

Research review

**AHURI research
catalogue
2000-2010**

**Australian Housing
and Urban Research Institute**

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HOUSING AFFORDABILITY

Project title

Project leader

Bridging the divide: the experiences of low-income households excluded from the private rental sector in Australia (20610) 2010 Patricia Short

This project will focus on forced exits from private rental amidst increasing public concern about the impacts of shortages of appropriate, affordable private rental housing for lower-income households, and pressures in the social housing system to deliver appropriate, timely, temporary and transitional housing to householders in need.

Residual incomes in Australia: analysis and implications (50597) 2010 Terry Burke

This project aims to develop a deeper understanding of housing stress and will formulate indicators of housing stress that can complement the established indicator. The project will help devise rent-setting formulas for social housing that better correspond to need; improve the efficiency and equity of housing subsidy allocation; and better assess risks in home purchase.

Pathways and choice in a diversifying social and affordable housing system (70615) 2010 Hazel Easthope

This project aims to chart the range of pathways into and within the current Australian social and affordable housing system. It will develop a better understanding of the various ways by which people in different places and with different abilities, desires and needs, access social and affordable housing. It will inform policies aimed at achieving higher levels of equity in housing choice for low-income households and increasing integration and capacity across the system as a whole.

How sustainable are Australia's contemporary affordable housing projects? (70617) 2010 Vivienne Milligan

This project will examine the increasingly complex outcomes expected of new affordable housing projects and assess if all these sustainability goals are achievable. It will suggest new ways to conceptualise and measure sustainability and how limited public funding is best used to leverage desirable financial, environmental and social outcomes.

Understanding the patterns, characteristics and trends in the housing sector labour force in Australia (30634) 2010 Tony Dalton

This project aims to better understand the housing sector labour market and will answer the question: What are the principle constraints faced by the housing sector labour force in meeting the challenge of increasing housing supply? The research will assist in establishing greater certainty in policy aimed at ensuring adequate housing supply, good economic management and future contribution of the residential sector to reduced carbon emissions and water savings.

Towards a new development model for housing regeneration in greyfield precincts (Investigative Panel) (50593) 2010 Peter Newton

This Investigative Panel aims to investigate and scope the processes required for an integrative development model capable of delivering more affordable and sustainable medium density housing through the regeneration of greyfield precincts in Australia's capital cities.

Exploring the use of residual measures of housing affordability as an alternative to the ratio approach (Essay) (20605) 2010 Paul Henman

This Essay will provide a detailed analysis of alternative housing affordability measures, especially 'residual' measures based on a range of recent innovations in living standards benchmarks. It will articulate a conceptual framework to understand the interrelatedness of housing and living standards.

The drivers of housing supply and demand in rural and regional centres (40586) 2009 Andrew Beer

This project addresses the question: How do the drivers of supply and demand for housing in regional and rural centres affect the supply of affordable housing? The project, using case studies across Australia, will assist governments in forming appropriate policies for the provision of affordable housing in non-metropolitan centres, including options for Indigenous Australians.

Lessons of defence housing Australia for affordable housing provision (70575) 2009 Peter Phibbs

Encouraging private investment in affordable housing Australia has been recognised as a major challenge by researchers and policy makers for some time and has generated considerable work on possible models.

This project will determine the potential lessons of the Defence Housing Authority model of rental housing supply and management for affordable housing provision.

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

This project will assess the current 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.

Planning reform, land release and the supply of housing (30590) 2009 Robin Goodman

This research will establish the link between land use planning policies and mechanisms and the form of housing supplied. It will examine details of both planning policy and housing supply in the state of Victoria over a time period covering two significant policy regime shifts. The research is confined to metropolitan Melbourne, but the results will be applicable to other Australian cities, most of which have adopted similar policies.

Innovations in the provision of affordable housing (60504) 2008 Vivienne Milligan

Not-for-profit organisations in Australia have potential to increase the available stock of affordable housing for low and moderate income households. All governments in Australia have been active in introducing funding, policy and regulatory strategies that enable not-for-profit providers to develop affordable housing. Around 40 not-for-profit organisations across Australia have recent experience producing affordable housing and aspire to expand this function. To achieve further growth requires clear policy guidance from governments, a long term public investment strategy and a mechanism for raising larger quantities of private finance. Diverse and better models of affordable housing are well established in many countries including Austria, France, the Netherlands, Switzerland, the UK and the USA. This project updated the research conducted in [AHURI project 60191](#).

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

This project explored two issues: (1) the dynamics of housing affordability in Australia; and (2) the potential of initiatives to improve the supply of affordable rental housing. Both topics involved using 2001-2006 data from the Household, Income and Labour Dynamics in Australia (HILDA) survey. Findings suggest that most people in housing stress escape within a year, however there is a high chance of return. Only a minority of people experience housing affordability stress on a long term basis. In relation to affordable rental housing, about 1 in 4 property investments are withdrawn from the rental market within 12 months. Thus tenants of approximately one quarter of all rental properties occupy insecure accommodation. Low income, and negatively geared property investors are more likely to make early exits from the rental housing stock.

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

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?

Modelling for PRWG using AHURI-3M (30399) 2007 Gavin Wood

The project employed the AHURI-3M housing market model to undertake modelling on the National Rental Affordability Scheme (NRAS), a recent initiative to improve the supply of affordable housing. Modelling estimates of a random selection of 50 000 Commonwealth Rent Assistance recipients found 11 512 people, a minority, paying more than 30 per cent of their income on housing costs. A 20 per cent reduction in their rent on allocation to an NRAS property would lift 40 per cent of them out of housing affordability problems. Of the poorest 20 per cent of people eligible for assistance from NRAS, one in four of these will be lifted out of housing affordability stress. The impact will vary in different parts of Australia with more people in regional and remote Australia being assisted by NRAS. A potential saving on CRA of \$21 million per year is estimated.

Planning, government charges, and the costs of land and housing (70393) 2007 Bill Randolph

This project drew on international research, a review of existing Australian data, and case studies in three states to understand the effect of planning regulations and charges on house prices and affordability in Australia. Although developer infrastructure contributions represent the largest quantifiable planning related cost in Australia, averaging between \$45 000 and \$100 000 per lot, residential developers are more concerned by non-financial barriers such as planning system complexity, uncertain time frames and unpredictable costs. Smaller developers experience greater difficulties in absorbing unforeseen costs, which reduces the viability of these enterprises. A lack of process transparency, inconsistent planning requirements across local government areas and a lack of trust between local councils has also emerged as significant non financial barriers to negotiating the planning system and has had the potential to significantly impact development costs.

Housing markets in resource boom towns (80370)

2007 Fiona Haslam-McKenzie

This project examined housing market dynamics in four resource boom towns in the states of Western Australia and Queensland. The project considered the impact of housing shortages particularly on low income and Indigenous groups, and identified key factors facilitating or limiting housing supply. The challenges of managing the housing implications of mining activity include the diversity in the scale and nature of the industry and its impacts; the cyclical and often unpredictable nature of the industry; the propensity for mining to be located in regional and remote areas; changing technology and labour market practices and differences in policy and institutional arrangements across Australian jurisdictions. Successful housing strategies in mining communities require coordinated action by all spheres of government as well as the mining and residential property industries. The sustainability and liveability of resource boom towns would be enhanced if the design and planning of a town was taken with an eye to permanence and diversification of the economic base underpinning the local community.

The Australian housing system and intergenerational sustainability (60314)

2006 Hal Kendig

This project examined the future of Australian housing in the context of increased concern that future generations may have fewer benefits than do current and past generations. Over the 2006 to 2045 period, the proportion of households experiencing housing costs greater than 30 per cent of their income (that is, in housing stress) is projected to increase marginally from 12 per cent to 14 per cent. Expenditure on Commonwealth Rent Assistance is projected to increase in real terms from \$2 billion in 2006 to over \$5 billion in 2045 (and from 0.20% of Gross Domestic Product in 2006 to 0.25% in 2045), though expenditure on First Home Owner Grants is projected to decline and offset much of that increase.

International practice in planning for affordable housing (60322)

2006 Nicole Gurrán

Australia's land use planning system could be enhanced to better support and promote affordable housing for low and moderate-income households. Planning approaches for affordability and new affordable housing creation can be grouped under five key strategic objectives: increasing housing supply; reducing barriers to affordable housing development; preserving and offsetting the loss of low-cost housing; encouraging new affordable housing; and seeking a dedicated affordable housing supply in new developments. In contrast to international practice, to date there has been only sporadic and localised implementation of planning approaches for affordable housing in Australia. A strong, nationally coordinated and consistent approach is needed that incorporates overarching planning system improvements and includes a range of specific planning mechanisms to retain, promote and create new affordable housing.

International housing trends and policy responses (60323)

2006 Vivienne Milligan

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; and promoting housing and neighbourhood sustainability.

Risk-assessment practices in the private rental sector (20346)

2006 Patricia Short

Risk, whether perceived or actual, is a critical factor for property managers in deciding who is allocated housing in the private rental market, and how the allocation process occurs. The research found that the main markers of risk in tenancy allocation are the *(in)ability to pay* and/or *(in)ability to care* for the rented property. Ability to pay is generally determined using a 30 per cent rent to income ratio as an affordability benchmark, whereas ability to care is often based on less quantifiable assessments. It was also found that risk assessment and allocation strategies are formal and informal: sorting and ranking of applications; *lawful*

discrimination in determining the most appropriate tenant; and *handing over* responsibility to the owner to make the final decision to avoid providing reasons for rejecting certain applications.

Housing affordability, occupation and location in Australian cities and regions (60279) 2004 Judith Yates

Up until 2001 there was little direct evidence that housing affordability problems were heightening labour shortages, as low-income jobs moved to low cost suburbs, and those jobs in the inner city—such as hospitality or retail jobs—were filled by young people who were more likely to share housing costs in group households.

A practical framework for expanding affordable housing services in Australia: learning from experience (60191) 2003 Vivienne Milligan

The small Australian non-government not-for-profit housing sector provides cost-effective and flexible affordable housing. This sector could be expanded with government incentives and a clearer policy framework.

Financing affordable housing: a critical comparative review of the United Kingdom and Australia (30206) 2003 Mike Berry

Private investment in social and affordable housing has increased significantly in the United Kingdom over the past thirty years. However, the reverse is true for Australia. The key findings of the research are: private sector lending for affordable housing has come from 150 institutions, primarily banks, and supplied primarily to housing associations. Key to securing this level of private investment has been government action to create a nationally consistent regulatory framework for housing associations, a commitment to government funded rent subsidies for low-income households, a supply-side subsidy to leverage private finance for new construction, and use of land-use planning instruments to mandate the provision of affordable housing.

Affordable housing and employment opportunity: is there a spatial mismatch? (30233) 2003 Mike Berry

As at 2001, housing affordability is strongly spatially differentiated across Melbourne, with most affordable locations in the outer suburbs. Unemployment was spatially concentrated in outer suburban locations, especially declining industrial areas. Employment growth was high near where unemployment was high and located in areas with good public transport services. On balance, a spatial mismatch between housing and job opportunities was not apparent in Melbourne.

Boarding houses - is there a case for government intervention? (20180) 2002 John Minnery

Boarding houses in cities across Australia are being demolished or replaced, leading to a decline in the stock of this form of low-cost accommodation. Governments intervene 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.

Affordability and sustainability outcomes of greenfield suburban development and master planned communities - a case study approach using triple bottom line assessment (70137) 2002 Deo Prasad

A triple-bottom line (TBL) approach to a sustainability assessment of affordable housing and urban development is developed for the comparative assessment of two types of residential neighbourhood; master planned communities and, traditional residential sub-divisions. It was found that TBL suite of social, economic and environmental indicators has worked well for the comparative assessment of neighbourhoods. The TBL suite's greatest potential lies in monitoring the condition of Australia's cities and towns. It is proposed that appropriate state agencies need to introduce requirements for regular TBL monitoring at local and state level, linked with state of the environment reporting.

