs that have more than 27 per cent of households that are low-income private rental.</p> <p><a href="http://www.ahuri.edu.au/publications/p70217">http://www.ahuri.edu.au/publications/p70217</a></p>	
50264	Trends in Australian non-metropolitan housing markets, 1991-2001
<p>Growth in households in non-metropolitan Australia over the decade 1991 to 2001 (21 per cent) was broadly consistent with that occurring in metropolitan Australia. However there was great variation between locations: rates of growth in demand were highest in medium-large coastal areas (36-37 per cent), and regional cities (32 per cent), and lowest in other towns (7 per cent growth), remote settlements (12 per cent) and small inland towns (13 per cent).</p> <p>The key factors distinguishing housing markets in non-metropolitan Australia are the settlement’s population size, population growth, and remoteness from access to services. For example rental stress is a feature of population centres regardless of whether they were expanding or contracting whereas use of other dwelling types such as caravans to respond to dwelling shortages are more apparent in smaller settlements in remote and rural Australia.</p> <p><a href="http://www.ahuri.edu.au/publications/p50264">http://www.ahuri.edu.au/publications/p50264</a></p>	

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**Current projects on the dynamics and drivers of supply and demand**

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20280 Motivations of investors in the private rental market

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Housing policy in Australia relies heavily on many low-income households being able to access affordable rental housing in the private sector. The supply of housing at rents affordable for people on low incomes receiving CRA is critical to reducing what might otherwise be higher demand for social housing. This project will investigate the motivations, expectations and experiences of rental property investors, and analyse the implications of investment motivations and behaviours for the future of lower rent housing. The research will consider how the motivations, expectations and experiences of investors are affected by government policies such as negative gearing and vary according to length and timing of investment, geography, cost segmentation, investor type and scale of holdings, and will assess how they shape investor behaviour.

<http://www.ahuri.edu.au/publications/p20280>

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50382 NEW Housing and income inequalities in the city

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The aims of the project are to empirically document and map the process of socio-spatial polarisation as expressed in housing prices and rents, income and labour market change in Melbourne and to examine the way in which the mobility of different income and tenure groups are both influenced by and shape polarisation patterns.

<http://www.ahuri.edu.au/publications/projects/p50382>

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30396 NEW Redesign of AHURI 3M

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This project redesigns the Australian Housing Market Microsimulation Model (AHURI-3M) to develop a contemporary policy tool that is capable of measuring the impact of economic and policy changes on drivers of housing supply and demand and tenure outcomes in Australian housing markets.

<http://www.ahuri.edu.au/publications/projects/p30396>

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80370 NEW Housing markets in resource boom towns

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This research examines housing market dynamics in resource boom towns in Western Australia and Queensland. In particular, the impact of boom resource conditions on housing affordability and its effects on a variety of other related social indicators in those towns. The research will include a focus on Indigenous communities living in or near the towns.

This project will contribute to housing and regional development policy by identifying the inter-relationship between the labour market, housing affordability and the social sustainability of remote communities. The study also identifies actions that mining companies, the private sector and government have taken, or could take, to ameliorate any housing shortages. This will lead to a broader analysis of the respective responsibilities of governments and industry and appropriate linkages for coordinating action between the sectors.

<http://www.ahuri.edu.au/publications/projects/p80370>

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### *Research area 9.2: Housing, Housing Markets and Non-Shelter Outcomes*

The policy research area 'Housing, Housing Markets and Non-Shelter Outcomes' has the policy research aim: to understand how housing (tenure, type, price, location, density) and housing markets make a difference (positive and negative) to the non-shelter outcomes of households, communities, economies and societies and the implications of these for housing policy.

Research has examined:

- housing affordability and macro-economic outcomes (NRV 3)
- housing affordability and labour market outcomes (NRV 3)
- house prices and its impact on consumer spending (60360).

