

Research Agenda

Research Agenda 2004

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**Australian Housing
and Urban Research Institute**

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Purpose

Research Agenda 2004 details the research funding priorities of AHURI in 2004. The research funding priorities for Collaborative Research Ventures (CRVs) are detailed in Part A and the research funding priorities for research projects in Part B.

The AHURI Research Programme

The AHURI Research Programme invests \$2.6 million annually in housing and urban policy research through a range of activities.

- collaborative research ventures (CRVs)
- research projects
- research capacity building
- research dissemination.

CRVs typically comprise suites of projects that extend over 3 years, and are designed to tackle research questions that are complex and/or longitudinal in nature and require a long term funding commitment. CRVs are not funded via a competitive funding round but are developed collaboratively across the Institute through a process of negotiation with AHURI Research Centres. AHURI intends to have three CRVs underway in the 2003-04 financial year.

Research projects are the backbone of AHURI's Research Programme and consume the largest single share of research funding. Research projects typically tackle single, less complex research questions. They are funded through an annual competitive funding round and by inviting tender responses to research briefs issued throughout the year. Research projects may vary in length from a few weeks to a few years and range across discrete secondary data analysis to significant primary data collection exercises.

Research capacity building aims to develop the skills and resources of the housing and urban research community in Australia. Research capacity building is funded through the conduct of CRVs and research projects as well as by discrete activities such as the AHURI postgraduate top-up scholarship programme, post-doctoral fellowships, and the development of an online housing research directory.

Research dissemination is central to AHURI's aim of providing an evidence base for policy development. Research dissemination is generally funded separately by AHURI Ltd. AHURI Ltd publishes reports from CRVs and research projects on the AHURI web site. Research and Policy Bulletins are also published by AHURI Ltd to summarise the key findings from completed research and to develop the implications of the research findings for policy development. Seminars and conferences are also supported by AHURI Ltd including the biennial National Housing Conference.

PART A: COLLABORATIVE RESEARCH VENTURE (CRV) FUNDING PRIORITIES

CRVs are designed to anticipate and respond to the fundamental housing and urban research priorities of government that require longer term funding. CRVs typically comprise suites of projects that extend over 3 years, and are designed to tackle research questions that are complex and/or longitudinal in nature.

Each CRV is structured to reflect the information needs of a particular policy research question and can include a mix of research, policy and program analysis, intervention studies with control and comparison groups, evaluation studies, information dissemination and capacity building. Approximately \$750,000 is available to support each CRV.

A CRV typically commences with a systematic review of the current evidence base. The systematic review then provides a basis for the development of the CRV research plan, including key research questions, the broad research design to be adopted; the people and skills being brought together; the broad timeframe for undertaking different phases of the research; and a budget. Deliverables from the suite of projects within a CRV are scheduled for delivery throughout the course of the programme. Milestones are scheduled for completion within 'date windows' that seek to coincide with key policy development cycles.

Each CRV:

- is managed by a pre-eminent academic and/or experienced project manager as programme director
- is collaborative across multiple (at least 3) AHURI Research Centres
- is collaborative with external partners (industry, community, international researchers)
- has funding of up to \$750,000 over 3 years
- is nationally focussed
- has a programme of dissemination events
- includes structured engagement with policy makers
- has explicit research capacity building measures.

CRV1 Housing Assistance and Non-Shelter Outcomes

In relation to the first CRV on housing assistance and non-shelter outcomes, a systematic review of the evidence base has been completed and the CRV plan is under development. Completed projects of relevance to this CRV are detailed in the following table.

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

Project Code	Project Title	Key Findings
10001	Housing and its association with other life outcomes	It is necessary to identify the sequence of housing changes so as to improve the degree of confidence about the causal direction of observed relationships between housing changes and non-shelter outcomes. This implies that any measures should be obtained both before the change in housing takes place and after. As many changes are relatively small or infrequent, large sample sizes are implied for studies of this type. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=19
50002	Do housing conditions impact on health inequalities between Australia's rich and poor?	Public and private renters are more likely than home owners to report fair or poor health. The direction of causality is not understood and it is unclear whether renting makes people unwell or if sick people are more likely to be renting. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=20