On the margins? housing risk among caravan park residents (70109) 2001 Ed Wensing

According to the 2001 Census, approximately 61 463 people reside in caravan parks, an increase of about 6263 people compared to the 1996 ABS Census. Three distinct sub-groups can be identified as using caravan parks: 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 location; people who have few housing alternatives available to them. Most people living permanently in caravan parks, either as a lifestyle choice or as a last resort, live in very basic conditions with minimal facilities and locational amenity compared to conventional forms of housing.

Analysis of expenditure patterns and levels of household indebtedness of public and private rental households, 1975 to 1999 2001 Terry Burke

(50107)

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 rent assistance. 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 considering 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 which could trigger arrears and perhaps loss of tenancy.

Policy options for stimulating private sector involvement in affordable housing across Australia: operationalising and implementing viable new options—stage 5 (60099) 2001 Jon Hall

This project develops a *how to* manual for housing departments with regard to implementing favoured affordable housing finance options.

New approaches to expanding the supply of affordable housing in Australia: an increasing role for the private sector (30021) 2000 Mike Berry

This project 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.

PRIVATE RENTAL

Project title		Project leader
A socially sustainable housing system (<i>Investigative Panel</i>) (30637)	2010	Mike Berry Peter Williams
This study poses explores the question of how to achieve a more socially sustainable housing system. This Investigative Panel will involve collaboration with AHURI's international research partner the Joseph Rowntree Foundation in the UK.		
The environmental sustainability of Australia's private rental housing stock (40560)	2009	Michelle Gabriel
The introduction of the Carbon Emissions Trading (CET) scheme poses particular challenges for private rental tenants. Not having the right to adapt their homes without landlord acquiescence, and with landlords not reaping the immediate benefits of investment in alternative energy efficient equipment, the financial incentives motivating such investment is weaker than those of home owners. In response, this project will examine the potential opportunities for, and barriers to, improving the environmental sustainability of Australia's private rental stock.		
Secure occupancy in rental housing: a comparative analysis (50565)	2009	Kath Hulse
This project will review and assess 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.		
Australia's private rental market: changes (2001-2006) in the supply of, and demand for, low rent dwellings (50502)	2008	Maryann Wulff
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?		
Housing insecurity (50361)	2007	Kath Hulse
Lower income renters' experiences of housing insecurity have six important dimensions: needing to move as a result of circumstances outside a person's control, instability in housing circumstances, feeling unsafe within the home and its environs, lack of privacy, lack of supportive relationships and connection to the local community, and lack of comfort. Compounded by other aspects of social and economic disadvantages, the result is social exclusion. Increasing the supply of affordable rental housing, addressing factors that impact on tenants' safety, and maintaining the property in an acceptable condition, are key steps in addressing housing insecurity.		
Sustaining high risk Indigenous tenancies (80372)	2007	Paul Flatau
Indigenous clients who receive support through Tenant Support Programs to sustain their tenancies, are linked to external support programs to meet their non-housing needs and avoid homelessness. This study identified 18 specialist tenant support programs in Australia in 2009, five of which provided targeted support to Indigenous people. The limited data available on the outcomes of tenant support programs, suggests positive results. There is also evidence to suggest that Indigenous clients gain an appropriate level of access to tenant support programs, although the administrative data is limited. Strong linkage with outside agencies is a key element that ensures the success of tenant support programs. These programs must not only address the immediate tenancy-related issues that led to referral to the program, but also the underlying needs of clients such as mental health concerns, drug and alcohol dependence issues, urban life skills and strengthening family relationships.		
Risk-assessment practices in the private rental sector (20346)	2006	Patricia Short
Risk, whether perceived or actual, is a critical factor for property managers in deciding who is allocated housing in the private rental market. The main markers of risk in tenancy allocation are the (<i>in</i>) <i>ability to pay</i> and/or (<i>in</i>) <i>ability to care</i> for the rented property (ability to pay is generally determined using a 30% rent to income ratio as an affordability benchmark, whereas ability to care is often based on less quantifiable assessments). Risk assessment and allocation strategies are formal and informal: sorting and ranking of applications; <i>lawful</i> discrimination in determining the most appropriate tenant; and <i>handing over</i>		

responsibility to the owner to make the final decision to avoid providing reasons for rejecting certain applications. Factors that limit 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. Low vacancy rates are a fundamental parameter in the current market.

The Australian housing system and intergenerational sustainability 2006 Hal Kendig (60314)

This project examined the future of Australian housing in the context of increased concern that future generations may have fewer benefits than do current and past generations. Over the 2006 to 2045 period, the proportion of households experiencing housing costs greater than 30 per cent of their income (that is, in housing stress) is projected to increase marginally from 12 per cent to 14 per cent. Expenditure on Commonwealth Rent Assistance is projected to increase in real terms from \$2 billion in 2006 to over \$5 billion in 2045 (and from 0.20% of Gross Domestic Product in 2006 to 0.25% in 2045), though expenditure on First Home Owner Grants is projected to decline and offset much of that increase.

Implications of loss of a partner for older private renters (30315) 2005 Michael Dockery

Losing a partner whether through divorce, separation or bereavement poses a serious threat to the housing and related financial health of those affected. In the two years following household dissolution from divorce or separation, rates of home ownership fell from 69 per cent to below 50 per cent.

Motivations of investors in the private rental market (20280) 2005 Tim Seelig

The perceptions of property as a low-risk investment, guaranteed to yield long-term capital gains, are key motivators for small-scale private rental investors. However, not all motivating factors are financial. Personal goals and personal or family circumstances also play a key part in investment decisions.

Entering rental housing (50142) 2003 Terry Burke

There is a sizable minority of Commonwealth Rent Assistance recipients (not on the public housing waiting list, potentially eligible for public housing, and see value in public housing) who do not apply because of disadvantages they perceive with public housing, or because they are unaware of public housing. Security of tenure is an important factor for those putting themselves on public housing waiting lists, and many would forego a low paid job to retain such security of tenure. Housing 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.

Rental systems in Australia (50226) 2003 Sean McNelis

International comparisons reveal Australia's public housing system receives relatively low subsidies, undermining its financial viability. Although Australia (like Canada, New Zealand and the United States) operates dual (property and household based) social housing rent policies, housing affordability is achieved for 88 per cent of social housing tenants in Australia by setting the rent as a percentage of household income. Australia stands out in these comparisons as the only country operating a social housing rent policy that must provide for both housing affordability for households and financial viability for the organizations, whereas other similar social housing systems (Canada, New Zealand, United States) provide for the financial viability of social housing organisations by paying them additional subsidies to cover the cost of discounting rents. Netherlands, Sweden, and the United Kingdom operate single property based rent policies related to the ongoing costs of providing social housing and meet household affordability requirements by paying specific subsidies to the households.

Changes in the supply of and need for low rent dwellings in the private rental market (60190) 2003 Judith Yates

In 2001 there was an overall shortage in affordable and available housing suitable for low-income households (defined as receiving 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 per cent of low rent dwellings were occupied by households with low incomes, but 60 per cent of private renters on low incomes were paying rents above the lowest rent segment.

Rent assistance and the spatial concentration of low income households in metropolitan Australia (70217) 2003 Bill Randolph

Low-income private renters are increasingly to be found in the middle and outer suburbs of Sydney, Melbourne and Adelaide. Overall, spatial concentrations of low-income private renters have declined in Melbourne and Adelaide, reflecting the shift of private renters towards the outer suburbs. The exception is Sydney, where overall concentrations have remained constant, because outward shifts have been towards locations with already high concentrations such as the western suburbs.

A review of private rental support programmes and their effectiveness in assisting tenants on low incomes (40194) 2003 Keith Jacobs

Private rental support programs effectively help low income private renters access a home but are not sufficient for those facing affordability and personal problems to sustain their tenancies. Prohibitive on-going rental costs, and lack of budgeting skills in managing rent were also thought to undermine the capacity of private tenants on low incomes to sustain a tenancy.

Rental housing provision for lower-income older Australians: scoping the issues, clarifying policy choices and developing a program of research (20170) 2002 Andrew Jones

The number of people aged 65 years or over in low-income rental households will more than double by 2026. The increased demand from older, low-income households will not be answered by the social housing sector alone. A broader strategy to ensure matching of needs of older people on low incomes to their preferences should address a range of tenure types including private rental and the new affordable private rental housing sector.

Sustainable tenancy for Indigenous families: what services and policy supports are needed? (40158) 2002 Lesley Cooper

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. Providers (or potential providers) of culturally appropriate services would also benefit from considering the particular aspirations and understandings of house and home by Indigenous women.

The regional impact of rent assistance (30147) 2002 Anthony King

The impact of CRA is to substantially increase the proportion of households in affordable housing in the private rental market. CRA takes the proportion of households in affordable housing from one-third to two-thirds. 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. An increase in the maximum rate of CRA would tend to improve affordability for those in metropolitan areas. The effectiveness of Commonwealth Rent Assistance (CRA) on housing affordability in high rent regions can be achieved by adjusting the nationwide settings of CRA, and does not require the development of a *regional formula*.

Tenancy databases in the context of tenure management: risk minimisation and tenant outcomes in the private rental sector (20094) 2001 John Minnery

Variable data quality standards and less than transparent listing procedures in tenancy databases limit their effectiveness as a risk management resource and result in private renters, and potentially the public housing system, bearing the risk associated with private tenancies. Improving the accuracy and accessibility of tenancy databases may offer protection to *marginal* tenants, ensuring that they are treated more fairly in the processes of screening and tenancy management.

Demand subsidies for private renters: a comparative review (50049) 2001 Terry Burke

Commonwealth Rent Assistance (CRA), with just under a million recipients, is the most extensive form of government housing assistance for low-income households in Australia. 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, rather than specific housing program outcomes such as housing affordability or adequacy of housing conditions. There is no evidence in the four countries that housing allowances have stimulated an increase in the supply of rental housing that is affordable for households in receipt of housing allowances; instead, there is a decreasing supply of affordable housing.

Analysis of expenditure patterns and levels of household indebtedness of public and private rental households, 1975 to 1999 (50107) 2001 Terry Burke

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 rent assistance. 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 considering 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 which could trigger arrears and perhaps loss of tenancy.

Rent assistance and young people's decision making (50007)

2000 Terry Burke

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

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

2000 Gavin Wood

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.

A comparison of the locational advantages and disadvantages for low and moderate income home-buyers compared to those for public and private renters (80038)

2000 Peter Newman

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 Commonwealth Rent Assistance and then Keystart (a mortgage assistance program). The comparison is not straight forward, however, given the different levels of financial commitment required from a household by the different forms of housing assistance, the spatial patterns of house prices, and the different housing outcomes that the different forms of assistance provide.

Tenure security and its impact on private renters in Queensland (20033)

2000 John Minnery

Private tenants surveyed gave higher priority to greater flexibility and choice in their living conditions, than to a longer-term lease. The security and stability of a longer lease was important to somewhat higher proportions of households comprising older people, those on the lowest incomes, those receiving income support assistance, single parent households and those with school aged children.