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**Completed projects on Housing, housing markets and non-shelter outcomes**

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NRV 3                      Housing affordability for lower-income Australians

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Results from two studies found that there were two key economic impacts from poor housing affordability in relation to labour market impacts and on consumption spending.

Evidence from the US and UK shows that spatial mismatch – the lack of congruence between labour markets (where people work) and housing markets (where people live) can contribute to economic inefficiencies and potentially labour shortages. The small amount of evidence in Australia suggests that differences are opening up in the occupational structures of labour markets between the inner city and outer suburbs, and housing stress is occurring for some selected occupations. However this has not yet manifested in labour market shortages and spatial mismatch is not the same problem that it is overseas.

International evidence suggests that there is a relationship between house prices and a number of other variables including residential construction and consumption spending. These factors can have an impact on the volatility of the economy as a whole. However the evidence for Australia indicates that the consumption effect is more moderate compared to other industrialised countries.

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**Current projects on Housing, housing markets and non-shelter outcomes**

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60360 NEW                      House prices and consumer spending

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This project will examine the contemporary empirical effects of house prices movements on general consumption spending, household savings and debt in Australia, focusing specifically on whether the nature of these relationships is different for different population groups. As a result, it will provide insights into the implications of demographic ageing for these relationships and the economic performance of Australia.

<http://www.ahuri.edu.au/publications/projects/p60360>

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## **Research Theme 10: The Policy Horizon**

The following table lists the completed and current projects for Theme 10: The Policy Horizon. For each completed project there is a brief summary of the key findings.

The research theme 'The Policy Horizon' has the policy research aim: to understand key concepts that provide the foundations of housing studies and their relationship to housing policy making and housing program implementation.

- Research has examined:
- social exclusion (40199)
- evidence-based policy making (20216)
- research-policy linkages (40185, 20216)
- housing insecurity (50361)
- housing need (20381).

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**Completed projects on The Policy Horizon**

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40185                      A critical review of intervention studies and evidence based policy

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Evidence is broadly defined as 'research' conducted systematically using scientific principles but there are differing interpretations of the strength and quality of findings produced by different types of research methods. Availability and validity are key issues.

<http://www.ahuri.edu.au/publications/p40185>

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40199                      Social exclusion and housing

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The concept of social exclusion is no more useful than the widely used concepts of poverty and inequality when exploring issues of disadvantage and housing. But it is potentially helpful to focus attention on the role that both individual agency and structural factors play in determining poverty and inequality.

<http://www.ahuri.edu.au/publications/p40199>

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20216                      Understanding and enhancing research-policy linkages in Australian housing with particular reference to AHURI

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There is a need to improve the interface of research and policy in Australian housing studies. Building on current practices, AHURI should develop a renewed 'engagement' strategy to enhance research-policy linkages between the research and policy communities, including building networks, developing partnerships and promoting interaction between researchers and policy practitioners.

<http://www.ahuri.edu.au/publications/p20216>

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**Current projects on The Policy Horizon**

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20381NEW      Reconceptualising housing need

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This study aims to critically review a range of approaches to conceptualising need in housing and social policy fields in Australia and internationally, under a multi-level approach to needs conceptualisation. It will provide an analysis of how housing needs in Australian housing might be reconceptualised and what implications this might have for housing policy.

Specific questions the research will consider include how housing need is conceptualised nationally and internationally, both in the housing sector and other social policy fields. The research will consider what implications that the perceptions and conceptualisations of housing need have for the development of housing policy have in Australia.

<http://www.ahuri.edu.au/publications/projects/p20381>

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50361 NEW      Housing insecurity

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'Housing insecurity' refers to high levels of residential mobility, as well as other dimensions of insecurity such as lack of control over housing and uncertainty about future housing circumstances. The aim of this project is to investigate the extent, and dimensions, of 'housing insecurity' as a concept.

<http://www.ahuri.edu.au/publications/projects/p50361>

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## **AHURI Research Centres**

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