Project Code	Project Title	Key Findings
50003	The whole of government lifetime benefits of investment in housing	Where housing assistance results in increased labour market activity and improved education, projected lifetime benefits could amount to \$85 000 for an individual and \$103 000 for government. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=21
20004	An empirical examination of the relationship between housing systems and non-housing outcomes	Public housing tenants and low-income private tenants who receive government assistance have comparatively poor non-shelter outcomes when compared to private tenants who are not receiving government assistance. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=7
40005	Linkages among housing assistance, residential (re)location, and use of community health and social care by old-old adults: shelter and non-shelter implications	The influence of housing on well-being is largely psychological, affecting areas such as companionship, happiness, depression, morale and ability to cope with life. Well-being varies with the type of housing tenure. This reflects marked demographic differences between people in public rental, private rental and home owners' housing, but the particular characteristics of the home and its social and economic environment are also important. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=22
50007	Rent assistance and young people's decision making	CRA has a positive impact upon educational participation – an important non-shelter outcome of this form of housing assistance. Seventy per cent of recipients stated CRA had been a factor in their decision to study. CRA was particularly important for the educational participation of two groups: those from remote or rural centres with 40 per cent reporting it as a major factor; and secondary students in independent living, with over half claiming it was of major significance. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=24
80188	Systematic Review on Housing Assistance and Non-Shelter Outcomes	The review of the evidence base reveals limited conceptual work on the connections between housing assistance and a range of non-shelter outcomes, but a significant body of empirical work demonstrating a series of positive and negative connections between different forms and aspects of housing assistance and a range of non-shelter outcomes including employment, education and health. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=82

Current projects on housing assistance and non-shelter outcomes issues

Project Code	Project Title
60008	Housing assistance and non-shelter outcomes http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=25
70073	Housing costs, housing assistance and work disincentives: attitudes to work and employment decisions http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=11
40163	Developing effective housing management policies to address problems of anti-social behaviour http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=72
60203	An analysis of the determinants of the labour market activities of housing assistance recipients http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=85
50226	Rental systems in Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=87

Forthcoming Collaborative Research Ventures

AHURI seeks to commence two further CRVs in the 2003-04 financial year. Following initial consultations with stakeholders two topics have been identified for further development:

1. 21st Century Housing Careers and Australia's Housing Futures
2. Housing Affordability for Low-Income Australians

Forthcoming CRV Number 2 - 21st Century Housing Careers and Australia's Housing Futures

This CRV would examine issues of demographic, economic and social change and establish the implications of these for housing markets and housing policy. Key foci would be the ageing of the population and its implications for housing markets, the housing careers of key groups of housing assistance recipients, the aspiration and demand for different housing tenures and forms of housing assistance, and the changing geography of housing demand.

Key findings from completed projects on housing careers and housing futures

Project Code	Project Title	Key Findings
10014	Medium and long term projections of housing needs in Australia	Demand for new dwellings in Australia is expected to remain high until 2011, particularly in the outer regions of the major capital cities, driven by changing household size and an ageing population. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=32
10016	Outcomes of home ownership aspirations and their determinants	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. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=34
20017	Housing aspirations and preferences among Australian households	See 10016 above. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=35

Current projects on housing careers and housing futures

Project Code	Project Title
10081	Explanations of changes in housing tenure in Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=31
80151	What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interactions http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=67
10187	Medium term projections of housing demand in Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=81
50205	Baseline small area projections of the demand for housing assistance http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=88

Forthcoming CRV Number 3 - Housing Affordability for Lower-Income Australians

This CRV would focus upon the effects of increased housing affordability problems and policy solutions to redress these. Key foci would be the accurate measurement of housing affordability, intergenerational patterns of housing stress and wealth, the changing geography of housing affordability, understanding the impacts upon labour supply (particularly of key workers), examining the options for the management of an affordable housing stock, assessment of the opportunities for reform of housing assistance to support the delivery of affordable housing, and the development and assessment of other effective policy solutions to such issues.

Key findings from completed projects on affordable housing issues

Project Code	Project Title	Key Findings
30021	New approaches to expanding the supply of affordable housing in Australia: an increasing role for the private sector	Identifies the barriers to private sector financing of affordable housing and specifies the options for institutional investment in affordable housing - each requires a level of government subsidy to make it feasible. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=42
50022	A private investment vehicle for the community housing sector	Identifies options for retail investment in affordable housing – again requires a level of government subsidy to make it feasible. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=43
80023	Fundamental tax reform and its impacts on alternative providers of rental housing	In favourable economic conditions the impact of the new tax system upon rents and site fees is estimated to be between 5% and 6%. Those cities with higher capital gains on property values may be able to hold rent and site fee increases lower. As tenants living in boarding houses and caravan parks are on very low incomes, proprietors could find it difficult to pass on any cost increases, making it more economic for them to exit the business. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=44
60099	Policy options for stimulating private sector involvement in affordable housing across Australia: operationalising and implementing viable new options	Develops a 'how to' manual for housing departments with regard to implementing favoured affordable housing finance options. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=41