HOME OWNERSHIP

Project title	Project leader
<p>Residual incomes in Australia: analysis and implications (50597) This project aims to develop a deeper understanding of housing stress and will formulate indicators of housing stress that can complement the established indicator. The project will help devise rent-setting formulas for social housing that better correspond to need; improve the efficiency and equity of housing subsidy allocation; and better assess risks in home purchase.</p>	<p>2010 Terry Burke</p>
<p>A socially sustainable housing system (Investigative Panel) (30637) This study poses explores the question of how to achieve a more socially sustainable housing system. This Investigative Panel will involve collaboration with AHURI's international research partner the Joseph Rowntree Foundation in the UK.</p>	<p>2010 Mike Berry Peter Williams</p>
<p>Remote Indigenous housing procurement and post-occupancy outcomes - a comparative study (20583) 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.</p>	<p>2009 Paul Memmott</p>
<p>Indigenous home ownership on communal title lands (20501) This research involved qualitative interviews with 86 Indigenous people living in various forms of rental housing on their understanding of, and attitudes towards home ownership. Significantly, the study found that attitudes to home ownership did not vary according to whether people lived on communal title land or in other forms of rental. There was a fair amount of interest in home ownership among everyone surveyed, including those living on communal title land. Close to half of those surveyed had investigated home ownership options, and more than half were aware of the Australian Government's home ownership initiatives. A key finding of the research was that the primary motivation for aspiring to home ownership for Indigenous people is the ability to pass the home down in the family, this social benefit was mentioned by more than 90 per cent of those surveyed. Home ownership was more often regarded as a financial burden by those interviewed than it was considered to offer economic benefits. Most of those interviewed demonstrated a good understanding of the rights and responsibilities of home ownership, although there was variation between study sites, those living in Sydney showed a more nuanced understanding than some remote communities.</p>	<p>2008 Paul Memmott</p>
<p>The advantages and disadvantages of home ownership for low-moderate income households (50514) 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% of equivalised incomes) compared to households in the middle-upper income ranges. The study centres on households who are already home owners, including those who have outstanding loans secured against their property (purchasers) and those who have not (outright owners).</p>	<p>2008 Kath Hulse</p>
<p>Mortgage default in Australia: nature, causes and social and economic impacts (30529) This research examines the sources, nature and implications of mortgage default among Australian home owners. The sub-prime crisis in the US has starkly illustrated the connection between housing and economic factors. In 2010, the number of households in severe mortgage stress could exceed 250,000, based on Fujitsu estimates. The survey cohort of households receiving claims of possession from mortgage lenders was characterised by: a fairly even age spread between 35 and 54 years, with relatively small numbers of younger and older defaulters; low-to-moderate incomes; and conventional motivations for home ownership – e.g. security, pride, investment value. Defaulting households generally: had high initial loan-to-value ratios (LVRs), varying positively with income; paid relatively high mortgage interest rates; began experiencing difficulties more than one-year after taking on their mortgages; and are more likely than all Australian purchasing home owners to borrow from sources other than the banks. Only a minority of severely stressed mortgagors surveyed sought independent financial advice. Those who sought advice early had more options than those who waited, and accumulated less debt. Independent financial advice for borrowers, particularly those taking out their first loan will help to reduce the incidence of mortgage default.</p>	<p>2008 Mike Berry</p>

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

This project will provide a comprehensive overview of Government low-income home ownership support programs in Australia and will consider the design, remit and objectives of current and earlier programs. It 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, home ownership.

House prices and consumer spending (60360) 2007 Judith Yates

On average, every \$100 000 increase in housing wealth results in an increase in consumption of \$1000 to \$1500 per annum in Australia. Increased housing wealth helps to relax borrowing constraints on home owners thus facilitating increased consumption. The estimated consumption response to the increases in housing wealth was greatest for middle-aged home-owners compared with those in other age cohorts.

Innovative financing for home ownership (70394) 2007 Bill Randolph

This project provided an appraisal of the appropriateness and potential for shared equity/ownership models to assist households into affordable home ownership. Interviews were conducted in three states with existing shared equity consumers and institutional stakeholders from the private sector. Focus groups were held in three cities to determine the views of potential consumers. There is consumer appetite for shared equity schemes. Most people prefer schemes that allow the consumer to staircase to full ownership and choose their own house in the private market (rather than be limited to particular stock) and to capture equity gains by selling in an open market. Most shared equity schemes currently in place in Australia offer those features. Private sector investors and lenders are interested in shared equity schemes; however remain cautious because of unfamiliarity with the product. Government backed agencies have been instrumental in driving innovation and establishing shared equity schemes, especially in states with a good track record of affordable home finance provision. The fragmented nature of shared equity schemes across different jurisdictions suggests that there is a role for National leadership at a policy and regulatory level, and potential for state and territory involvement in supporting government run schemes.

The Australian housing system and intergenerational sustainability 2006 Hal Kendig (60314)

This project examined the future of Australian housing in the context of increased concern that future generations may have fewer benefits than do current and past generations. Over the 2006 to 2045 period, the proportion of households experiencing housing costs greater than 30 per cent of their income (that is, in housing stress) is projected to increase marginally from 12 per cent to 14 per cent. Expenditure on Commonwealth Rent Assistance is projected to increase in real terms from \$2 billion in 2006 to over \$5 billion in 2045 (and from 0.20% of Gross Domestic Product in 2006 to 0.25% in 2045), though expenditure on First Home Owner Grants is projected to decline and offset much of that increase.

A distributional analysis of the impact of direct and indirect housing 2001 Judith Yates assistance (60098)

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.

Falling through the net? A risk management model for home 2001 Shane Grieve ownership support schemes (80087)

This research assessed the risks of income targeted home ownership assistance schemes for both governments and recipients, to assist decisions as to the best way to help families on marginal incomes to achieve and maintain home ownership. The research developed, tested out and reported on an econometric model designed to assess the risks associated with mortgage defaults. The modelling used data from the 1999 Australian Household Survey and from home ownership assistance programs in Western Australia and South Australia. The limitations of the available data sets were identified through the modelling process. Research directly associated with the model building process was also complemented with research focused on understanding the institutional context (policy and programs) and the socio-economic characteristics of the housing landscape and approaches to the design and delivery of income eligible home ownership assistance programs.

A comparison of the locational advantages and disadvantages for low 2000 Peter Newman and moderate income home-buyers compared to those for public and private renters (80038)

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 Commonwealth Rent Assistance and then Keystart (a mortgage assistance program). The comparison is not straight forward, however, given the different levels of financial commitment required from a household by the different forms of housing assistance, the spatial patterns of house prices, and the different housing outcomes that the different forms of assistance provide.

Outcomes of home ownership aspirations and their determinants 2000 Peter McDonald (10016)

Australians continue to aspire to home-ownership but 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. The extent to which individuals realised their home-ownership aspirations increased linearly with the strength of those aspirations—buying a home was more likely among those who had previously reported that home purchase was very important (37%) than for those who said it was important or somewhat important (27%). Overall, however, less than one-third of those who reported that buying a home was an important short-term goal achieved owner-purchaser status.

The implications of changes in the labour market for the ownership aspirations, housing opportunities and characteristics of first home buyers (40010) 2000 Valerie Kupke

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.

HOMELESSNESS AND HOUSING

Project title	Project leader
<p>Homelessness prevention for women and children who have experienced domestic and family violence: innovations in policy and practice (50602)</p> <p>This project aims to investigate and assess innovations in policy and practice to prevent homelessness amongst women and children who have experienced domestic and family violence.</p>	<p>2010 Angela Spinney</p>
<p>The cost of homelessness and the net cost of homelessness programs: a national study (80604)</p> <p>This project will explore the effect homelessness programs have on the potential to yield substantial cost savings particularly in health and justice service areas and the use of social welfare services.</p>	<p>2010 Kaylene Zaretsky</p>
<p>The role of <i>assertive outreach</i> in addressing primary homelessness (20607)</p> <p>This project will explore the 'assertive outreach' approach to addressing homelessness, with a specific focus on what outcomes this approach has, and can, achieve in reducing primary homelessness in Australia.</p>	<p>2010 Rhonda Phillips</p>
<p>Evidence to inform NSW homelessness action priorities (psyn013)</p> <p>Housing NSW, on behalf of key partner agencies of the NSW Homelessness Action Plan, engaged AHURI to develop this Research Synthesis as a resource to inform and support the process of identifying priority actions for the NSW Homelessness Action Plan. The report covers key research understandings in relation to prevention, effective responses and breaking the cycle of homelessness. It reviews the scope and quality of the current evidence base and identifies gaps in the available evidence, identifying several themes such as social enterprise approaches, strategies for maintaining social connections as part of early intervention, and gambling and homelessness as some of the current <i>unknowns</i>.</p>	<p>2009-10 2009 Hellene Gronda</p>
<p>Homelessness and services and system integration (80568)</p> <p>The prevalence of substance use and other mental disorder among homeless persons typically exceed general population estimates yet access to appropriate services is limited. This project focuses on the integration of mental health and drug and alcohol services for people experiencing homelessness. 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.</p>	<p>2009 Paul Flatau</p>
<p>Intergenerational homelessness and use of the supported accommodation assistance program (80516)</p> <p>This project aims to improve understanding of the intergenerational use homelessness specialist services funded through the Supported Accommodation Assistance Program (SAAP). It 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.</p>	<p>2008 Paul Flatau</p>
<p>Improving housing outcomes for young people leaving state out of home care (30540)</p> <p>This project explored 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. Care leavers are seriously disadvantaged in the structure of the Australian housing market – public housing is hard to obtain and care leavers struggle to enter and remain in the private rental market. In depth interviews with 77 care leavers found that the majority of young people (59 of the 77) experienced a 'volatile transition' from care. They struggled to find and maintain appropriate housing with the result that chronic housing instability and homelessness were common outcomes. Half of these however, showed an improvement in their circumstances over time. The research found that the best opportunity to make a smooth transition to independent living rests on a joined up approach to transition planning that begins well before the age of 18, combined with readily available post-care support and assistance.</p>	<p>2008 Guy Johnson</p>
<p>Reconceptualising housing need (20381)</p> <p>This study critically reviewed 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 also</p>	<p>2007 Andrew Jones</p>

provided an analysis of how housing needs in Australian housing might be reconceptualised and what implications this might have for housing policy. The project notes that discussion of basic housing needs is essentially a discussion of basic human needs, with subsequent debate concerning how to conceive and operationalise the role that housing plays in addressing those human needs. Key questions thus arise regarding who undertakes the expression, recognition, measurement and prioritisation of needs, and the basis upon which responses should be framed. Accordingly, reference is given to the work of Maslow, Bradshaw and Doyal and Gough in articulating and matching housing needs with appropriate responses.

Indigenous homelessness: place, house and home (80368)

2007 Christina Birdsall-Jones

The research involved an ethnographic study of Indigenous homelessness WA, trialling the categories developed by Memmott et al. (2003), and connecting the understanding of homelessness with Indigenous housing careers via the AHURI project on **Indigenous urban housing careers**. The research found that the Indigenous understanding of homelessness, and response to housing need, is shaped by kinship obligations which are deeply embedded in the structure of Indigenous society. Those without housing will approach kinfolk for shelter first, and will usually be given a place to stay. This can conceal the rate of secondary homelessness among Indigenous people and result in permanent overcrowding. It is important to recognise that this is distinct from the cultural practice of visiting kinfolk, which is an important institution amongst Indigenous extended families and may result in temporary overcrowding. Practitioners and homeless people agreed that overcrowding acts as both a hedge against primary homelessness and a force that can result in household breakdown and eviction, especially in 'drinking households'. A managed overcrowding approach which recognises the high rate of secondary homelessness in the Indigenous community and assists households to maintain their housing may prove an effective approach to the development of new policy addressing Indigenous homelessness.

The effectiveness and cost-effectiveness of homelessness prevention and assistance programs (80306)

2005 Paul Flatau

This project undertook an analysis of the incremental benefits and whole-of-government budgetary costs of both providing and not providing assistance to homeless people and those at risk of becoming homeless. The study focused on Western Australia, and involved collaboration with various government departments in analysing administrative source data. It was found that potential annual whole-of-government savings are at least twice as large as the annual cost of delivering effective homelessness programs. This includes a range of different government funded services including health and the justice system. For example, people experiencing homelessness use more health services than average with female SAAP clients using on average \$6779 more in health costs than average in the 12 months prior to support. It was also found that homelessness programs produced a range of effective outcomes for their clients including better housing, increased quality of life and feelings of safety. Over the 12 month study, dependence on government income support fell and the number of people in paid employment doubled. The programs also reduced rental arrears and tenant liabilities for those at risk of homelessness.

Evictions and housing management: toward more effective strategies (40192)

2003 Andrew Beer

Key groups *at risk* of eviction are: people living alone, young people, sole parents, older men, people with substance abuse problems, and women escaping domestic violence. Evictions have detrimental effects on those evicted, and result in increased costs for governments. The circumstances warranting eviction could be prevented by counselling and education programs for key *at risk* groups.

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

2002 Chris Chamberlain

Australia has some impressive programs in place to address homelessness among school-age children. Prevention programs such as school focused youth services (Victorian Government) and early intervention programs such as reconnect (Australian Government) provide a model for other jurisdictions and would reduce youth homelessness. Effective prevention programs include broad based activities directed to all students in schools to build protection against homelessness, as well as early intervention strategies that seek to assist particular young people who are at the earliest stages of homelessness.

