

Research Review

AHURI research review 2000-2009

**Australian Housing
and Urban Research Institute**

July 2009

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1 INTRODUCTION

The purpose of this paper is to provide a digest of information about previous AHURI research.

Section two outlines some of the policy themes explored in the National Housing Research Program Research Agenda in more detail, including providing information about previous research

Section three 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 xxxxx](#)). If you are viewing this document in a hard copy, please refer to the tables in section four which list the project codes, titles and key findings.

2 POLICY RESEARCH CONTEXT IN 2010

This section identifies key contemporary housing policy issues that may require new research projects, and summarises some of the key current and completed AHURI research projects in those areas.

The policy research issues below were identified to stimulate discussion through the various consultation processes undertaken by AHURI National Office in developing the Institute's National Housing Research Program Research Agenda for 2010.

Current policy context - new research directions

Housing, social transitions and wellbeing

In 2008, the Australian Government announced its intention to streamline existing Commonwealth housing and homelessness assistance programs. The new policy framework called the National Affordable Housing Agreement (NAHA) began operation in January 2009. This ongoing agreement between the Australian Government and states and territory governments integrates a range of policy initiatives that are intended to affect housing outcomes across tenure types and generate change by way of householders' social and economic participation. The aspirational objective of the agreement is that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation.¹ Research that informs this objective explores the role of housing as a social policy instrument for responding to, and effecting, social transitions.² The dimensions of *wellbeing* (e.g., social and economic participation, health and financial security) are increasingly being recognised by Australian governments – state and federal – as a measure against which to gauge the success of national and local policy interventions within and beyond the housing reform agenda.³

AHURI has completed work on the associations between economic participation, social inclusion and the provision of housing assistance. The evidence base is yet to examine such associations across the full housing system. Future research could expand the exploration of social transitions to include the impacts of owner occupation. The links between housing and health is a further area for development of the AHURI evidence base.

Whole of housing system approach

The NAHA presents a housing system based approach to improving housing affordability and preventing homelessness in Australia, which cuts across the tenure divide and extends the housing reform agenda beyond the traditional focus on social housing provision and private rental assistance. For example, as part of the new agreement, governments have committed to improving housing affordability through direct grants based assistance for affordable home purchase. Also being considered are shared equity schemes, and new models of land tenure that facilitate home ownership for Indigenous Australians living in remote communities. To generate evidence that supports the breadth of the NAHA, the housing research program will need to expand its focus to be 'whole-of-housing-system'. This entails a broadening of

¹ National Affordable Housing Agreement, clause 5.

² Susan Smith 'AHURI Research Agenda: Looking forward', AHURI, March 2009, 8.

³ See for example, the terms of reference for the review of Australia's tax system (Ken Henry), which seeks recommendations to enhance overall economic, social and environmental *wellbeing* with a particular focus on ensuring there are appropriate incentives to facilitate access to affordable housing, <http://www.treasurer.gov.au/DisplayDocs.aspx?doc=pressreleases/2008/036.htm&pageID=003&min=wm s&Year=2008&DocType=0>

the predominant focus of past AHURI research on housing assistance for vulnerable households to encompass a cross-section of the Australian population, their tenure choices and associated financial and other risks. As an example, the dissolution of households through separation and divorce has emerged as an important driver of 21st century housing careers and presents a risk to the continuity of home ownership for women and men (National Research Venture 2). The mitigation of this risk may lie in other policy areas such as family law, superannuation, institutional lending practices and income support.

Areas of specific policy activity under the NAHA include: homelessness, social housing construction, efficient housing markets, and equality of housing access and opportunities for Indigenous Australians

The reform program specified in the NAHA and associated partnership agreements will shape housing policy for the short and longer term, particularly in the areas of homelessness, Indigenous and social housing.⁴ Governments have committed to improving integration between the homelessness service system and mainstream services, to reduce concentrations of disadvantage that exist in some social housing estates, improve access by Indigenous people to mainstream housing, including home ownership, enhancing the capacity and growth of the not-for-profit housing sector, and planning reforms for greater efficiency in the supply of housing.⁵ This does not imply that these areas of the NAHA reform agenda are the only issues of focus in the 2010 Research Agenda. However, given the breadth and importance of the NAHA it should guide the nature of future research. Table 1 presents current and new AHURI research projects relevant to key aspects of the NAHA. Further research questions will need to build on this suite of projects. Equality of access for Indigenous Australians to housing services and opportunities cuts across each area of future policy activity under the NAHA. Ambitious targets have been set by the Australian Government for closing the gap between Indigenous and non-Indigenous Australians living in urban, rural and remote areas. This includes closing the gap in the areas of housing, health, education and employment outcomes. The AHURI evidence base relating to housing for Indigenous Australians should be expanded through the adoption of a whole-of-housing system approach. Issues for future research could focus on identifying housing interventions in the areas of social housing, private rental, homeownership and models of land tenure in remote communities that generate improvements in health, education and economic participation for Indigenous Australians, and moreover, which non-housing interventions are critical aspects of this puzzle.

Environmental change

The Australian Government has ratified the United Nations Framework Convention on Climate Change and signed the Kyoto protocol, which together communicate Australia's ongoing commitment to tackling the problem of climate change through reducing greenhouse gas emissions. The Australian Government's White Paper, released December 2008, outlined the design of the Carbon Pollution Reduction Scheme and the medium-term target range for reducing carbon pollution.⁶ This scheme is being translated into statute with the introduction of a suite of legislative

⁴ See also the National Partnership Agreement on the Nation Building and Jobs Plan: Building Prosperity for the Future and Supporting Jobs Now, for policy direction in social housing construction and reform.

⁵ Council of Australian Governments' meeting, 29 November 2008.

http://www.coag.gov.au/coag_meeting_outcomes/2008-11-29/attachments.cfm#attachmentc

⁶ Australian Government, White Paper: Carbon Pollution Reduction Scheme: Australia's Low Pollution Future, December 2008.

instruments including the Carbon Pollution Reduction Scheme Bill 2009 that establishes the national emissions trading scheme.

Climate change and governments' policy responses to carbon emissions abatement will have ongoing relevance to housing policy. AHURI has undertaken a small number of projects that consider environmental themes: The housing policy responses to natural disasters; Householder attitudes and behaviours with respect to environmental resource use (i.e., water, energy, waste); and Environmental sustainability of Australia's private rental housing stock. This focus on housing and environmental sustainability should be continued by generating high quality research that tracks the impact of the carbon emissions trading scheme on the production, quality and condition of housing across the whole of the housing system, including homeowners, public and community housing across jurisdictions.⁷

The increased efficiency of housing markets is an explicit goal of the NAHA. This potentially exposes a breadth of issues to policy development and research inquiry, that impact upon housing market efficiency. The estimation of housing costs inclusive of transport costs through application of a methodology of scenario building for a carbon constrained world is one possible direction for future AHURI research. An assessment of the relative merit of high density versus low density urban housing development, and more efficient urban planning to reduce commutes to work is another such area of future research interest. Also under this area of increasing the efficiency of housing markets would fit research directed at modelling how housing policy, in combination with financing, planning and transport can support the goal of efficient and responsive housing markets that address supply and respond to demand. This area of policy reform may require the development of new institutional arrangements to maximise the opportunities created by new forms of government incentives and interventions. Traditional boundaries between 'government' and 'market' will continue to be blurred, as will the distinctions between traditional 'not-for-profit' and 'for-profit' domains of activity, But what forms of institutional arrangements will maximise the housing outcomes and the sought after improvements in well being is likely to be an area that will require further research.

Economic shifts and shocks

The current global financial crisis will continue to have an impact on housing and homelessness for an increasing number of Australians, yet the nature and extent of these effects are not well known. The Australian economy has entered a period of slower economic growth, rising unemployment. The potential generation of negative equity amongst home purchasers could put home ownership at risk. Consequently the prevalence of financial and social stress is expected to increase, along with the implications of these pressures for housing affordability, housing markets, the construction and allocation of social housing, and demand for housing linked support programs. The global financial crisis will generate new challenges for policymakers in housing. One such challenge is whether the current mix of policies will be sufficient to catch all those who suffer reduced housing affordability and sustainability because of the downturn.