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

2002 Paul Memmott

Mainstream concepts of homelessness do not serve Indigenous people well. The research found that for many Indigenous homeless people, finding accommodation is not necessarily their most crucial support need. Indigenous homelessness can be redefined as losing one's sense of control over, or legitimacy in, the place where one lives. The research identified three broad categories of Indigenous *homelessness*: public

place dwellers; those at risk of homelessness; and spiritually homeless people. 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. Indeed, services required by Indigenous people who are regarded as homeless may not necessarily be concerned with housing or accommodation issues.

Boarding houses - is there a case for government intervention? 2002 John Minnery (20180)

Boarding houses in cities across Australia are being demolished or replaced, leading to a decline in the stock of this form of low-cost accommodation. Governments intervene 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.

Developing models of good practice in meeting the needs of homeless young people in rural areas (40160) 2002 Andrew Beer

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. Services for homeless young people tend to be concentrated in larger regional centres. 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.

Housing options and independent living: sustainable outcomes for older people who are homeless (70135) 2002 Bruce Judd

The housing solutions sought by older homeless people are a little different from those of the older population at large: they value independent living and security of tenure. Of particular importance is the targeted provision of public housing and community housing which provides security of tenure, affordability, and accessibility.

Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration for ex-prisoners? (70176) 2002 Eileen Baldry (See project 70068)

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 are common issues cited by the participants in the study.

Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration for ex-prisoners? (70068) 2001 Eileen Baldry

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.

Understanding iterative homelessness: the case of people with mental disorders (70072) 2001 Catherine Robinson

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.

On the margins? housing risk among caravan park residents (70109) 2001 Ed Wensing

According to the 2001 Census, approximately 61,463 people reside in caravan parks, an increase of about 6,263 people compared to the 1996 ABS Census. Three distinct sub-groups can be identified as using caravan parks: 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 location; people who have few housing alternatives available to them. Most people living permanently in caravan parks, either as a lifestyle choice or as a last resort, live in very basic conditions with minimal facilities and locational amenity compared to conventional forms of housing.

Heroin users, housing and social participation: attacking social exclusion through better housing (30056) 2001 Tony Dalton

This research demonstrates how affordable and appropriate housing can improve the well-being of heroin

users and prevent homelessness. This study focused on the issue of social participation versus social exclusion - in particular, the capacity for appropriate housing policies to encourage the integration of heroin users in the wider community, thereby contributing to major health benefits and long term fiscal efficiencies for government. The project found that service providers in both the housing and public health sectors are recognising the need to better integrate service provision. Housing managers are considering how to respond to the relationship between illicit drug use and homelessness and establish stable tenancies in public housing. In the health sector, providers have begun to recognise that stable and affordable housing is important for improving the health status of illicit drug users. At a policy making level the health/housing issue is reflected in some of the *whole of government* responses to illicit drug use.

A comparative study of housing needs and provisions for recently arrived refugees (40048) 2001 Andrew Beer

Refugees (permanent protection visa and temporary protection visa holders) establish themselves in the housing market following a number of moves in the first year of settlement. Support provided by friends, family and community members, as well as by government, is important in the settlement process. Based on the conventional standards applied in Australia, at least one-third of respondents have been homeless at some stage since their arrival in Australia—primarily due to the temporary and transitory nature of their accommodation.

Evaluating the Miller Foyer Pilot Project (70020) 2000 Bill Randolph

The Miller foyer model (Live 'n Learn Campus) has been successful in providing secure accommodation to young people and the opportunity for independent living. Once this is achieved, residents are able to concentrate on their education and training needs, based on goals outlined in an Action Plan agreed with Campus Management.

The housing and other service needs of recently arrived immigrants: a whole of government perspective (40006) 2000 Andrew Beer

Recent immigrants made considerable use of government and other services, with more than 250 000 uses of services reported over the three waves of the survey. 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.

SOCIAL WELLBEING

Project title		Project leader
Social inclusion and housing: a household and local area analysis (50599)	2010	Wendy Stone
This project aims to investigate the nature and role of housing in generating social inclusion/exclusion for households in different types of local areas.		
The problem of social housing stigmatisation and innovations that can minimise its effects (<i>Investigative Panel</i>) (40600)	2010	Keith Jacobs
This Investigative Panel aims to unpack the causes of stigma and its effects and will make recommendations for innovative policy interventions that promote more positive public perceptions of social housing.		
Loneliness, housing and health in Australia (<i>Essay</i>) (40601)	2010	Adrian Franklin
This Essay will explore the newly emerging issue of loneliness and its connection to housing and housing policy in Australia and what subsequent impact on health there may be.		
Other countries' policy initiatives to meet the housing needs of asset-poor older persons: implications for Australia (30563)	2009	Gavin Wood
This study will involve a systematic review of the international literature developed to meet the housing needs of asset-poor, older citizens. The purpose of this comparative review is to identify whether overseas experiences (looking at 6 countries: USA, UK, Canada, France, Italy and Germany) are applicable in the Australian context.		
Housing assistance, social inclusion and people with a disability (40585)	2009	Andrew Beer
This project addresses the primary research question: 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? There has been significant policy innovation around social inclusion. State Housing Authorities and other social landlords are increasingly focussed on meeting the housing needs of persons with a disability and this direct provision of housing assistance has important implications for the degree of social inclusion experienced by persons with a disability.		
Secure occupancy in rental housing: a comparative analysis (50565)	2009	Kath Hulse
This project will review and assess 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.		
Housing, public policy and social inclusion (50566)	2009	Kath Hulse
This project will explore 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. The project will develop, and draw out, the implications of housing processes which can affect economic and social disadvantage.		
Housing and developmental outcomes for children: a scoping study (80551)	2008	Michael Dockery
This scoping study involved reviewing the existing literature on the connections between housing and childhood development and wellbeing and investigated the feasibility of conducting empirical research to examine these connections in the Australian context. The literature review drew on a range of disciplines including sociology, epidemiology, economics, housing policy, social welfare, health, medicine, child development and psychology. Bronfenbrenner's bio-ecological theory provided the overarching conceptual framework to consider material uncovered by the literature review. It is premised on the belief that features outside the child's ecology or immediate environment can, and frequently do, impact on the child's development. An extensive audit of national, state based and Indigenous specific child health surveys was undertaken to identify and assess existing data sets that may be suitable for analysing the effect of housing on childhood development outcomes. This revealed numerous datasets with an excellent range of child development outcome variables along with key housing variables and good controls for family socio economic status and other potentially confounding variables. Based on the audit, a two-stage program for future research into the relationship between housing and development outcomes for Australian children is		

recommended.

Housing policies, social mix and community outcomes (40500) 2008 Rowland Atkinson

This study brought together research evidence on the effects of living in concentrated poverty and considered the kind of policy initiatives that have been influential in countering these problems. It involved a systematic and comprehensive review of international research literature which examined the range of outcomes linked to differing types and extents of social concentration and deprivation in neighbourhood settings. It found that measurable and negative effects on individuals and households have been demonstrated in relation to health, education, crime, employment opportunities, welfare dependence and self esteem. The causal linkage between areas of concentrated poverty and these outcomes is complex and throws up a range of so called area effects. These include the quality and availability of local essential public services (such as health and education), the role-model effects generated by living in extensively poor areas, the spatial disadvantage of excluded neighbourhoods as well as the broader attribution of personal deficiencies in residents of poor areas projected by the media and broader community (stigmatisation). The study considered a range of mechanisms used internationally and within Australia to support housing policy and related areas of public intervention in countering these effects.

Improving housing outcomes for young people leaving state out of home care (30540) 2008 Guy Johnson

This project explored the effectiveness of current transitional support models in facilitating positive housing outcomes for young people leaving care. In Australia approximately 1 500 people leave state care every year and are among the most vulnerable and disadvantaged members of the community. Care leavers are seriously disadvantaged in the structure of the Australian housing market – public housing is hard to obtain and care leavers struggle to enter and remain in the private rental market. In depth interviews with 77 care leavers found that the majority of young people (59 of the 77) experienced a ‘volatile transition’ from care. They struggled to find and maintain appropriate housing with the result that chronic housing instability and homelessness were common outcomes. Half of these however, showed an improvement in their circumstances over time. Those moving on had addressed their substance abuse issues, developed or improved relationships with their family and other supportive adults, found the right support and often employment. The research found that the best opportunity to make a smooth transition to independent living rests on a joined up approach to transition planning that begins well before the age of 18, combined with readily available post-care support and assistance.

Housing insecurity (50361) 2007 Kath Hulse

Lower income renters’ experiences of housing insecurity have six important dimensions: needing to move as a result of circumstances outside a person’s control, instability in housing circumstances, feeling unsafe within the home and its environs, lack of privacy, lack of supportive relationships and connection to the local community, and lack of comfort. Compounded by other aspects of social and economic disadvantages, the result is social exclusion. Increasing the supply of affordable rental housing, addressing factors that impact on tenants’ safety, and maintaining the property in an acceptable condition, are key steps in addressing housing insecurity.

Child support and housing outcomes (40320) 2006 Kristin Natalier

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. The research found that receiving \$75 or more in child support assisted resident parents (the parents with whom children stayed the majority of the time) to secure better quality housing. Overall it found that separated parents (both resident and non-resident) were more likely to rate their home as being in poor or average condition and report experiencing housing affordability problems than parents who lived together. Resident parents had the poorest housing outcomes of all, although non-resident parents identified the obligation to pay child support as an additional financial stress that shaped their housing circumstances.

Managing demanding behaviour (40327) 2006 Rowland Atkinson

Changes in the profile of public housing tenants in recent decades have seen a growth in the number of tenants with complex needs and demanding behaviours. By adopting practices of systematic and close support of tenants state housing authorities can assist tenants to change their behaviour and sustain their tenancies.

Housing, housing assistance and social cohesion in Australia (50300) 2005 Kath Hulse

Social cohesion has three key dimensions: social connectedness, inequality and cultural environment. Many aspects of housing, including tenure type and location, affect the level of social cohesion within a community. This study found that compared with home owning, public and private renting is negatively

associated with most of the variables indicating social connectedness at a neighbourhood level: attachment to area, neighbourhood trust and cooperation, shared neighbourhood and identification with local area. Levels of neighbourhood interaction also increase soon after people become purchasers or owners, perhaps indicating a greater social investment as well as financial investment within the local area on their part.

Social exclusion and housing (40199)

2003 Kathy Arthurson

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.

Housing and community in the compact city (50224)

2003 Bob Birrell

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 so-called *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.

Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration for ex-prisoners? (70176)

2002 Eileen Baldry

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 are common issues cited by the participants in the study.

The effects of New Living on Indigenous community wellbeing: a case study on urban regeneration (80125)

2002 Jean Hillier

The research analyses the impact of state public housing estate regeneration on Indigenous households in urban communities in WA from the perspectives of government agencies and the residents themselves. It assessed the importance of place and the effects of regeneration schemes on Indigenous households including: incoming residents, remaining public sector residents and those displaced by the urban regeneration process. The evidence suggests that displaced Indigenous households suffer disproportionately, psychologically and physically, from moves caused by estate regeneration. There is also evidence to suggest that the more specific needs of Indigenous communities, families and individuals are largely overlooked in current urban regeneration practices. Strong unbroken kinship networks and face-to-face relationships are important for Indigenous households and this study will help understand how these contribute to stronger sustainable communities and other non-shelter outcomes.

Systematic review of housing assistance and non-shelter outcomes (80188)

2002 Gavin Wood

International evidence shows that housing assistance provides positive *non-shelter* benefits through affecting affordability, tenure type, security of tenure, location and dwelling quality, but key gaps remain in the Australian evidence base. This project systematically reviews the evidence on the non-shelter effects of housing assistance measures in Australia. Key examples of non-shelter impacts are participation in the labour market and in education and training institutions, individual mental and physical health states and social cohesion. Housing assistance measures can also affect the distribution of income and wealth in society, the sense of control and security that households have as a result of their housing circumstances, and standards of living. How assistance is provided (through direct or indirect provision of financial or in-kind support) also interacts with other support services that may be provided to those with multiple needs. This project developed a conceptual and theoretical framework to map the linkages between housing assistance measures and non-shelter outcomes in Australia.

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

2001 Nancy Marshall

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% very important), preferred to live a quieter lifestyle away from the city (45%), were concerned about

crime levels in the city (45%) and had other personal or health reasons for relocating. A large majority of movers believed that they were better off after moving with regard to housing cost, quality and size.

Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration for ex-prisoners? (70068) 2001 Eileen Baldry

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.

The benefits of tenure diversification (70110) 2001 Bill Randolph

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.

Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates (70111) 2001 Bruce Judd

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.

Heroin users, housing and social participation: attacking social exclusion through better housing (30056) 2001 Tony Dalton

This research demonstrated how affordable and appropriate housing can improve the well-being of heroin users and prevent homelessness. It found that without secure housing, it is virtually impossible for heroin users to access services providing maintenance, withdrawal and detoxification treatments or family services aimed at assisting the children of drug users. For many low-income, dependent heroin users social housing is the only realistic option for secure and affordable housing because they are systematically excluded from the private rental market. However, this can lead to some public housing estates being characterised by drug use and endemic drug trade which can impact on the ability of public housing authorities to provide secure, affordable housing. Heroin users also present considerable challenges to social housing and other health and welfare providers through *chaotic* behaviours. These behaviours are most effectively responded to by further integration of service provision, explicit protocols and guaranteed resources.

Housing and its association with other life outcomes (10001) 2000 Peter McDonald

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

An empirical examination of the relationship between housing systems and non-housing outcomes (20004) 2000 Pat Mullins

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 experience higher levels of community well-being.

Do housing conditions impact on health inequalities between Australia's rich and poor? (30002) 2000 Anne-Marie Waters

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. There is a need to learn more about the causes and effects on health for people living in rented accommodation. This could help policy makers decide if the style, security or type of accommodation should be changed and whether more preventative medicine and lifestyle education should be directed at renters.

Housing assistance and non-shelter outcomes (60008) 2000 Peter Phibbs

The reduced housing costs, increased residential stability, reduced crowding and more socially diverse neighbourhoods provided to new public tenants benefit educational outcomes for children, the health and well being of tenants, and reduce health costs for government. As for employment, the findings were mixed: some new public tenants worked more, others worked less.

Community housing management and stronger communities (60025) 2000 Adam Farrar

This research sought to ascertain what approaches are currently being pursued in Australia by community housing providers as lead agencies to strengthen communities. Through a series of workshops with key stakeholders it found that community strengthening is an important and implicit objective underpinning community housing provision however there are few explicit strategies in place to achieve this goal. If this was made an explicit objective of community housing management, this would encourage suitable resourcing of community strengthening initiatives. These initiatives could include activities that improve access to housing, personal development and community services as well as supporting social and economic participation by tenants and local economic initiatives. In this way community housing organisations can contribute to community building in areas with limited public housing stock such as regional locations and high-cost city communities.

Housing assistance and regional disadvantage (New South Wales) 2000 David Medhurst (60029)

This project investigates the integration of housing assistance and regional development programs. The case studies identify significant opportunities for the development of such integration although find no evidence of formal coordination.

Lone parents, social well being and housing assistance (50012) 2000 Terry Burke

Sole parents in receipt of Commonwealth Rent Assistance (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.

ECONOMICS AND MODELLING

Project title		Project leader
A socially sustainable housing system (<i>Investigative Panel</i>) (30637)	2010	Mike Berry Peter Williams
<p>This study poses explores the question of how to achieve a more socially sustainable housing system. This Investigative Panel will involve collaboration with AHURI's international research partner the Joseph Rowntree Foundation in the UK.</p>		
Partnership working in the design and delivery of housing policy (70588)	2009	Simon Pinnegar
<p>This project will critically assess the formation of Public-Private Partnerships and their ongoing operation beyond potential cost/benefit comparisons against traditional frameworks. This research seeks to provide a focused contribution to these discussions, with an explicit aim to feed insight into policy as these initiatives move from establishment to expansion.</p>		
Housing implications of social, spatial and structural change (40503)	2008	Joe Flood
<p>This project will update the earlier AHURI project 60064, <i>A spatial analysis of trends in housing markets and changing patterns of household structure and income</i>, to include 2006 Census data. It provides a disaggregated causal analysis of home ownership trends in Australia from 1996-2006.</p>		
Modelling for PRWG using AHURI-3M (30399)	2007	Gavin Wood
<p>The project employed the AHURI-3M housing market model to undertake modelling on the National Rental Affordability Scheme (NRAS) a recent initiative to improve the supply of affordable housing. Modelling estimates of a random selection of 50 000 Commonwealth Rent Assistance recipients found 11 512 people, a minority, paying more than 30 per cent of their income on housing costs. A 20 per cent reduction in their rent on allocation to an NRAS property would lift 40 per cent of them out of housing affordability problems. Of the poorest 20 per cent of people eligible for assistance from NRAS, one in four of these will be lifted out of housing affordability stress. The impact will vary in different parts of Australia with more people in regional and remote Australia being assisted by NRAS. A potential saving on CRA of \$21 million per year is estimated.</p>		
Updating the AHURI Housing Microsimulation Model (30387)	2007	Robert Tanton
<p>This project updated NATSEM's housing spatial micro-simulation model HOUSEMOD to the take into account the 2003-04 Survey of Income and Housing. This is particularly important when modelling outcomes in the housing market, as the 2003-04 data was collected during the housing boom.</p>		
Redesign AHURI 3M (30396)	2007	Gavin Wood
<p>This project redesigns the Australian Housing Market Micro-simulation Model (AHURI-3M) to develop a contemporary policy tool that is capable of measuring the impact of economic and policy changes on drivers of housing supply and demand and tenure outcomes in Australian housing markets.</p>		
Housing and income inequalities in the city (50382)	2007	Maryann Wulff
<p>The aims of the project are to empirically document and map the process of socio-spatial polarisation as expressed in housing prices and rents, income and labour market change in Melbourne and to examine the way in which the mobility of different income and tenure groups are both influenced by and shape polarisation patterns.</p>		
Long-term housing futures for Australia - using foresight to explore alternative visions and choices (50225)	2003	Terry Burke
<p>This futures study identifies a small number of scenarios about the Australian housing system in 2025. 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. The report poses that political leadership, co-ordinated across all levels of government, will be needed to build new institutional arrangements and policy settings to help deliver the best and avoid the worst case scenarios for Australia's housing system in 2025. It is also posed that economic growth is a necessary but not sufficient condition of the best case scenario in 2025. Explicit housing and urban policy goals will be needed to ensure positive housing and urban outcomes, despite strong economic growth.</p>		
Baseline small area projections of the demand for housing assistance (30205)	2003	Ann Harding
<p>Growth in demand for housing assistance amongst renters will exceed the growth rate for households from</p>		

2003 to 2011. Growth will take place mainly in major cities, but higher rates of growth will occur in non-metropolitan areas of New South Wales, Queensland, Western Australia, and the Northern Territory.

An analysis of the determinants of the labour market activities of 2003 housing assistance recipients (60203) Stephen Whelan

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 commonwealth rent assistance 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.

A spatial analysis of trends in housing markets and changing patterns of household structure and income (60064) 2001 Judith Yates

Australia's home ownership rate fell 2.2 percentage points from 68.2 per cent to 66 per cent between 1986 and 1996, mainly due to a decline in the percentage of home purchasers rather than outright owners. In metropolitan areas across Australia the home ownership rate for households in the 25-44 year old age group declined by 6.7 percentage points, more than twice the decline in non-metropolitan regions and more than three times the decline in the aggregate home ownership rate.

Medium and long term projections of housing needs in Australia (10014) 2000 Peter McDonald

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.

Labour market, housing market interdependence within metropolitan Australia: a case study of Melbourne (50024) 2000 Kevin O'Connor

There are strong and stable geographic links between housing markets and labour markets within the Melbourne metropolitan area at the regional level. Most people live and work in one region or travel to an adjoining region to work.

HEALTH, AGEING AND DISABILITY

Project title		Project leader
The health impacts of housing (<i>Investigative Panel</i>) (70619) This Investigative Panel aims to explore the health impacts of housing, with input from leading researchers, public health and housing policy officials from across Australasia.	2010	Susan Thompson
Loneliness, housing and health in Australia (<i>Essay</i>) (40601) This Essay will explore the newly emerging issue of loneliness and its connection to housing and housing policy in Australia and what subsequent impact on health there may be.	2010	Adrian Franklin
Older peoples housing policy (<i>Essay</i>) (70636) This Essay will provide a meta-analysis of research on the housing of older people and will involve a systematic literature review of all the housing research and policies relevant to developing an Australian age-specific housing policy.	2010	Catherine Bridge
Other countries' policy initiatives to meet the housing needs of asset-poor older persons: implications for Australia (30563) This study will involve a systematic review of the international literature developed to meet the housing needs of asset-poor, older citizens. The purpose of this comparative review is to identify whether overseas experiences (looking at 6 countries: USA, UK, Canada, France, Italy and Germany) are applicable in the Australian context.	2009	Gavin Wood
Housing assistance, social inclusion and people with a disability (40585) This project addresses the primary research question: 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? There has been significant policy innovation around social inclusion. State Housing Authorities and other social landlords are increasingly focussed on meeting the housing needs of persons with a disability and this direct provision of housing assistance has important implications for the degree of social inclusion experienced by persons with a disability.	2009	Andrew Beer
Age specific housing markets and housing and care for low to moderate income older persons (70589) This project will assess the current 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.	2009	Catherine Bridge
Homelessness and services and system integration (80568) The prevalence of substance use and other mental disorder among homeless persons typically exceed general population estimates yet access to appropriate services is limited. 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.	2009	Paul Flatau
Housing and developmental outcomes for children: a scoping study (80551) This scoping study involved reviewing the existing literature on the connections between housing and childhood development and wellbeing and investigated the feasibility of conducting empirical research to examine these connections in the Australian context. The literature review drew on a range of disciplines including sociology, epidemiology, economics, housing policy, social welfare, health, medicine, child development and psychology. Bronfenbrenner's bio-ecological theory provided the overarching conceptual framework to consider material uncovered by the literature review. It is premised on the belief that features outside the child's ecology or immediate environment can, and frequently do, impact on the child's development. An extensive audit of national, state based and Indigenous specific child health surveys was undertaken to identify and assess existing data sets that may be suitable for analysing the effect of housing on childhood development outcomes. This revealed numerous datasets with an excellent range of child development outcome variables along with key housing variables and good controls for family socio	2008	Michael Dockery

economic status and other potentially confounding variables. Based on the audit, a two-stage program for future research into the relationship between housing and development outcomes for Australian children is recommended.

Dwelling and land use by older home owners (70392)

2007 Bruce Judd

The ageing of Australia's population has implications for the economy, social policy, community services and housing. This project focused on the efficiency of older residents' homes, in particular, home owners. It offers greater understanding of how older home owners regard and utilise their housing and land, and their views about more 'efficient' alternatives. It also examined the role of housing and neighbourhood design in enabling people to remain living in their own homes. It found that despite the apparent under utilisation of their dwellings according to the commonly used Canadian National Occupancy Standard, the majority of older people regard their house as suitable for their needs. *Extra* bedrooms are used to accommodate temporary visitors and to pursue recreational activities. Older home owners expressed an overwhelming preference for remaining in their own homes, though approximately half would be prepared to live in housing specifically for older people. Few were prepared to live with their children. Based on this finding, a cost benefit analysis of three approaches to housing design to facilitate ageing in place was undertaken. Visitable design was the easiest and most cost effective to implement, whereas adaptable and universal design were more costly. The study highlighted the significance of neighbourhood design and the provision of appropriate public facilities to enable older people to maintain social participation and age in place.

The impact of home maintenance and modification services on ageing in place (20335)

2006 Andrew Jones

The Commonwealth/State Home and Community Care (HACC) program has been the main context for development of Home Maintenance and Modification services. However, a range of other similar services have been developed alongside the HACC program in an ad hoc manner. Older people who use home maintenance and modification services value them highly and valued the outcomes of greater independence, heightened confidence, greater security, and increased sense of wellbeing. Such services support people to continue to live in their current home for longer. However, Australia lacks a systematic approach to the provision of these services that limits their effectiveness in achieving health, wellbeing and housing outcomes. There are great disparities in the level of services; and in who is able to access services. Also, there are shortfalls in professionals, such as occupational therapists, and in architects and builders who understand safety and accessibility issues for older people. There are no sector-wide information systems, and there are under-developed links with the health system.