A new cluster of research is required to identify the changing position of housing in relation to the wider economy. This refers both to the macro-economy of the Australian nation, states and territories and to the micro-economy of households.⁸ The new economic (and environmental) context requires a broader research focus that encompasses the housing impacts of non-housing policy (including links with

⁷ Susan Smith 'AHURI Research Agenda: Looking forward', AHURI, March 2009, 7.

⁸ Susan Smith 'AHURI Research Agenda: Looking forward', AHURI, March 2009, 8.

financial regulation), and a more explicit attendance to policy synergies beyond housing. Housing policy interventions may have non-housing effects (a point well-covered in existing AHURI research), so too non-housing interventions can have far reaching housing effects (which remain to be fully documented). One possible area of research interest is changes in the labour market generated by the stimulus package and the potential to prevent unemployment and housing default. Policy initiatives in the areas ageing and taxation likewise have the potential to shape the housing market and its attendant financial risks and housing choices.

Capturing the process and impact of change

The National Partnership Agreement on the Nation Building and Jobs Plan (i.e., the stimulus package), together with the NAHA, has generated an unprecedented intensification of reform activity and government expenditure in the area of housing. Policy and program evaluation as a focus for future housing research is consequently particularly important. For example, as part of the NAHA, the Australian Government has implemented a range of new interventions in the housing market mainly aimed at improving housing affordability, including the National Rental Affordability Scheme (NRAS), the First Home Saver Account, and the First Home Owner Boost. An evidence base that can inform early implementation and longer-term evaluation of these initiatives is required.

Central to the objective of the NAHA is the provision of ongoing or 'sustainable' housing. The capacity to empirically map change over time is essential to understanding how sustainable housing can best be achieved. Quantitative and qualitative research methods that can take into account rapidly changing conditions over the short and longer term are needed. For the most part past AHURI research effort comprises findings that are largely 'cross-sectional', but which can – to a limited extent – be tracked, as they accumulate incrementally over time.⁹

The broad scope for policy development in the housing area, and short-term time frames for expenditure of the considerable quantum of government funding linked to the stimulus package, coupled with environmental change, and the severity of economic shocks being experienced globally, set the parameters of the current context for housing policy development and implementation. An evidence base conceived by, and employed by policy makers, prior to these foundational shifts in the political, economic and environmental context may become inappropriate for guiding policy development over the next five to ten years. Now is the time to establish new benchmarks, measurements and methodologies for linking policy interventions to outcomes over time.

Scales of analysis

In the past, the AHURI Research Agenda has primarily addressed the housing needs, aspirations, opportunities and constraints of individuals or households. A considerable evidence base has been built up that attends to individual and household associations with a wide range of housing policy interventions.¹⁰ Analysis needs to go beyond the household and individual level to accommodate the impacts of policy interventions for communities, cultures, neighbourhoods, institutions, and the state. For example, there has been an ongoing commitment by the Australian Government and the state and territory governments to consider the urban context for housing affordability issues. This has ranged from better planning of supply to meet demand through the National Housing Supply Council, initiatives to release government owned land, and meeting

⁹ Susan Smith 'AHURI Research Agenda: Looking forward', AHURI, March 2009, 5.

¹⁰ Susan Smith 'AHURI Research Agenda: Looking forward', AHURI, March 2009.

infrastructure costs through the Housing Affordability Fund. Research that informs these interventions is based on higher order scales of analysis that are able to capture the role of housing in a wider urban context.

Conclusion

Review of past AHURI research, taking into account the current policy context, suggests that the 2010 Research Agenda should encompass the whole of the housing system, ensuring that housing research cuts evenly across the tenure divide to address the changing patterns of risk and reward that accompany social transitions, environmental change, and economic shifts and shocks. A spread of housing research is needed that assesses the impacts on, and of, housing policy for individuals, households and properties, on the one hand, and communities, neighbourhoods, regions, institutions and the state. Greater attention in the application of methodologies and measurement will be paid to accommodating emerging policy synergies, benchmarking and tracking change over time. Some projects can be expected to combine or cut across social transitions, economy and environment, or transcend different scales of analysis, others may span more than one policy arena, all in the pursuit of understanding what aspects of housing will produce the best outcomes for Australia's future.

Table 1: Current and new AHURI research projects relevant to key aspects of NAHA reform and policy directions

<i>Improving integration between the homelessness service system and mainstream services</i>	
<i>80568</i>	<i>Homelessness and services and system integration</i>
(2009)	Focuses on the integration of mental health and drug and alcohol services for homeless people. Asks to what extent do homelessness services in Australia link in with mental health and drug and alcohol services? Will also document the mechanisms and effectiveness of such linkages.
<i>80516</i>	<i>Intergenerational homelessness and the use of crisis accommodation</i>
(2008)	Examines the patterns and determinants of intergenerational homelessness and homelessness service use in Australia, and the role and impact of service delivery and policy interventions designed to avert or break the cycle of homelessness across generations.
<i>30540</i>	<i>Improving housing outcomes for young people leaving state out of home care</i>
(2008)	Explores the effectiveness of transitional support models in facilitating positive housing outcomes for young people leaving care. Examines the housing experiences, needs and outcomes of state care leavers, and develops a best practice framework through consultation with key policy and service provider stakeholders.
<i>20381</i>	<i>Reconceptualising housing need for 21st century Australian housing policy</i>
(2008)	Reviews 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.

Creating mixed communities that promote social and economic opportunities by reducing concentrations of disadvantage that exist in some social housing estates

Creating mixed communities that promote social and economic opportunities by reducing concentrations of disadvantage that exist in some social housing estates

40548 ***The housing impacts of neighbourhood change: gentrification, affordability and displacement***
(2008)

Examines how gentrification (the move of high-income households to low-rent/cost neighbourhoods) has impacted on the supply of affordable housing in Sydney and Melbourne. How much gentrification has taken place over the last decade; what are the social and economic costs to communities and to low income households of this gentrification; and what are the direct policy implications of gentrification to state housing and Federal government agencies?

30563 ***Other countries' policy initiatives to meet the housing needs of asset-poor older persons: implications for Australia***
(2009)

Systematic review of the international literature on the housing needs of asset-poor, older citizens. Identifies the extent to which overseas experiences (USA, UK, Canada, France, Italy and Germany) are applicable in the Australian context.

Improving access by Indigenous people to mainstream housing including home ownership

20501 ***Indigenous homeownership on communal title lands***
(2008)

Provides a qualitative understanding of the meanings of and aspirations for homeownership on Indigenous communal title lands. Examines aspirations (or non-aspiration) for home ownership for residents living on communal title land, the meanings of home ownership to these residents, the rights and responsibilities of home ownership, and linkages between aspirations, meanings, rights and responsibilities. The research will then contrast these perceptions with those of Indigenous people living on non-communal land.

50514 ***The advantages and disadvantages of home ownership for low-moderate income households***
(2008)

Investigates whether, and to what extent, the advantages and disadvantages of home ownership are experienced differentially by households with different levels of income, in particular by low-moderate income households compared to households in the middle-upper income ranges.

70569 ***Service integration and Indigenous housing***
(2009)

Reviews the current social housing service delivery provisions for Indigenous households. Examines the operation of a variety of these housing service models and how they interact in a selection of geographical contexts that have adopted different mixes of mainstream and specialised service delivery. Appraises recent developments in international approaches to service delivery to Indigenous households in urban settings and develops principles and practices to guide integration in the social housing service delivery system for Indigenous households.

Contributing to the achievement of 'Closing the Gap' housing targets

20583 ***Remote Indigenous housing procurement and post-occupancy outcomes***
(2009)

Examines relationships between Indigenous housing procurement and the social and economic objectives of Indigenous communities. Contributes to an understanding of the potential longer term economic, social, environmental, health and cultural outcomes of current housing policies and programs. Will generate strategies, guidelines, principles and measures for good procurement practice.

40526 ***Improving housing policy responses to Indigenous patterns of mobility***

Contributing to the achievement of 'Closing the Gap' housing targets

(2009) Examines Indigenous patterns of mobility and social housing responses to these patterns. Contributes to the evidence base about rising levels of urban drift amongst Indigenous people. Will provide information to assist in identifying and planning for increased Indigenous migration to urban areas.

80368 Indigenous homelessness: place, house and home

(2008) Ethnographic study of Indigenous homelessness in NSW and WA, trialling the categories developed by Memmott et al. (2003), and connecting the understanding of homelessness with Indigenous housing careers.