Older persons in public housing (50318)

2006 Sean McNelis

Demand for public housing among older people is projected to outstrip supply by 2016. Public housing currently meets 42 per cent of demand from older persons. In order to maintain this level of housing provision, an average of 4391 additional older person households needs to be provided each year to 2016. The sorts of housing and services required by older people will also require new investment by public housing providers. Public tenants are generally satisfied with their accommodation and value its affordability, security of tenure and proximity to amenities. They are most satisfied when it is accessible, close to social support such as family and friends, and has adequate maintenance and modifications. Many also prefer to be located with those of a similar age and not be collocated with those with demanding behaviours such as those with mental illnesses.

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

2005 Catherine Bridge

This project sought to determine the costs and benefits of using private housing as the home base for care for older people. There are whole-of-government costs when not using housing as the home base for care for older people. These include the cost of premature admission to residential aged care and the use of acute, sub-acute and primary care services due to preventable injuries within the home. This study found that the financial costs of home based care are primarily related to tenure arrangements and secondarily to the type of support provided. Home ownership, rather than public rental, was associated with lower costs of care. Providing in-home formal or informal care for older adults is less costly than providing institutionalised care. The current high rate of home ownership by older persons facilitates the provision of in-home care with those in public housing and living with families being the most likely to enter residential care.

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

2005 Michael Bleasdale

People with complex needs encounter additional barriers in accessing and maintaining stable housing. Good local partnerships and collaboration between housing and support providers create much better outcomes for people with complex needs, regardless of their type of disability.

Implications of loss of a partner for older private renters (30315) 2005 Michael Dockery

Losing a partner whether through divorce, separation or bereavement poses a serious threat to the housing and related financial health of those affected. In the two years following household dissolution from divorce or separation, rates of home ownership fell from 69 per cent to below 50 per cent.

Integrating housing, support and care for older people: a national and international analysis (20287) 2004 Andrew Jones

The term *service integrated housing* was developed to describe the various forms of purpose built housing for older people where the housing provider also delivers, or arranges for the delivery of support and care services. It is identified as a *third component* of aged care in Australia, intermediate between community care and residential care, and overlapping with both these components. Many service integrated housing providers, in both the community and private sectors, are also involved in these other programs, and a large part of the service component is drawn from the Home and Community Care program and community care package programs.

Retirement villages are the main form of service integrated housing in Australia. At the 2006 Census, some 130 000 older Australians lived in retirement villages, and when other forms are added, the scale of this part of the sector is comparable to residential aged care (with 167 000 residents as of 2006). Australian experience has much in common with developments in the UK, US and Western European countries, once differences in terminology are taken into account.

Ageing in place: intergenerational and intrafamilial housing transfers and shifts in later life (70223) 2003 Diana Olsberg

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

Housing options and independent living: sustainable outcomes for older people who are homeless (70135) 2002 Bruce Judd

The housing solutions sought by older homeless people are a little different from those of the older population at large: they value independent living and security of tenure. Of particular importance is the targeted provision of public housing and community housing which provides security of tenure, affordability, and accessibility.

Rental housing provision for lower-income older Australians: scoping the issues, clarifying policy choices and developing a program of research (20170) 2002 Andrew Jones

The number of people aged 65 years or over in low-income rental households will more than double by 2026. The increased demand from older, low-income households will not be answered by the social housing sector alone. A broader strategy to ensure matching of needs of older people on low incomes to their preferences should address a range of tenure types including private rental and the new affordable private rental housing sector.

Independent living units provided for not-for-profit organisations: clarifying their current and future role as an affordable housing option for older people with low assets and low incomes (50138) 2002 Sean McNelis

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

Linkages between housing and support - what is important from the perspective of people living with a mental illness (50102) 2001 Anne O'Brien

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.

Understanding iterative homelessness: the case of people with mental disorders (70072) 2001 Catherine Robinson

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.

Deinstitutionalisation and housing futures (70015) 2000 Bill Randolph

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 2500 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.

Housing and care for older and younger adults with disabilities (60019) 2000 Catherine Bridge

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

Linkages among housing assistance, residential (re)location, and use of community health and social care by old-old adults (40005) 2000 Debbie Faulkner

The influence of housing on wellbeing is largely psychological, affecting *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.

Effective program linkages - an examination of current knowledge with a particular emphasis on people with mental illness (50018) 2000 Reynolds, Astrid

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 treatment provided by trusted people; and a clear identification of issues that may place their housing at risk.

INDIGENOUS HOUSING

Project title	Project leader
<p>Remote Indigenous housing procurement and post-occupancy 2009 outcomes - a comparative study (20583)</p> <p>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.</p>	Paul Memmott
<p>Service integration and Indigenous housing (70569)</p> <p>This project will build on a previous AHURI study <i>social housing diversity and integration</i> (Project 20336). It will review the current social housing service delivery provisions for Indigenous households, examine 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. It will also appraise recent developments in international approaches to service delivery to Indigenous households in urban settings. Finally, it will develop principles and practices to guide any integration endeavour in the social housing service delivery system for Indigenous households.</p>	2009 Vivienne Milligan
<p>Indigenous home ownership on communal title lands (20501)</p> <p>This research involved qualitative interviews with 86 Indigenous people living in various forms of rental housing on their understanding of, and attitudes towards home ownership. Significantly, the study found that attitudes to home ownership did not vary according to whether people lived on communal title land or in other forms of rental. There was a fair amount of interest in home ownership among everyone surveyed, including those living on communal title land. Close to half of those surveyed had investigated home ownership options, and more than half were aware of the Australian Government's home ownership initiatives. A key finding of the research was that the primary motivation for aspiring to home ownership for Indigenous people is the ability to pass the home down in the family, this social benefit was mentioned by more than 90 per cent of those surveyed. Home ownership was more often regarded as a financial burden by those interviewed than it was considered to offer economic benefits. Most of those interviewed demonstrated a good understanding of the rights and responsibilities of home ownership, although there was variation between study sites, those living in Sydney showed a more nuanced understanding than some remote communities.</p>	2008 Paul Memmott
<p>Improving housing policy responses to Indigenous patterns of mobility (40526)</p> <p>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.</p>	2008 Daphne Habibis
<p>Indigenous homelessness: place, house and home (80368)</p> <p>The research involved an ethnographic study of Indigenous homelessness WA, trialling the categories developed by Memmott et al. (2003), and connecting the understanding of homelessness with Indigenous housing careers via the AHURI project on Indigenous urban housing careers. The research found that the Indigenous understanding of homelessness, and response to housing need, is shaped by kinship obligations which are deeply embedded in the structure of Indigenous society. Those without housing will approach kinfolk for shelter first, and will usually be given a place to stay. This can conceal the rate of secondary homelessness among Indigenous people and result in permanent overcrowding. It is important to recognise that this is distinct from the cultural practice of visiting kinfolk, which is an important institution amongst Indigenous extended families and may result in temporary overcrowding. Practitioners and homeless people agreed that overcrowding acts as both a hedge against primary homelessness and a force that can result in household breakdown and eviction, especially in 'drinking households'. A managed overcrowding approach which recognises the high rate of secondary homelessness in the Indigenous community and assists households to maintain their housing may prove an effective approach to the development of new policy addressing Indigenous homelessness.</p>	2007 Christina Birdsall-Jones
<p>Flexible housing design for Indigenous communities (30354)</p> <p>This design framework extends the National Framework for Design Construction and Maintenance of Indigenous Housing and the National Indigenous Housing Guide. It is based on synthesis of literature from</p>	2006 John Fien

the design and public health literatures and field work at three sites in remote and very remote regions in South Australia, the Northern Territory and Queensland. The Design Framework that was developed provides a series of general principles that integrate the need for community safety and health, economic development and co-efficiency with specific recommendations for the design of and modification of Indigenous housing that reflects the housing aspirations and needs of its householders. The construction of Indigenous housing should also recognise the opportunity this form of infrastructure investment presents for employment and economic development in Indigenous communities. A sustainable housing system for remote Indigenous communities requires six integrated elements: 1) Culturally responsive design; 2) eco-efficiency; 3) healthy living practices; 4) housing-related training and employment; 5) life-cycle costing of projects; 6) innovation in procurement, ownership and construction systems.

Scoping the capacity of Indigenous Community Housing Organisations (80316) 2005 Martin Anda

This research examined the organisational capacity of Indigenous Community Housing Organisations (ICHOs). It found that remote location, inadequate governance procedures and lack of economies of scale undermine the organisational performance of Indigenous community housing organisations. The study drew on data from the 2006 Community Housing and Infrastructure Needs Survey, telephone interviews with 69 ICHOs and an in depth qualitative evaluation of 22 ICHOs. It established that the ICHO sector is heterogeneous, and organisations vary by location, size, and whether they provide non housing services. The legislation of the jurisdiction in which they are located and the community history also has affects on the form of the organisation. The study concluded that the ICHOs performing best were: managing more dwellings (10% of those surveyed manage stock of more than 100 dwellings); located in urban or large regional centres; managing housing in more than one settlement type; and specialising in housing management rather than providing multiple services. Building the capacity of ICHOs requires a focus on financial management, governance structures and decision making skills. One off injections of funds will not resolve these issues.

The housing careers of Indigenous urban households (80317) 2005 Christina Birdsall-Jones

This research involved an ethnographic study of the housing careers of extended kin groups of Indigenous Australians in Perth, Carnarvon and Broome. It found that 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. The study found that the crisis in affordability and vacancy rates created considerable anxiety for those studied, and often resulted in overcrowding where individuals and families were forced to choose between homelessness and living with kinfolk. For many the ideal housing career was considered to be securing a Homeswest (public rental) home, in preference to all other rental options because it provides security of tenure for the household. Housing aspirations were shaped by family history however, and where a history of home ownership existed, younger generations were more likely to aspire to home ownership.

Between places: Indigenous mobility in discrete and rural settlements (20260) 2004 Paul Memmott

Aboriginal households in Dajarra, Alpururulam and Mt Isa, while exceptionally mobile by Australian mainstream standards, are relatively stable in their customary attachment to their home community, local bush country, cultural region, and regional centre. There is a need to balance the local provision of housing and other services to outlying remote and rural communities and to rationalise service provision in regional centres.

An audit and review of local and international Indigenous housing research (20281) 2004 Paul Memmott

The evidence base available to support policy reform in Indigenous housing is considerable. A multi-disciplinary field of study has, since the 1970s, established knowledge of housing design, housing management, the occupation and use of housing, home ownership, and housing and wellbeing. The thematic gaps of Australian Indigenous Housing literature are: the sustainability of Indigenous housing and living environments; Indigenous control of housing provision; comparison of Indigenous and mainstream housing outcomes; the housing pathways and preferences of Indigenous people; and the links between demographic change and housing outcomes. The Australian literature focuses mainly on remote Indigenous communities, more research on urban Indigenous housing is needed.

Indigenous housing - assessing the long term costs and the optimal balance between recurrent and capital expenditure (30282) 2004 Jon Hall

Both state owned and managed Indigenous housing organisations (SOMIH) and Indigenous community

housing organisations (ICHOs) experience operating deficits greater than those of mainstream public housing agencies. This deficit is due to poor quality and high maintenance housing stock, low rental streams, poor dwelling maintenance, poor management practices, and remote locations.

Framework for evaluating Building a Better Future: Indigenous housing to 2010 (30235) 2003 Patricia Rogers

This project developed an evaluation framework, focused on implementation processes and outcomes for the Housing Ministers' 10-year Statement of New Directions for Indigenous Housing, Building a Better Future: Indigenous Housing to 2010 (BBF).

Indigenous access to mainstream public and community housing (80234) 2003 Paul Flatau

Access by Indigenous people to mainstream public housing has increased by around 75 per cent between June 2000 and June 2004 (up from 6339 to 11 087 households respectively). There is a need to further boost the stock of larger dwellings to reduce overcrowding for Indigenous households in mainstream public housing, and to continue to improve the sustainability of tenancies.