80551 Housing and children's development: a scoping study

(2008) Reviews the literature on the connections between housing and childhood development and wellbeing and investigates the feasibility of conducting empirical research to examine these connections in the Australian context. First, it will take a life-course approach in recognition of the fact that there are various stages of childhood development from infancy, early childhood, middle childhood, adolescence to youth, and that the nature of the connections between housing and childhood development are likely to change through the life course. Second, the study will review evidence of differences in the connections between housing and childhood development for Indigenous and non-Indigenous groups.

Establishing a nationally consistent approach to social housing to create a more transparent, accountable and efficient sector, including common costing and financial management reporting, practices and methodologies

50366 Good practices for managing Australia's public housing assets

(2007) Develops a set of good practices for strategic asset management which will assist State Housing Authorities as they seek to improve housing outcomes for public tenants and extend the life of their housing stock. Will scope the attributes of public housing stock and its associated issues, and document and compare the asset management decision-making framework in each jurisdiction.

40561 What future for Australian public housing? A critical analysis

(2009) Focuses on the viability of the sector, in the medium and long-term. Will undertake three strands of data collection that will inform an incisive commentary about the future of Australian housing policy and the specific role of public housing.

50347 Public sector housing: rethinking housing submarkets

(2007) Assesses the concept of 'housing submarket' in relation to its policy relevance for the public housing sector. Internationally, the concept of submarkets has been much used in the analysis of private sector market dynamics, and the literature on it is voluminous. Extends the policy horizon of public housing by evaluating the relevance of adapting the concept to the sector.

Providing compulsory rent deductions and improved information exchange between the Australian Government and state and territory governments to improve the operational efficiency of public housing and to reduce evictions from public housing

80372 Sustaining high risk tenancies in public and private rental housing and the interface between program funders and community service organisations

(2007) Describes, compares and analyses 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

Providing compulsory rent deductions and improved information exchange between the Australian Government and state and territory governments to improve the operational efficiency of public housing and to reduce evictions from public housing

which providers deliver services to their clients.

50565 Secure occupancy in rental housing: a comparative analysis

(2009) Reviews and assesses international models for providing periods of secure occupancy for households who rent their housing, in particular lower-income and vulnerable households. It will evaluate whether, and to what extent, these can be applied in the Australian context to longer-term rental housing.

Creating incentives for public housing tenants to take up employment opportunities within the broader employment framework

50515 Public housing and employment: challenges and strategies

(2008) Examines why and how public housing tenants (and in particular sole parents and women with unemployed partners) are unable to (re-)enter paid work despite the many disincentives and barriers identified in the AHURI National Research Venture 1 (NRV1) on Housing Assistance and Economic Participation.

40585 Housing assistance, social inclusion and people with a disability

(2009) What impact does housing assistance have on social inclusion for persons with a disability and how can governments ensure that they maximise the social inclusion benefits from the housing assistance they provide now and into the future? Do non-institutional or mainstream forms of housing assistance promote social inclusion for people with a disability? What are the implications of the social inclusion impacts of housing assistance on the development of public policy and the delivery of housing assistance programs into the future? How can housing assistance and other policies be best integrated to achieve social inclusion outcomes for persons with a disability?

50566 Housing, public policy and social inclusion

(2009) Examines how housing processes can affect economic and social disadvantage and whether, and to what extent, housing and related policies and programs can be effective in addressing such disadvantage. Will examine exclusion from housing and processes of exclusion through housing.

Enhancing the capacity and growth of the not-for-profit housing sector, supported by a nationally consistent provider and regulatory framework

40559 Regulatory frameworks and their utility for the not-for-profit housing sector

(2009) Investigates the usefulness of regulatory frameworks for the 'not for profit' housing sector in Australia. Reviews the potential advantages and disadvantages of regulation in the light of the criticisms made of burdensome and ineffective regulation in the United Kingdom. Also examines new regulatory initiatives in a number of states, with the aim of reducing risk and improving quality. The project's aims are to: identify potential risks in the provision of not for profit housing; comment on the range of options for regulating the sector including Australian and international best practice; consider the effectiveness of regulatory systems from a range of different stakeholder perspectives; identify best practice for the development of a national regulatory framework for the not for profit housing sector.

60504 Innovations in provision of affordable housing

(2008) Updates the systematic research conducted in [AHURI project 30021](#), *New approaches to expanding the supply of affordable housing in Australia: an increasing role for the private sector*. In addition to providing an update on

Enhancing the capacity and growth of the not-for-profit housing sector, supported by a nationally consistent provider and regulatory framework

developments in affordable housing in Australia and New Zealand and comparable European, North American countries, it will seek to develop a classification system according to dimensions such as governance, financial performance and client outcomes.

70588 Partnership working in the design and delivery of housing policy

(2009) Assesses the formation of public-private partnerships and their ongoing operation beyond potential cost/benefit comparisons against 'traditional' frameworks with regard to the delivery of housing policy objectives.

70575 Lessons of Defence Housing Australia for affordable housing provision

(2009) Identifies the potential lessons of the Defence Housing Authority model of rental housing supply and management for affordable housing provision.

Planning reform for greater efficiency in the supply of housing

30590 Planning reform, land release and the supply of housing

(2009) Will establish the link between land use planning policies and mechanisms and the form of housing supplied. Will examine details of both planning policy and housing supply in the state of Victoria over a period covering two significant policy regime shifts.

70393 The housing affordability impacts of local government building controls, state government charges and other regulations

(2007) Draws on 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. Quantifies 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. Evaluates the cost impacts of existing and proposed regulation on housing production against the objectives of the regulation, to avoid unnecessary regulation and to offset unavoidable affordability impacts.

Increasing capacity to match new housing supply with underlying demand

40586 The drivers of housing supply and demand in rural and regional centres

(2009) How do the drivers of supply and demand for housing in regional and rural centres affect the supply of affordable housing? What is the nature and extent of housing affordability problems in rural and regional centres across Australia and how do they vary by geographic setting (remote, coastal etc), local economy and population size? What are the significant housing market drivers in rural and regional centres throughout Australia and how do they vary by state, region and local economy? How have these housing market drivers affected the supply of affordable housing in both the rental and home purchase sectors? What is the likely impact of the measures being used by local, state, territory and Australian Governments to boost the supply of affordable housing in these centres, and how can these initiatives be strengthened?

70392 Dwelling and land use by older home owners

(2008) 1. Provide an understanding of the relationship between older home owners and their dwelling types, sizes and locations; 2. Examine the variation in these factors by the age of occupants, their level of ability, household type and cultural background; 3. Assess how efficiently housing stock is, and could be, used by older home owners, considering changes in their household size and composition

Increasing capacity to match new housing supply with underlying demand

over time; 4. Explore measures that might help to improve efficient use of the housing stock while improving liveability for older Australians; 5. Establish the costs and benefits of adaptable and universal housing design and propose an economic model to assess the consequences for older Australians if these are not adopted now; 6. Investigate the level of demand and consumer support amongst older home owners for adaptable and universal housing design.

30521 Movements in and out of housing affordability stress and dynamic modelling of initiatives to improve the supply of affordable housing
(2008)

Examines the range of factors affecting movements in and out of housing affordability over time and analyses potential policy responses that can improve affordability outcomes. Builds on previous work (which analysed affordability outcomes over 3 years) by analysing over a longer time period. Modelling of tax policy settings (capital gains and negative gearing) will be used to assess impacts of such policies on investment in the private rental market and how this affects housing affordability.

70512 Reverse mortgages and older people: growth factors and implications for retirement decisions
(2008)

Determines the current state of the reverse mortgage market in Australia and the popularity and potential growth amongst older persons of reverse mortgages and home reversion schemes. Understand and assess their potential impact on retirement decisions and planning.

70589 Age-specific housing markets and housing and care for low to moderate income older persons
(2009)

Assesses the state of the age-specific housing market in Australia, its popularity and potential growth amongst low to moderate-income older persons. Older adults are functionally, economically, and nutritionally at greater risk and while preferring to age in place, greater frailty can force relocation in order to receive needed care. Thus the demand for care-enriched housing by older adults is significant and increasing.

70541 Low-income home ownership support programs: a review of past schemes and consideration of future potential
(2008)

Comprehensive overview of government low-income home ownership support programs in Australia and considers the design, remit and objectives of current and earlier programs. Contributes to understanding of the viability and effectiveness of the range of mechanisms supporting lower-income groups' entry into, and ability to sustain, home ownership.

70395 Innovative financing for home ownership

(2007) Focuses on the potential that shared equity has to provide a solution to affordability problems and the type and level of government assistance that will be needed to ensure specific objectives can be met. The challenging task of addressing the varied requirements, preferences and barriers faced by potential customers, lenders and investors - as much as meeting government policy aims - has been recognised from the outset of the study.

30529 Mortgage default in Australia: nature, causes and social and economic impacts
(2008)

Examines the sources, nature and implications of mortgage default among Australian homeowners over the last several years, since the completion of initial AHURI research in 1999. Assists policy makers to identify the key risk factors leading to or triggering mortgage default, and guides their responses in terms of housing assistance, educational programs or monitoring programs to track default.

3 TABLES OF COMPLETED AND CURRENT PROJECTS BY RESEARCH THEME AND AREA

Previous AHURI Research Agendas were structured by *research themes*, and within these, *research areas*. These themes broadly remain relevant to the policy issues arising (discussed in section two).

The themes of research agendas 2000-2009 are detailed below.

Table 2: AHURI Research Agenda research themes 2000-2009

<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)

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, 50515)
- 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)

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

10001 Housing and its association with other life outcomes

The study draws two main conclusions: firstly, that changes in housing circumstances have

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

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/projects/p10001>

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

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/projects/p30002>

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

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/projects/p10003>

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

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/projects/p20004>

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

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/projects/p40005>

50007 Rent assistance and young people's decision making

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 per cent 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/projects/p50007>

60008 Housing assistance and non-shelter outcomes

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

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

able to do so.

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

60025 Community housing management and stronger communities

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/projects/p60025>

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

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/projects/p70073>

80188 Systematic review on housing assistance and non-shelter outcomes

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/projects/p80188>

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

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/projects/p60203>

20257 Housing consumption patterns and earnings behaviour of income support recipients over time: analysis of FaCSIA Longitudinal Data Set (1% sample)

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/projects/p20257>

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

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

There are substantial regional differences in the impact of housing costs on financial disadvantage across Australia. The strongest impact of housing costs is found in clusters of outer suburban areas and in key rural and regional areas. The magnitude of the difference between before and after-housing poverty rates is particularly large in clusters of outer-suburban areas in Australia's capital cities, but also in some regional areas in Western Australia and Queensland. Commonwealth Rent Assistance has a modest but positive effect on the impact of housing costs on financial disadvantage for private renters, particularly in a number of outer suburbs in capital cities, as well as in scattered rural statistical local areas (SLAs).

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

50300 Housing, housing assistance and social cohesion in Australia

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/projects/p50300>

NRV 1 Housing assistance and economic participation

Changes to CRA have sharpened work incentives over the past twenty years while rent rebates in public housing have tended to make them worse. Unemployment traps are worst for female sole parents in public housing. Charging market rents and paying CRA for working age public tenants would result in significant reductions in the numbers caught in unemployment traps, but this is at the cost of a worsening of housing affordability outcomes for working age public renters. This would only yield a modest increase in employment prospects of public tenants. Working allowances (deductions from earnings calculated to charge weekly rent in public housing) sharpen work incentives somewhat especially if they are introduced on a per-person rather than per household basis. The overriding concern facing women entering work is care responsibilities for children. There is also evidence of adverse employment impacts associated with being on the public housing waiting list. There is no evidence in Australia (unlike the US) that housing assistance improves outcomes under mutual obligation activities.

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

Current projects on housing assistance and non-shelter outcomes

50515 Public housing and employment: challenges and strategies

This project will improve our understanding of why and how public housing tenants (and in particular sole parents and women with unemployed partners) are unable to (re-)enter paid work despite the many disincentives and barriers identified in the AHURI National Research Venture 1 (NRV1), Housing assistance and economic participation.

<http://www.ahuri.edu.au/publications/projects/p50515>

50566 NEW Housing, public policy and social inclusion

Current projects on housing assistance and non-shelter outcomes

The national social inclusion agenda recognises that, despite 15 years of economic growth, 'deep' socio-economic disadvantage or social exclusion persists for some people and some places. The overall aim of the project is to improve understanding of the ways in which housing processes can affect economic and social disadvantage and whether, and to what extent, housing and related policies and programs can be effective in addressing such disadvantage.

<http://www.ahuri.edu.au/publications/projects/p50566>

40585 Housing assistance, social inclusion and people with a disability

The research recognises that there has been significant policy innovation around social inclusion recently with the Australian Government appointing a Minister for Social Inclusion and establishing the Australian Social Inclusion Board in May 2008. This project seeks to analyse the impact of housing assistance on social inclusion for persons with a disability, and examine how governments can ensure that they maximise the social inclusion benefits from the housing assistance they provide now and into the future.

<http://www.ahuri.edu.au/publications/projects/p40585>

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, 30359)
- 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).
- the private rental market (20280)

Key findings from completed projects on housing assistance and shelter outcomes

40006 The housing and other service needs of recently arrived immigrants

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/projects/p40006>

Key findings from completed projects on housing assistance and shelter outcomes

50011 The location and housing needs of sole parents

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/projects/p50011>

50012 Sole parents, social well-being and housing assistance

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/projects/p50012>

20033 Tenure security and its impact on private renters in Queensland

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/projects/p20033>

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

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/projects/p80038>

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/projects/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/projects/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

Key findings from completed projects on housing assistance and shelter outcomes

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/projects/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/projects/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/projects/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/projects/p50107>

30147 Regional impact of Commonwealth Rent Assistance

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/projects/p30147>

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

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/projects/p30154>

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

This project provides a review of programs aimed at supporting tenants in private rental

Key findings from completed projects on housing assistance and shelter outcomes

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/projects/p40194>

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

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/projects/p30204>

30352 The financial impact of changing public housing client profiles

Largely because of increased welfare targeting since the early 1990s, around 88% of all public housing tenants in South Australia and Victoria pay concessional rents (compared to around 70% in the 1990s). This change has resulted in an annual cost to revenues (compared to 1990) of approximately \$32 million in Victoria and \$28 million in South Australia. This translates to \$200 million for all public housing authorities Australia-wide.

Between 2002/03 and 2004/05, changes in the socio-demographic characteristics of households in public housing had a negative impact on net rental revenues in Victoria but not in South Australia. The negative impact in Victoria was due to an increase in the proportion of single-person households.

Small changes to the proportion of income paid by tenants with concessional rents would dramatically change annual revenue gained by SHA. For example, charging all rebated tenants rents of 25% of income would increase the annual rent received by the South Australian Housing Trust by \$20 million and the Victorian Office of Housing by \$24 million.

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

30359 Operating deficits and public housing: policy options for reversing the trend: 2005-06 update

Since 2001, there have been a number of modest improvements in the fiscal position of State Housing Authorities (which stands in marked contrast to the preceding decade 1991 to 2001, where deficits increased reflecting increased targeting of public housing to those on welfare incomes). From 2000/01 to 2005/06, the proportion of public tenancies on rebated rents has fallen marginally from 88 per cent to 87.3 per cent, as has the proportion of new tenancies allocated to priority recipients (down to 41.8 per cent from 49 per cent). Even so, over this period there has been a decline in the housing stock by 10,100 dwellings, and operating deficits including interest and depreciation have worsened all states and territories except Queensland and New South Wales.

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

30355 Operating deficits in community housing

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 clarified the impact of community housing organisation operating deficits on the potential growth and development of an expanded community housing sector. Community housing organisations in Australia recorded a surplus in the three years to 2005-06. To achieve low costs, many used voluntary labour, received discounted rates, and did not provide for depreciation.

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

20336 Social housing diversity and integration

This project reviewed 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 examined 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. Integration was found to be central to the policy and management challenges facing social housing in Australia. The analysis of recent integration initiatives and experiences generated a framework and associated principles which can be employed to guide best practice in working across programs, organisations and sectors.