Categories of Indigenous homeless people and good practice responses to their needs (20168) 2002 Paul Memmott

Mainstream concepts of homelessness do not serve Indigenous people well. The research found that for many Indigenous homeless people, finding accommodation is not necessarily their most crucial support need. Indigenous homelessness can be redefined as losing one's sense of control over, or legitimacy in, the place where one lives. The research identified three broad categories of Indigenous 'homelessness': public place dwellers; those at risk of homelessness; and spiritually homeless people. 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. Indeed, services required by Indigenous people who are regarded as homeless may not necessarily be concerned with housing or accommodation issues.

Sustainable tenancy for Indigenous families: what services and policy supports are needed? (40158) 2002 Lesley Cooper

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. Providers (or potential providers) of culturally appropriate services would also benefit from considering the particular aspirations and understandings of house and home by Indigenous women.

Best practice models for effective consultation towards improving built environment outcomes for remote Indigenous communities (40184) 2002 Gini Lee

This research identified cross-cultural and cross-disciplinary consultation methods to engage remote Indigenous communities and service providers in developing appropriate and sustainable improvements to housing environments. The study involved fieldwork in remote Indigenous communities, as well as interviews with architects, builders and others. It examined consultation protocols and methods used for built environment projects in remote aboriginal communities as exemplified in the Ngaanyatjarra lands and the Anangu Pitjantjatnara lands of Western Australia and South Australia. The research found that consultation to improve housing outcomes in remote Indigenous communities often fail due to a disregard for cultural and domestic issues, a lack of coordination between service providers and the absence of uniform national, state and local government guidelines. Standardised housing and planning solutions often fail in remote communities because the narrow meaning of housing may not encompass cultural and domestic issues, for example, overcrowding cannot be overcome simply by providing more bedrooms. Protocols for cross-cultural and cross disciplinary consultation, project management for coordination and a database to provide common information would address some of these issues.

Indigenous housing and governance: lessons from case studies of remote communities in WA and NT (80124) 2002 Martin Anda

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.

The effects of New Living on Indigenous community wellbeing: a case study on urban regeneration (80125) 2002 Jean Hillier

The research analyses the impact of state public housing estate regeneration on Indigenous households in urban communities in WA from the perspectives of government agencies and the residents themselves. It assessed the importance of place and the effects of regeneration schemes on Indigenous households including: incoming residents, remaining public sector residents and those displaced by the urban regeneration process. Initial evidence suggests that displaced Indigenous households suffer disproportionately, psychologically and physically, from moves caused by estate regeneration. Although community renewal in disadvantaged areas is high on the national agenda for action, no systematic research has been undertaken to look specifically at the positive and negative implications for individual, family and community wellbeing of Indigenous Australians. Indeed, there is considerable evidence to suggest that the more specific needs of Indigenous communities, families and individuals are largely overlooked in current urban regeneration practices. Strong unbroken kinship networks and face-to-face relationships are important for Indigenous households and this study will help understand how these contribute to stronger sustainable communities and other non-shelter outcomes.

Investigating appropriate evaluation methods and indicators for Indigenous housing programs (80037) 2000 Roz Walker

This project examined and assessed the effectiveness of different evaluation approaches and methodologies to evaluate a range of different housing programs and interventions for Indigenous people in diverse contexts. It obtained stakeholder perspectives of the relevance and appropriateness of existing qualitative and quantitative evaluation methods and methodologies which are currently employed to evaluate program goals, objectives and strategies intended to achieve a range of social and economic outcomes. It also identified and assessed the efficacy of existing indicators in measuring these outcomes for individuals, families and communities within a broader social and political context in Western Australia.

PUBLIC AND COMMUNITY HOUSING

Project title		Project leader
A socially sustainable housing system (<i>Investigative Panel</i>) (30637)	2010	Mike Berry Peter Williams
<p>This study poses explores the question of how to achieve a more socially sustainable housing system. This Investigative Panel will involve collaboration with AHURI's international research partner the Joseph Rowntree Foundation in the UK.</p>		
The problem of social housing stigmatisation and innovations that can minimise its effects (<i>Investigative Panel</i>) (40600)	2010	Keith Jacobs
<p>This Investigative Panel aims to unpack the causes of stigma and its effects and will make recommendations for innovative policy interventions that promote more positive public perceptions of social housing.</p>		
Regulatory frameworks and their utility for the not-for-profit housing sector (40559)	2009	Max Travers
<p>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 the United Kingdom. It will also examine new regulatory initiatives that have been introduced in a number of states, with the aim of reducing risk and improving quality.</p>		
What future for Australian public housing? A critical analysis (40561)	2009	Keith Jacobs
<p>This project will look beyond the day-to-day issues that confront State Housing Authorities and focus on the question of the viability of the sector, both in the medium and long-term. To achieve this aim, the research project will undertake three strands of data collection activities that will be used to inform an incisive commentary about the future of Australian housing policy and the specific role of public housing.</p>		
Housing, public policy and social inclusion (50566)	2009	Kath Hulse
<p>This project will explore 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. The project will develop, and draw out, the implications of housing processes which can affect economic and social disadvantage.</p>		
Public housing and employment: challenges and strategies (50515)	2008	Kath Hulse
<p>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) on Housing Assistance and Economic Participation.</p>		
Preparing for and responding to natural disasters and environmental emergencies: a guide for state housing authorities (40520)	2008	Keith Jacobs
<p>This research found that state housing authorities (SHAs) play a critical role in responding to the needs of individuals and communities affected by natural disasters but can still improve their planning and capacity by studying the experiences and lessons learned from previous disaster response efforts. This research involved an international literature review of disaster management policy and practice in the USA, UK and Australia with a focus on housing issues. Three case studies were conducted examining some of the most common and costly disasters affecting Australian SHAs. These covered the floods in Newcastle NSW in 2007, the ACT bushfires in 2003 and cyclone Larry in Cairns and far North Queensland in 2006. Key areas identified for improvement in SHA disaster preparation included better management of data, the development and update of inventories, templates, pro forma and checklists and more routine use of tools such as risk mapping as well as the effective training of all staff. In response and recovery, SHAs must operate effectively with other agencies and there is a need for cross agency understanding of different roles and responsibilities as well as a strong chain of command and control.</p>		
Good practices for managing Australia's public housing assets (50366)	2007	Russell Kenley
<p>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</p>		

the attributes of public housing stock and its associated issues, and to document and compare the asset management decision-making framework in each jurisdiction.

Sustaining high risk Indigenous tenancies (80372) 2007 Paul Flatau

Indigenous clients who receive support through Tenant Support Programs to sustain their tenancies, are linked to external support programs to meet their non-housing needs and avoid homelessness. This study identified 18 specialist tenant support programs in Australia in 2009, five of which provided targeted support to Indigenous people. The limited data available on the outcomes of tenant support programs, suggests positive results. There is also evidence to suggest that Indigenous clients gain an appropriate level of access to tenant support programs, although the administrative data is limited. Strong linkage with outside agencies is a key element that ensures the success of tenant support programs. These programs must not only address the immediate tenancy-related issues that led to referral to the program, but also the underlying needs of clients such as mental health concerns, drug and alcohol dependence issues, urban life skills and strengthening family relationships.

Scoping the capacity of Indigenous community housing organisations - Victorian extension (80398) 2007 Martin Anda

This project is an extension of the current 80316 project, Scoping the capacity of Indigenous community housing organisations, to include a case study for Victoria.

Older persons in public housing (50318) 2006 Sean McNelis

Demand for public housing among older people is projected to outstrip supply by 2016. Public housing currently meets 42 per cent of demand from older persons. In order to maintain this level of housing provision, an average of 4391 additional older person households needs to be provided each year to 2016. The sorts of housing and services required by older people will also require new investment by public housing providers. Public tenants are generally satisfied with their accommodation and value its affordability, security of tenure and proximity to amenities. They are most satisfied when it is accessible, close to social support such as family and friends, and has adequate maintenance and modifications. Many also prefer to be located with those of a similar age and not be collocated with those with demanding behaviours such as those with mental illnesses.

Submarkets in public sector housing (50347) 2006 Terry Burke

This project investigated the possibilities of extending the conventional idea of housing submarkets to include the public housing sector. The aim was to provide information and insights to improved public housing management and policy. It was found that submarkets do exist in public housing — demand and supply differ for particular dwelling types and certain locations. Demand for particular locations or housing stock might be high for a number of reasons, including tenant's strategic use of the allocations system. Submarket differences can help fine tune management and policy practices in the public housing sector, such as allocations, rent and asset management policies.

The Australian housing system and intergenerational sustainability (60314) 2006 Hal Kendig

This project examined the future of Australian housing in the context of increased concern that future generations may have fewer benefits than do current and past generations. Over the 2006 to 2045 period, the proportion of households experiencing housing costs greater than 30 per cent of their income (that is, in housing stress) is projected to increase marginally from 12 per cent to 14 per cent. Expenditure on Commonwealth Rent Assistance is projected to increase in real terms from \$2 billion in 2006 to over \$5 billion in 2045 (and from 0.20% of Gross Domestic Product in 2006 to 0.25% in 2045), though expenditure on First Home Owner Grants is projected to decline and offset much of that increase.

Social housing diversity and integration (20336) 2006 Andrew Jones

Though there is general acceptance that the development of effective structures and processes that cross conventional boundaries between program, organisation, and sectors (referred to as integration) is central to addressing the policy and management challenges facing social housing in Australia, there is inconclusive evidence from international evaluation of such initiatives about whether the outcomes for clients are indeed beneficial. The research found that Integration is a common solution proposed for improving outcomes for clients in an increasingly more complex social housing environment. However, there has been limited evaluation to date of Australian integration initiatives to test whether the hoped for outcomes are being achieved.

Financial impact of changing public housing client profiles (30352) 2006 Mike Berry

There has been increased targeting of public housing and greater access to concessional rents which has had a negative impact on public housing revenues. This research found that increased targeting has

resulted in an annual cost (1990 to 2005) of approximately \$32 million in Victoria and \$28 million in South Australia. Australia wide this translates to approximately \$200 million more in 2004/05 compared with 1990. Between 2002/03 and 2004/05, an increase in the proportion of single-person households in public housing in Victoria had a negative impact on net rental revenues in Victoria but not in South Australia. A further 5 per cent increase in the proportion of public housing tenants receiving concessional rents in Victoria and South Australia would result in a further additional cost to revenues. However, small changes to the proportion of income paid by tenants with concessional rents would dramatically change annual revenue.

Operating deficits in community housing (30355)

2006 Mike Berry

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.

Managing demanding behaviour (40327)

2006 Rowland Atkinson

Changes in the profile of public housing tenants in recent decades have seen a growth in the number of tenants with complex needs and demanding behaviours. By adopting practices of systematic and close support of tenants, state housing authorities can assist tenants to change their behaviour and sustain their tenancies.

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

2005 Terry Burke

This research examined *common housing registers* and choice-based allocations systems and their relevance for all types of social housing agencies in Australia. It was found that there is no one model of common housing register: they vary in scope, the number and range of participating providers, the extent of centralisation or decentralisation of tasks, use of technology and level of sophistication. The biggest obstacles to successful implementation are fears by not-for-profit providers that their autonomy will be eroded, and the risks involved in obtaining the right information and communication technology. In regards to choice based letting the research found that the biggest barriers to successful implementation are inability to embrace a cultural change which views households as consumers and active bidders rather than passive welfare recipients, and the procurement and implementation of quite complex hardware and software systems.

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

2005 Mike Berry

Mindful of the difficult issues facing public housing in Australia, and in need of more current information on operating deficits, the Housing Ministers Advisory Committee (HMAC) requested that AHURI update the earlier 2004 report on operating deficits in public housing (Final Report No. 55, from AHURI project 30154) which covered the period 2000/2001. This update found that although government-assisted or sponsored public housing represents a key component of affordable housing in Australia, at end of the 2005/06 financial year the total stock of public housing has again fallen well below that which applied in 2000/01. The erosion of the level of public housing stock over this period is similar to that which occurred over the previous five-year period. The rate at which these deficits are growing, and the time at which deficits outstrip current real levels of grant funding, are matters of critical policy concern.

Scoping the capacity of Indigenous Community Housing Organisations (80316)

2005 Martin Anda

This research examined the organisational capacity of Indigenous Community Housing Organisations (ICHOs). It found that remote location, inadequate governance procedures and lack of economies of scale undermine the organisational performance of Indigenous community housing organisations. The study drew on data from the 2006 Community Housing and Infrastructure Needs Survey, telephone interviews with 69 ICHOs and an in depth qualitative evaluation of 22 ICHOs. It established that the ICHO sector is heterogeneous, and organisations vary by location, size, and whether they provide non housing services. The legislation of the jurisdiction in which they are located and the community history also affects the form of the organisation. The study concluded that the ICHOs performing best were: managing more dwellings (10% of those surveyed manage stock of more than 100 dwellings); located in urban or large regional centres; managing housing in more than one settlement type; and specialising in housing management rather than providing multiple services. Building the capacity of ICHOs requires a focus on financial management, governance structures and decision making skills. One off injections of funds will not resolve these issues.

A review of housing management tenant incentive schemes (40253)

2004 Keith Jacobs

Tenant incentive schemes are intervention strategies used by housing managers to reward tenants who meet the conditions of their tenancies, such as paying rent on time or maintaining their property well. It was found that there is little support from housing managers interviewed for large-scale tenant incentive

schemes because the net benefits of the scheme are considered marginal. However, there was support for smaller-scale tenant incentive schemes provided they were straightforward models that are not too expensive or ambitious. The small scale tenant incentive schemes existing in Australia are perceived by housing managers and tenants to contribute to improvements in service delivery, organisational culture and staff and tenant satisfaction.

Developing appropriate exit strategies for housing regeneration 2003 Keith Jacobs programs (40200)

Formal exit strategies from social housing regeneration programs assist an estate to become a community by involving local tenants, developing leadership capacity and establishing community-run successor organisations.

Entering rental housing (50142) 2003 Terry Burke

There is a sizable minority of Commonwealth Rent Assistance recipients (not on the public housing waiting list, potentially eligible for public housing, and see value in public housing) who do not apply because of disadvantages they perceive with public housing, or because they are unaware of public housing. Security of tenure is an important factor for those putting themselves on public housing waiting lists, and many would forego a low paid job to retain such security of tenure. Housing 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.

Rental systems in Australia (50226) 2003 Terry Burke

International comparisons reveal Australia's public housing system receives relatively low subsidies, undermining its financial viability. Although Australia (like Canada, New Zealand and the United States) operates dual (property and household based) social housing rent policies, housing affordability is achieved for 88 per cent of social housing tenants in Australia by setting the rent as a percentage of household income - rather than charging the full property related rent. Australia stands out in these comparisons as the only country operating a social housing rent policy that must provide for both housing affordability for households and financial viability for the organizations, whereas other similar social housing systems (Canada, New Zealand, United States) provide for the financial viability of social housing organisations by paying them additional subsidies to cover the cost of discounting rents. Netherlands, Sweden, and the United Kingdom operate single property based rent policies related to the ongoing costs of providing social housing and meet household affordability requirements by paying specific subsidies to the households.

Risk management and efficient housing assistance provision: a new methodology—stage 2 (30204) 2003 Mike Berry

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.

Indigenous access to mainstream public and community housing 2003 Paul Flatau (80234)

Access by Indigenous people to mainstream public housing has increased by around 75 per cent between June 2000 and June 2004 (up from 6339 to 11 087 households respectively). There is a need to further boost the stock of larger dwellings to reduce overcrowding for Indigenous households in mainstream public housing, and to continue to improve the sustainability of tenancies.

Rent assistance and the spatial concentration of low income households in metropolitan Australia 2003 Bill Randolph (70217)

Low-income private renters are increasingly to be found in the middle and outer suburbs of Sydney, Melbourne and Adelaide. Overall, spatial concentrations of low-income private renters have declined in Melbourne and Adelaide, reflecting the shift of private renters towards the outer suburbs. The exception is Sydney, where overall concentrations have remained constant, because outward shifts have been towards locations with already high concentrations such as the western suburbs.

Stakeholder requirements for enabling regulatory arrangements for community housing in Australia (60118) 2002 Adam Farrar

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.

Operating deficits and public housing: policy options for reversing the trend (30154) 2002 Mike Berry

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.

Sustainable tenancy for Indigenous families: what services and policy supports are needed? (40158) 2002 Lesley Cooper

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. Providers (or potential providers) of culturally appropriate services would also benefit from considering the particular aspirations and understandings of house and home by Indigenous women.

Developing effective housing management policies to address problems of antisocial behaviour (40163) 2002 Keith Jacobs

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.

The changing role of allocation systems in social housing (50141) 2002 Kath Hulse

Half of community housing workers surveyed believe there is no need to make changes to their allocations system, compared to only 11 per cent of public housing workers. The changes to allocations systems that public housing workers would like to see are: more time to interview applicants to fully assess needs (50%), more local rules about allocations (47%), and placing quotas on the number of priority applicants (44%). While there was some awareness of alternative systems of allocation, many respondents in both the community and public housing sectors were uncertain about whether these types of changes were applicable to Australia. For example, only 22 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.

Analysis of expenditure patterns and levels of household indebtedness of public and private rental households, 1975 to 1999 (50107) 2001 Terry Burke

The budget standard measure of wellbeing 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 rent assistance. 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 considering 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 which could trigger arrears and perhaps loss of tenancy.

Risk management and efficient housing assistance provision: A new methodology (30096) 2001 Mike Berry

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 characterising each regional housing market. The optimal housing assistance policy mix will not be the same, for example, in Sydney and Adelaide.

The benefits of tenure diversification (70110) 2001 Bill Randolph

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.

Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates (70111) 2001 Bruce Judd

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.

A comparison of the locational advantages and disadvantages for low and moderate income home-buyers compared to those for public and private renters (80038) 2000 Peter Newman

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 Commonwealth Rent Assistance and then Keystart (a mortgage assistance program). The comparison is not straight forward however, given the different levels of financial commitment required from a household by the different forms of housing assistance, the spatial patterns of house prices and the different housing outcomes that the different forms of assistance provide.

Community housing management and stronger communities (60025) 2000 Adam Farrar

This research sought to ascertain what approaches are currently being pursued in Australia by community housing providers as lead agencies to strengthen communities. Through a series of workshops with key stakeholders it found that community strengthening is an important and implicit objective underpinning community housing provision. However, there are few explicit strategies in place to achieve this goal. If this was made an explicit objective of community housing management, this would encourage suitable resourcing of community strengthening initiatives. These initiatives could include activities that improve access to housing, personal development and community services as well as supporting social and economic participation by tenants and local economic initiatives. In this way community housing organisations can contribute to community building in areas with limited public housing stock, such as regional locations and high-cost city communities.

A private investment vehicle for the community housing sector (50022) 2000 Terry Burke

This research identifies options for retail investment in affordable housing. The feasibility of private sector investment in community housing depends upon the cost of acquiring properties and the after-tax income of tenants, which is largely a product of their Centrelink payments and any private income they earn on top of this. A level of government subsidy is typically required to make it financially feasible.

URBAN PLANNING AND DEVELOPMENT

Project title	Project leader
<p>Planning reform, land release and the supply of housing (30590) This research will establish the link between land use planning policies and mechanisms and the form of housing supplied. It will examine details of both planning policy and housing supply in the state of Victoria over a time period covering two significant policy regime shifts. The research is confined to metropolitan Melbourne, but the results will be applicable to other Australian cities, most of which have adopted similar policies.</p>	<p>2009 Robin Goodman</p>
<p>Housing and income inequalities in the city (50382) The aims of the project are to empirically document and map the process of socio-spatial polarisation as expressed in housing prices and rents, income and labour market change in Melbourne and to examine the way in which the mobility of different income and tenure groups are both influenced by and shape polarisation patterns.</p>	<p>2007 Maryann Wulff</p>
<p>Dwelling and land use by older home owners (70392) The ageing of Australia's population has implications for the economy, social policy, community services and housing. This project focused on the efficiency of older residents' homes, in particular, home owners. It offers greater understanding of how older home owners regard and utilise their housing and land, and their views about more 'efficient' alternatives. It also examined the role of housing and neighbourhood design in enabling people to remain living in their own homes. It found that despite the apparent under utilisation of their dwellings according to the commonly used Canadian National Occupancy Standard, the majority of older people regard their house as suitable for their needs. 'Extra' bedrooms are used to accommodate temporary visitors and to pursue recreational activities. Older home owners expressed an overwhelming preference for remaining in their own homes, though approximately half would be prepared to live in housing specifically for older people. Few were prepared to live with their children. Based on this finding, a cost benefit analysis of three approaches to housing design to facilitate ageing in place was undertaken. Visitable design was the easiest and most cost effective to implement, whereas adaptable and universal design were more costly. The study highlighted the significance of neighbourhood design and the provision of appropriate public facilities to enable older people to maintain social participation and age in place.</p>	<p>2007 Bruce Judd</p>
<p>Planning, government charges, and the costs of land and housing (70393) This project drew on international research and a review of existing Australian data to develop an approach to determining the effect of planning regulations and charges on house prices and affordability in Australia. A series of case study developments in three states (Queensland, New South Wales and Victoria) in inner city, suburban and non-metropolitan local government areas were conducted. The attitudes of developers towards urban planning systems and planning related costs were explored. Although developer infrastructure contributions represent the largest quantifiable planning related cost in Australia, averaging between \$45 000 and \$100 000 per lot, residential developers are more concerned by non-financial barriers such as planning system complexity, uncertain time frames and unpredictable costs. The study also found that smaller developers experience greater difficulties in absorbing unforeseen costs, which reduces the viability of these enterprises. A lack of process transparency, inconsistent planning requirements across local government areas and a lack of trust between local councils has also emerged as significant non financial barriers to negotiating the planning system and had the potential to significantly impact development costs.</p>	<p>2007 Bill Randolph</p>
<p>International practice in planning for affordable housing (60322) Australia's land use planning system could be enhanced to better support and promote affordable housing for low and moderate-income households. Planning approaches for affordability and new affordable housing creation can be grouped under five key strategic objectives: increasing housing supply; reducing barriers to affordable housing development; preserving and offsetting the loss of low-cost housing; encouraging new affordable housing; and seeking a dedicated affordable housing supply in new developments. In contrast to international practice, to date there has been only sporadic and localised implementation of planning approaches for affordable housing in Australia. A strong, nationally coordinated and consistent approach is needed that incorporates overarching planning system improvements and includes a range of specific planning mechanisms to retain, promote and create new affordable housing.</p>	<p>2006 Nicole Gurran</p>
<p>Housing and community in the compact city (50224) This work examined the links between increased dwelling densities introduced through urban consolidation</p>	<p>2003 Bob Birrell</p>

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.

**Housing policy and sustainable urban development: evaluating the 2002 Nicole Gurren
use of local housing strategies in Queensland, New South Wales and
Victoria (60132)**

Local housing strategies (which analyse housing demand and supply, identify groups in housing need, and recommend future actions) have helped councils coordinate their activities, but implementation experiences have been varied. The main constraints to local government involvement in housing are: lack of community (and political) support; insufficient financial resources and staff expertise; legal uncertainty and barriers to using local planning mechanisms for affordable or more diverse housing types; poor state / local government collaboration.

**Affordability and sustainability outcomes of *greenfield* suburban 2002 Deo Prasad
development and master planned communities - a case study
approach using triple bottom line assessment (70137)**

A triple-bottom line (TBL) approach to a sustainability assessment of affordable housing and urban development is developed for the comparative assessment of two types of residential neighbourhood; master planned communities and, traditional residential sub-divisions. It was found that TBL suite of social, economic and environmental indicators has worked well for the comparative assessment of neighbourhoods. The TBL suite's greatest potential lies in monitoring the condition of Australia's cities and towns. It is proposed that appropriate state agencies need to introduce requirements for regular TBL monitoring at local and state level, linked with state of the environment reporting.