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

Current projects on housing assistance and shelter outcomes

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

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/projects/p20290>

50565 NEW Secure occupancy in rental housing: a comparative analysis

The rental sector houses a disproportionate number of lower-income and vulnerable households, more households are renting for longer periods, and renters on lower incomes are more likely to experience 'housing stress', defined in financial terms, than any other group (see NRV3). The aim of this project is to review and assess international models for providing periods of secure occupancy for households who rent their housing, in particular lower-income and vulnerable households, and to evaluate whether, and to what extent, these can be applied in the Australian context to longer-term rental housing.

<http://www.ahuri.edu.au/publications/projects/p50565>

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).
- social mix and community outcomes (40500)

Key findings from completed projects on housing management practice

70026 Resident participation, social cohesion and sustainability in neighbourhood renewal: developing best practice models

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/projects/p70026>

20094 Tenancy databases in the context of tenure management: risk minimisation and tenant outcomes in the private rental sector

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/projects/p20094>

70110 The benefits of tenure diversification

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/projects/p70110>

60118 Stakeholder requirements for enabling regulatory arrangements for community housing in Australia

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/projects/p60118>

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

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 aged pensioners; outcomes for the delivery of community aged care services, and; the capacity of State Housing Authorities to meet future demand for social housing for older persons.

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

50141 Allocating social housing

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

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

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 per cent of community housing workers and 19 per cent 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/projects/p50141>

50142 Entering rental housing

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 per cent and 85 per cent 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/projects/p50142>

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

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/projects/p40163>

40192 Evictions and housing management: toward more effective strategies

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 earlier 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/projects/p40192>

40200	Developing appropriate exit strategies for housing regeneration/renewal programs
<p>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.</p> <p>http://www.ahuri.edu.au/publications/projects/p40200</p>	
50226	Rental systems in Australia
<p>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.</p> <p>http://www.ahuri.edu.au/publications/projects/p50226</p>	
40253	A review of housing management tenant incentive schemes
<p>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.</p> <p>http://www.ahuri.edu.au/publications/projects/p40253</p>	
50297	Improving access to social housing: common housing registers and other potential reforms
<p>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.</p> <p>http://www.ahuri.edu.au/publications/projects/p50297</p>	
40327	Managing demanding behaviour
<p>This project examines models of effective management of problem behaviour among public sector tenants. It finds that solutions need to encourage understanding of the problems facing tenants, including drug and alcohol abuse and mental illness, and go beyond reliance on eviction as a sanction. Rather, adopting a ‘sustaining tenancies’ approach requires housing providers to focus on strategies for organisational learning, adequate officer training, information management and sharing systems and preventive strategies. These strategies make the job of public housing providers both easier and more effective and can provide better outcomes for tenants with high needs.</p> <p>http://www.ahuri.edu.au/publications/projects/p40327</p>	
40500	Housing policies, social mix and community outcomes

A systematic and comprehensive review of the international research literature on social and poverty concentration, and the evidence on related effects was conducted. Measurable and negative effects of living in areas of concentrated poverty on individuals and households have been demonstrated in relation to health, education, crime, employment opportunities, welfare dependence and self-esteem. The research identified areas of international practice and policy to support housing policy and related areas of public intervention in countering these effects.

<http://www.ahuri.edu.au/publications/projects/p40500>

Current projects on housing management practice

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/projects/p50347>

50366 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>

50588 NEW Partnership working in the design and delivery of housing policy

This project provides a 'stock-take' of the opportunities, challenges, expectations and governance implications tied to partnership arrangements in the design and delivery of housing and related urban policy.

<http://www.ahuri.edu.au/publications/projects/p50588>

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).

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

10014 Medium and long term projections of housing needs in Australia

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/projects/p10014>

70015 Deinstitutionalisation and housing futures

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/projects/p70015>

10016 Outcomes of home ownership aspirations and their determinants

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/projects/p10016>

20017 Housing aspirations and preferences among Australian households

See 10016 above.

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

40032 Short term housing projections

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.

10081 Explanations of changes in housing tenure in Australia

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/projects/p10081>

10187 Medium term projections of housing demand in Australia

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/projects/p10187>

30205 Baseline small area projections of the demand for housing assistance

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 micro-simulation 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/projects/p30205>

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

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/projects/p50225>

NRV 2 21st century housing careers

The first report published as part of this National Research Venture (*A systematic review of 21st 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 21st century housing careers, when compared with those evident in the 20th 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.

The major conclusions of the three-year NRV2 research program are that housing careers have become more diverse. There is less conformity in the pathways through the housing market negotiated by individuals and households through their life course. Demographic processes remain an important driver of housing transitions, with the processes of relationship formation and the birth of children critical to the shape of 21st century housing transitions. The dissolution of households has emerged as an important driver of 21st century housing transitions. The single greatest motivation for movement through the housing market is consumption. Households move in order to occupy a better dwelling or live in a better neighbourhood. The evidence suggests that the majority of Australians are able to construct successful and satisfying housing transitions through their participation in the housing market, but some vulnerable groups are increasingly left behind.

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

60314 The Australian housing system and intergenerational sustainability

In 2002 and again in 2007, the Australian Government released an Intergenerational Report (IGR1 and IGR2). These reports considered whether Australian Government policies and programs would be sustainable for future generations of Australians, during the period of unprecedented population ageing anticipated to occur to 2041. This project found that the current Commonwealth Housing Assistance system is fiscally sustainable in net terms, but only because future higher expenditures on Rent Assistance will be partially offset by lower expenditure on First Home Owner Grants. Rates of housing stress are projected to increase for a range of alternative scenarios involving different assumptions about housing costs, tenure change and wages growth.

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

Current projects on the future environment for housing policy

70394 Innovative financing for home ownership

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>

40561 NEW What future for Australian public housing? A critical analysis

This project aims to look at the long term issues that confront State Housing Authorities. The project aims to answer questions such as: Is public housing in its current form a viable option to respond to housing need? What kind of model might replace it? Can public housing's poor reputation be addressed? What other forms of support might assist low-income households secure good quality housing? To achieve this aim, the research project will look at the history of public housing in Australia, compare how public housing's role has changed here in Australia compared with Europe and North America. The project will gather the views of policy and treasury experts in Queensland, Victoria and Tasmania about the alternative models for providing affordable housing for low-income households.

<http://www.ahuri.edu.au/publications/projects/p40561>

30563 NEW Other countries' policy initiatives to meet the housing needs of asset poor older persons: implications for Australia

This project examines the housing-related initiatives governments and financial institutions of comparable countries have introduced to address the housing needs of their asset-poor older citizens. Using a mix of quantitative and qualitative methods, It will quantify the number of asset poor households likely to require assistance, analyse the coping strategies presently used by asset poor households, and examine how other countries' strategies might be applied in the Australian context.

<http://www.ahuri.edu.au/publications/projects/p30563>

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)
- costs and benefits of ageing in place (60313, 50318, 20335).
- linkages with services for older people (20287).
- reverse mortgages (60512)

Key findings from completed projects on ageing and housing

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

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

Key findings from completed projects on ageing and housing

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. The research also finds that 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/projects/p70223>

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

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/projects/p20170>

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

This project seeks to determine the costs and benefits of using private housing as the home base for care for older people. The study finds that the vast majority of older people remain in the community throughout later life and never enter residential care. However, the most vulnerable people – those in social housing flats – were the most likely to enter residential care, while those in owner-occupied housing were the least likely to enter residential care. In this respect tenure played an important role in predicting care costs. The average annual cost of formal care per older person is estimated to be about \$7,500 while the average annual cost of informal care is about \$10,900. By contrast, costs for residential care range up to \$48,710. Further, the cost-benefit results confirm that insecure tenure and dwelling type can increase care costs. While the care type was not uniform between in home and residential care settings, informal care can result in large savings to both government and older people.

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

30315 Implications of loss of a partner for older private renters

This project seeks to understand the housing consequences of divorce, separation or the death of a partner on older private renters on income support. The study finds that housing affordability generally declines in the year following loss of a partner, though there is a recovery in the next year due to re-partnering effects. Declines in housing affordability are acute for those on income support and in private rental. Other changes also typically occur following loss of partner, with a transition to rental tenures from ownership and purchase, and loss of housing wealth. On the other hand, for older renters, residential mobility was less apparent for those losing a partner.

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

Key findings from completed projects on ageing and housing

50318 Older persons in public housing

This project developed a profile of older public housing tenants and explored the implications for the future of public housing and for State/Territory Housing Authorities (SHAs). The research estimated future demand for public housing from older people, their views on public housing and explored the challenges this poses to public housing providers. Demand for public housing amongst older people is projected to outstrip supply to 2016. The sorts of housing and services required by older people will also require new investment by public housing providers.

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

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

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 provides 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. Older people who use home maintenance and modification services value them highly. However, Australia lacks a systematic approach to the provision of these services, which limits their contribution to the well-being of the older population.

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

Current projects on ageing and housing

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

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/projects/p20287>

70392 Dwelling and land use by older home owners

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>

60512 Reverse mortgages and older people: growth factors and implications for retirement decisions

This project aims to determine the current state of the reverse mortgage market in Australia and the popularity and potential growth amongst older persons of reverse mortgages and

Current projects on ageing and housing

home reversion schemes, and to understand and assess their potential impact on retirement decisions and planning.

<http://www.ahuri.edu.au/publications/projects/p60512>

70589 NEW Age specific housing markets and housing and care for low to moderate income older persons

This research project seeks to better understand the nature of the age-specific housing market in Australia and what drives or does not encourage older people to seek age specific accommodation. The project, which employs multiple methods, will involve surveying and interviewing providers and older people considering aged specific accommodation, as well as key policy makers.

<http://www.ahuri.edu.au/publications/projects/p70589>

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, 80568)
- 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).

Key findings from completed projects on housing assistance linkages

60019 Housing and care for older and younger adults with disabilities

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/projects/p60019>

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

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/projects/p50018>

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

70020 Evaluating the Miller foyer pilot project

The Miller Foyer model has been successful in providing secure accommodation to young

Key findings from completed projects on housing assistance linkages

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.

<http://www.ahuri.edu.au/publications/projects/p70020>

40028 Community development and the delivery of housing assistance in non-metropolitan Australia (South Australia)

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.

<http://www.ahuri.edu.au/publications/projects/p40028>

60029 Housing assistance and regional disadvantage (New South Wales)

See above

<http://www.ahuri.edu.au/publications/projects/p60029>

70030 Responding to regional disadvantage: what can be learned from international experience?

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.

<http://www.ahuri.edu.au/publications/projects/p70030>

80031 Rural housing, regional development and policy integration (Western Australia)

See above

<http://www.ahuri.edu.au/publications/projects/p80031>

70111 Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates

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.

<http://www.ahuri.edu.au/publications/projects/p70111>

70311 Supporting the tenancies of people with complex needs: applying best practice models in the Australian context.

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.

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.

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

Key findings from completed projects on housing assistance linkages

and access to suitable, affordable housing for people with complex needs.

<http://www.ahuri.edu.au/publications/projects/p70311>

40320 Child support and housing outcomes

This project assessed 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.

Resident and non-resident Parents Apart experience more negative housing outcomes than Parents Together. Receipt of child support, if it was above the median amount, was consistently and significantly associated with better housing outcomes. Payment of child support, on the other hand, while obviously making a difference to non-resident Parents' Apart household budgets, was found to have little or no statistically significant association with non-resident Parents' Apart housing circumstances.

<http://www.ahuri.edu.au/publications/projects/p40320>

80568 NEW Homelessness and services and system integration

This project will focus on the integration of mental health and drug and alcohol services for homeless people. It will provide an account of the extent to which homelessness services in Australia link in with mental health and drug and alcohol services. Additionally, the study will also document the mechanisms and effectiveness of such linkages. The project will measure the effectiveness of different models of integrated service delivery through the use of case studies

<http://www.ahuri.edu.au/publications/projects/p80568>

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, 30521)
- mechanisms for private sector and community sector involvement in the provision of low-cost housing (30021, 50022, 30063, 60099, 60191, 30206, 20346, NRV3 60504)
- the relationship between the supply of affordable housing and labour market shortages (60279)
- housing impact of neighbourhood change (40548)
- low income homeownership schemes (70541)

Key findings from completed projects on affordable housing

30021 New approaches to expanding the supply of affordable housing in Australia:

Key findings from completed projects on affordable housing

an increasing role for the private sector

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.

<http://www.ahuri.edu.au/publications/projects/p30021>

50022 A private investment vehicle for the community housing sector

Identifies options for retail investment in affordable housing – similar to project 30021, this requires a level of government subsidy to make it feasible.

<http://www.ahuri.edu.au/publications/projects/p50022>

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

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 per cent to 6 per cent. 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/projects/p80023>

30063 Policy options for stimulating private sector involvement in affordable housing

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/projects/p30063>

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

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

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

20180 Boarding houses: supply side issues

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/projects/p20180>

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

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.

Key findings from completed projects on affordable housing

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

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

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/projects/p30206>

20346 Risk-assessment practices in the private rental sector

Risk assessment and allocation strategies employed by property managers comprise both formal and informal processes, which include: sorting and ranking of applications; 'lawful' discrimination in determining the most appropriate tenant; and 'handing over' responsibility to the owner for making the final decision, to avoid providing reasons for rejecting certain applications. Access to private rental for low-income households can be improved by limiting risk factors. Factors that may be perceived as limiting risks to the landlord and/or property manager include: local experience; available social and/or financial supports; financial responsibility; a preference for long term rental and/or preparedness to agree to specific conditions of contract.

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

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

There are high rates of housing stress amongst households with members in the workforce, especially for low-income occupations such as hospitality workers. 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/projects/p60279>

NRV 3 Housing affordability for lower-income Australians

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. Other qualitative evidence shows that struggling households have had acute financial problems stemming from housing stress. Housing affordability problems are predicted to increase in the first half of the 21st century as a

Key findings from completed projects on affordable housing

result of anticipated demographic and housing market changes. The policy implications of these findings include revitalising policies to support home ownership (e.g. shared equity programs) and developing a policy framework for long-term renting (e.g. the subsidy arrangements to attract institutional investment into affordable rental housing and boosting the capacity of the not-for-profit or other regulated landlords).

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

60322 International practice in planning for affordable housing

This project undertook a detailed comparative review of international practice in planning for affordable housing and identifying specific opportunities to apply this practice to the Australian context. The study examined international experience in Western Europe and North America. The study found that three types of planning intervention have emerged across the countries reviewed: approaches to improve the way the planning system itself operates to release land for housing and to regulate the design of this housing; new methods to identify and respond to housing need through the planning process; and specific planning tools to generate new, dedicated affordable housing. Planning interventions for affordable housing are not on their own a replacement for dedicated government expenditure on the provision of new housing for low income groups. Rather, planning interventions secure access to well located land for affordable housing development, so enhancing the impact of other government investment or incentives.

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

60323 International housing trends and policy responses

Recent Australian policy settings have been largely unresponsive to emerging housing challenges, such as trends to declining affordability and the greater polarisation of housing markets. While the scope and mix of policy levers required to address these issues in Australia may vary, this research suggests that there are common attributes associated with the most successful policy approaches overseas. In the 12 countries studied, recent housing policy responses are clustered around five themes: • Facilitating home ownership for new entrants and lower-income households • Promoting private investment in affordable housing • Using the existing private rental market for improved housing outcomes • Reinventing social housing to improve choice and diversity • Promoting housing and neighbourhood sustainability.

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

Current projects on affordable housing

60504 Innovations in the provision of affordable housing

This proposal responds to a brief from AHURI National Office to update the first systematic research of emerging government supported models of affordable housing in Australia completed in 2004. In addition to providing an update on developments in affordable housing in Australia and New Zealand and comparable European, North American countries, it will seek to develop a classification system according to dimensions such as governance, financial performance and client outcomes.

<http://www.ahuri.edu.au/publications/projects/p60504>

30521 Movements in and out of housing affordability stress and dynamic modelling of initiatives to improve the supply of affordable housing

This project aims to explore the range of factors affecting movements in and out of housing affordability over time and to analyse potential policy responses that can improve affordable housing outcomes. The project will build on previous work (which analysed affordability outcomes over 3 years) by analysing over a longer time period. Modelling of tax policy settings (capital gains and negative gearing) will be used to assess impacts of such policies on investment in the private rental market and how this affects housing affordability.

Key findings from completed projects on affordable housing

<http://www.ahuri.edu.au/publications/projects/p70541>

70541 Low-income home ownership support programs: a review of past schemes and consideration of future potential

This project will provide a comprehensive overview of government low-income home ownership support programs in Australia. It will consider the design, remit and objectives of current and earlier programs and outcomes of the research will contribute to our understanding of the viability and effectiveness of the range of mechanisms supporting lower-income groups' entry into, and ability to sustain, homeownership.

<http://www.ahuri.edu.au/publications/projects/p70541>

40548 The housing impacts of neighbourhood change: gentrification, affordability and displacement

This project examines how gentrification (the move of high-income households to low-rent/cost neighbourhoods) has impacted on the supply of affordable housing in these areas in Sydney and Melbourne. The project will address three research questions: how much gentrification has taken place over the last decade; what are the social and economic costs to communities and to low income households of this gentrification; and what are the direct policy implications of gentrification to state housing and Federal government agencies?

<http://www.ahuri.edu.au/publications/projects/p40548>

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, 50382)
- the residential mobility of households in relation to employment (70065, 70066, 70175)
- Natural disasters and environmental emergencies and the housing response (40520)

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

50024 Labour market and housing market interdependence within metropolitan Australia: a case study of Melbourne

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

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

region or travel to an adjoining region to work.

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

30035 Community building in Melbourne's new west

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/projects/p30035>

70065 Housing, location and employment

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/projects/p70065>

70066 Welfare outcomes of migration of low-income earners from metropolitan to non-metropolitan Australia

The search for affordable housing was a significant trigger for moves. Over 50 per cent 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 per cent very important), preferred to live a quieter lifestyle away from the city (45 per cent), were concerned about crime levels in the city (45 per cent) 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/projects/p70066>

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

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 (e.g. for the unemployed, job opportunities were by far the most important relocation factor with 60 per cent 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 per cent 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 per cent 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/projects/p70175>

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

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

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

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/projects/p30233>

Current projects on urban management and infrastructure

50382 Housing and income inequalities in the city

The aims of the project are two-fold (i) 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 since 1986 and, (ii) 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>

40520 Preparing for and responding to natural disasters and environmental emergencies: a guide for state housing authorities

The project will examine experiences and lessons that can be learnt from risk-management and planning as well as actual responses to natural disasters and environmental emergencies in Australia and abroad. The project will take into account housing planning and contingency practices that might be put in place should such an event occur; and explore the policies required to enable SHAs and the wider housing industry to respond effectively to such an event.

<http://www.ahuri.edu.au/publications/projects/p40520>

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

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

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

Key findings from completed projects on housing and sustainable urban development

state / local government collaboration.

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

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

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/projects/p70137>

50224 Housing and community in the compact city

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/projects/p50224>

Key findings from current projects on housing and sustainable urban development

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

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>

40560 NEW The environmental sustainability of Australia's private rental housing stock

The Australian Government, in partnership with state and territory and local governments, is currently committed towards the reduction of greenhouse gas emissions, principally through the establishment of a Carbon Emissions Trading (CET) scheme. The introduction of this scheme poses particular challenges for private rental tenants who are constrained in their adoption of low-emission substitutes as they do not have the right to adapt their homes without landlord acquiescence. This project will examine the potential opportunities for and barriers to improving the environmental sustainability of Australia's private rental stock. It will address aspects of the AHURI research agenda (p.16) with specific reference to housing consumers and providers in the private rental market.

<http://www.ahuri.edu.au/publications/projects/p40560>

20550 NEW Environmental sustainability in residential housing

This study seeks to enhance understanding of how households think about and act on the issues of waste, water and energy use and conservation, and of how positive change in household behaviour in these areas can be effected. This research has four main aims: 1) to understand householder waste, water, and energy attitudes and practices, 2) to understand changes in these attitudes and practices over time and the drivers of change, 3) to identify and assess strategies for effecting positive changes in household waste/water/energy, 4) to understand the influence of socio-economic status, household tenure and household type on these issues. A multi-method approach comprising a desk-based literature review, household interviews, and a telephone survey, will be used for the study.

Research theme 6: transforming communities

Place holder only – these projects have been reallocated to other themes including *housing assistance programs* (theme 1) and *urban management and infrastructure* (theme 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, 40526)
- housing need and housing design (30354, 20583).

Completed projects on Indigenous housing futures, needs and aspirations

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/projects/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), Alpurrurulam (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/projects/p20260>

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

Completed projects on Indigenous housing futures, needs and aspirations

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/projects/p80125>

80317 The housing careers of Indigenous urban households

The strongest forces shaping the housing careers of urban Indigenous Australians are long-term poverty, family and neighbourhood violence, and social housing accessibility and management practices. Anxiety resulting from the current crisis in affordability and vacancy rates produced strong feelings of attachment and ownership towards rental homes. Where a family history of home ownership existed, this was found to shape housing aspirations by creating the possibility of home ownership for younger generations.

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

30354 Flexible housing design for Indigenous communities

A sustainable housing system for remote Indigenous communities requires six integrated elements: (i) culturally responsive design, (ii) eco-efficiency, (iii) healthy living practices, (iv) housing-related training and employment, (v) life-cycle costing of projects, and (vi) innovation in procurement, ownership and construction systems.

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

Current projects on Indigenous housing futures, needs and aspirations

40526 Improving housing policy responses to Indigenous patterns of mobility

This project is concerned with Indigenous patterns of mobility and social housing responses to these patterns. The project aims to contribute to the evidence base about rising levels of urban drift amongst Indigenous people. The research will provide information to assist in identifying and planning for increased Indigenous migration to urban areas.

<http://www.ahuri.edu.au/publications/projects/p40526>

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).

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

80234 Indigenous access to mainstream public and community housing.

Mainstream public and community housing provides 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/projects/p80234>

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

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/projects/p30235>

20281 An audit and review of local and international Indigenous housing

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/projects/p20281>

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

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

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

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/projects/p30282>

80316 Scoping the capacity of Indigenous Community Housing Organisations

This project provides 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 profiles the different types of organisational structures of ICHOs and describes and examines the factors that affect the viability of the sector. Remote location, poor governance procedures and lack of economies of scale undermine the organisational performance of Indigenous community housing organisations

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

Current projects on Indigenous housing: the housing system

80372 Sustaining high risk Indigenous tenancies

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/>

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).

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

80037 Investigating appropriate evaluation methods and indicators for Indigenous housing programs

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/projects/p80037>

80124 Indigenous housing and governance: lessons from case studies of remote communities in WA and NT

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/projects/p80124>

Current projects on Indigenous housing: housing assistance and non-shelter outcomes for indigenous persons

70569 NEW Service integration and indigenous housing

Recent policy has been directed to improving access to, and sustainability of, publicly managed tenancies for Indigenous households, and to examining the viability of the Indigenous community housing sector. There has been more limited attention to the respective contributions of Indigenous specific and mainstream housing services and how they might work better together to achieve improved shelter and non-shelter outcomes for Indigenous people in urban and rural areas. This project will review past service delivery and housing service models and examine how they interact in a selection of geographical contexts, consider international approaches, and develop some new principles and practices to guide future efforts to effect integration.

<http://www.ahuri.edu.au/publications/projects/p70569>

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).
 - models of home ownership (20501)
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Key findings from completed projects on homelessness and marginal housing for Indigenous persons

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

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/projects/p20168>

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

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/projects/p40158>

Current projects on Indigenous homelessness and marginal housing for Indigenous persons

80368 Indigenous homelessness: place, house and home

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/>

20501 Indigenous homeownership on communal title lands

The research aims to provide a qualitative understanding of the meanings of and aspirations for homeownership on Indigenous communal title lands. The research will examine aspirations (or non-aspiration) for home ownership for residents living on communal title land, the meanings of home ownership to these residents, the rights and responsibilities of home ownership, and linkages between aspirations, meanings, rights and responsibilities. The research will contrast these perceptions with those of Indigenous people living on non-communal land.

<http://www.ahuri.edu.au/publications/projects/p20501/>

20583 NEW Remote Indigenous housing procurement and post-occupancy outcomes – a comparative study

This project aims to explore relationships between Indigenous housing procurement and the broader social and economic objectives of Indigenous communities. It will contribute to an understanding of the potential longer-term economic, social, environmental, health and cultural outcomes of current housing policies and programs. The project aims to generate strategies, guidelines, principles and measures for good procurement practice.

<http://www.ahuri.edu.au/publications/projects/p20583>

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, 30540)
- how to assist the homeless to secure sustainable housing solutions (30056, 70072, 50102, 80516).

Key findings from completed projects on homelessness and marginal housing

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

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/projects/p40048>

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

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

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

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

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/projects/p70068>

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

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/projects/p70072>

70109 On the margins? Housing risk among caravan park residents

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

Key findings from completed projects on homelessness and marginal housing

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/projects/p70109>

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

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/projects/p70135>

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

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/projects/p30156>

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

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/projects/p70176>

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

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/projects/p40160>

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

Homelessness programs produce positive outcomes for their clients at relatively low cost and can reduce health, justice and police expenditure. Potential annual whole-of-government savings are at least twice as large as the annual cost of delivering effective homelessness programs. For example, the cost for single male homelessness assistance is only \$4,625 per client compared to average health and justice costs of \$10,212 above the normal population

Key findings from completed projects on homelessness and marginal housing

rate while homeless.

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

Current projects on homelessness and marginal housing

80516 Intergenerational homelessness and use of the Supported Accommodation Assistance Program

This project aims to improve understanding of the intergenerational use of the Supported Accommodation Assistance Program (SAAP). It will examine the patterns and determinants of intergenerational homelessness and homelessness service use in Australia, and the role and impact of service delivery and policy interventions designed to avert or break the cycle of homelessness across generations.

<http://www.ahuri.edu.au/publications/projects/p80516>

30540 Improving housing outcomes for young people leaving state out of home care

This project will explore the effectiveness of current transitional support models in facilitating positive housing outcomes for young people leaving care. In Australia approximately 1500 people leave state care every year, and are among the most vulnerable and disadvantaged members of the community. The project will examine the housing experiences, needs and outcomes of state care leavers, and develop a best practice framework through consultation with key policy and service provider stakeholders.

<http://www.ahuri.edu.au/publications/projects/p30540>

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 inter-relationship between the different tenures and their role and function in the overall housing system (40010, 60064, 80151, 50382, 30396, 40503)
- the role of the private rental market in the overall housing system (60190, 70217, 20280, 50502).
- supply and demand in non-metropolitan Australia (50264, 80370)
- home ownership for low to moderate income earners (50514)

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

40010 The implications of changes in the labour market for the ownership aspirations, housing opportunities and characteristics of first home buyers

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

For 60 per cent 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/projects/p40010>

60064 A spatial analysis of trends in housing markets and changing patterns of households structure and income

Australia's home ownership rate fell 2.2 per cent from 68.2 per cent to 66 per cent 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 per cent, 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/projects/p60064>

80151 What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interaction

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.

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.

<http://www.ahuri.edu.au/publications/projects/p80151>

60190 Changes in the supply of and need for low rent dwellings in the private rental market

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.

<http://www.ahuri.edu.au/publications/projects/p60190>

70217 Rent assistance and the spatial concentration of low-income households in metropolitan Australia

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.

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.

<http://www.ahuri.edu.au/publications/projects/p70217>

50264 Trends in Australian non-metropolitan housing markets, 1991-2001

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).

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.

<http://www.ahuri.edu.au/publications/projects/p50264>

20280 Motivations of investors in the private rental market

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 investigated the motivations, expectations and experiences of rental property investors, and analysed the implications of investment motivations and behaviours for the future of lower rent housing. The research considered 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. The study found that the picture of the sophisticated, well-informed and economically rational investor does not well describe the norm among rental investors. Rather, many prospective rental investors approach the housing market with relatively little analysis, where emotional attachment to property and expectations of financial gain are key drivers for investment.

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

Current projects on the dynamics and drivers of supply and demand

80370 Housing markets in resource boom towns

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>

50502 Australia's private rental market: changes (2001-2006) in the supply of, and demand for, low rent dwellings

The project aims to update the empirical information base on the need for and supply of, low rent stock in the private rental market through replicating the analyses conducted for earlier census periods. The study will also provide an assessment of all aspects of the research design in order to ensure contemporary relevance and future validity. The overarching research question to be addressed is: to what extent were there shortages of low rent dwellings for low income renters in 2006 and how were these socio-geographically distributed?

<http://www.ahuri.edu.au/publications/projects/p50502>

40503 Housing implications of social, spatial and structural change

AHURI Final Report No. 22, *Housing implications of social, spatial and structural change*, by Yates, J. (2002) provides a disaggregated causal analysis of home ownership trends in Australia from 1986-1996. This project will update the earlier analysis using 2006 Census data.

<http://www.ahuri.edu.au/publications/projects/p40503>

50514 The advantages and disadvantages of home ownership for low-moderate income households

This project will investigate whether, and to what extent, the advantages and disadvantages of home ownership are experienced differentially by households with different levels of income, in particular by low-moderate income households (amongst the lowest 40 per cent of equivalised incomes) compared to households in the middle-upper income ranges.

<http://www.ahuri.edu.au/publications/projects/p50514>

40559 NEW Regulatory frameworks and their utility for the not for profit housing sector

There has been considerable interest in Australian social housing in expanding the small 'not for profit' sector, within a regulatory framework that makes it possible for governments to give financial support (see AHURI project 60504). This project will investigate the usefulness of regulatory frameworks for the 'not for profit' housing sector in Australia. It will review the potential advantages and disadvantages of regulation in the light of the criticisms made of burdensome and ineffective regulation in other countries such as the United Kingdom.

<http://www.ahuri.edu.au/publications/projects/p40559>

40586 NEW The drivers of housing supply and demand in rural and regional centres

This project will analyse the drivers of supply and demand in different regional housing markets, and seek to answer questions such as: how do the drivers of supply and demand for housing in regional and rural centres affect the supply of affordable housing? The project will draw from up to 12 case studies drawn from regional centres across all states and the Northern Territory. The project will include analysis of housing for Indigenous persons.

<http://www.ahuri.edu.au/publications/projects/p40586>

30590 NEW Planning reform, land release and the supply of housing

This project aims to identify a link between land use planning policies and mechanisms and the form of housing supplied. Two key changes in Victorian planning policy will be analysed: the major overhaul of the planning system in 1996 known as the Victoria Planning Provisions (VPP), intended to facilitate development and remove constraints and secondly the introduction in 2002 of a major strategic plan, Melbourne 2030, aimed at urban consolidation and containment. The project will innovatively make use of detailed State-wide valuations data for land/house size, type and valuation.

<http://www.ahuri.edu.au/publications/projects/p30590>

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)
- mortgage default (30529)

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

NRV 3 Housing affordability for lower-income Australians

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.

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

60360 House prices and consumer spending

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>

30529 Mortgage default in Australia: nature, causes and social and economic impacts

This research will examine the sources, nature and implications of mortgage default among Australian homeowners over the last several years (since a study by Berry et al. (1999)). The research will assist policy makers identify the key risk factors leading to or triggering mortgage default, and so guide policy makers in responses in terms of housing assistance, educational programmes or monitoring programmes to track default.

<http://www.ahuri.edu.au/publications/projects/p30529>

80551 NEW Housing and children's development and wellbeing: A scoping study

The chief aim of this project is to conduct a scoping study that reviews the existing literature on the connections between housing and childhood development and wellbeing and investigates the feasibility of conducting empirical research to examine these connections in the Australian context. The key research questions are: What aspects of housing and housing assistance influence children's development and wellbeing? What are the implications of this influence for housing policy and programs? What data sources are available that could be used to measure housing and housing assistance characteristics and childhood outcomes in Australia? What methodologies and analytic approaches could be employed to examine direct and indirect associations between housing and children's development and wellbeing?

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).

Completed projects on the policy horizon

40185 A critical review of intervention studies and evidence based policy

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/projects/p40185>

40199 Social exclusion and housing

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/projects/p40199>

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

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/projects/p20216>

50361 Housing insecurity

The aim of this project was to investigate the extent, and dimensions, of 'housing insecurity' as a concept. The research identified six dimensions of housing insecurity from the Australian data: lack of privacy, lack of belonging and lack of physical comfort, housing mobility, housing instability and feeling unsafe. These six dimensions were interrelated. Underlying all six dimensions was a lack of control over circumstances. Housing insecurity was linked to insecurities in other aspects of the lives of those interviewed: financial, employment, health, insecurity of self and family instability.

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

Current projects on the policy horizon

20381 Reconceptualising housing need

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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