Current projects on affordable housing issues

Project Code	Project Title
60191	A practical framework for expanding affordable housing services in Australia: learning from experience http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=94
30206	Financing affordable housing: a critical comparative review of the United Kingdom and Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=95

As AHURI intends to commence these two CRVs in 2003-04 new research projects on these topics will not be sought in *Research Agenda 2004*.

PART B: RESEARCH PROJECT FUNDING PRIORITIES

Research projects typically tackle single research questions. They are funded through an annual competitive funding round and by inviting tender responses to research briefs issued throughout the year. Research projects may vary in length from a few weeks to a few years and range across discrete secondary data analysis to significant primary data collection exercises.

Approximately \$1.5 million is available in 2004 to fund research projects to be undertaken by AHURI Research Centres. There is one funding round in 2004 to support research projects. AHURI funds small projects (\$50,000), medium projects (up to \$125,000) and large projects (up to \$250,000).

A number of Priority Projects are specified in *Research Agenda 2004*. These are the high priority projects that AHURI wishes to fund in 2004 and applications responding to these priority projects are particularly encouraged.

2004 Research Project Funding Application Opening and Closing Dates

	Opening	Closing
Research Project Funding	1/09/03	24/10/03

The key housing and urban policy issues to be examined by research projects through 2004 will relate to the following policy themes and research areas:

1. Housing Assistance Programmes
 - 1.1. Housing assistance and housing management
2. Housing Futures
 - 2.1. The future environment for housing policy
 - 2.2. Ageing and housing
3. Programme Integration and Housing Assistance
 - 3.1. Housing assistance linkages
4. [place holder only]
5. Urban Management and Infrastructure
 - 5.1. Housing and sustainable urban development
6. Transforming Communities
 - 6.1. Strengthening communities
 - 6.2. Rural housing
7. Indigenous Housing
 - 7.1. Housing futures, needs and aspirations
 - 7.2. The housing system
 - 7.3. Housing and non-shelter outcomes
 - 7.4. Sustainability
8. Homelessness and Marginal Housing
 - 8.1. Homelessness and marginal housing
9. The Housing System
 - 9.1. The dynamics and drivers of supply and demand
10. The Policy Horizon

Project funding applications should not duplicate AHURI research to date. It is therefore vital that all applicants familiarise themselves with the findings, aims and foci of completed and current projects. Summaries of AHURI research to date have been integrated with each research area below. Further details can be found in the document *AHURI Research Projects 2000-2003* at:

www.ahuri.edu.au/attachments/researchprojects2000-03.pdf

There is, inevitably, a degree of overlap across the themes and research areas. Project funding applications should identify which research area their proposal primarily addresses.

For each research area a description of the policy issues to be investigated and a summary of relevant completed and current AHURI research are provided. The latter provides guidance about the extent to which each research area is being addressed. Some research projects will be most appropriately funded once the findings from current projects are known.

In some research areas Priority Projects are identified. These projects have the highest priority for funding in 2004 and applications that address the specified issues are strongly encouraged.

In each research area there is then a list of the research questions that AHURI seeks in relation to such policy issues. Our aim is to invite research proposals that advance understanding of the identified policy issues and researchers are encouraged to be creative in designing research projects that will assist policy understanding and development.

The ABS 1999 Australian Housing Survey, the ABS Census 2001, the ABS General Social Survey 2002, the ABS Indigenous Social Survey 2002, and the Household Income and Labour Dynamics Australia (HILDA) survey provide important data sources for a wide variety of analyses in Research Agenda 2004.

Indigenous Housing Research

On the basis of consultations with the Housing Ministers' Advisory Committee Standing Committee on Indigenous Housing, and Indigenous community leaders, research project funding priorities relating to Indigenous housing policy issues have been identified and are specified in section (7) *Indigenous Housing*. This includes four research areas: (7.1) *Housing futures, needs and aspirations*; (7.2) *The housing system*; (7.3) *Housing and non-shelter outcomes*; (7.4) *Sustainability*.

Within the Indigenous research areas a number of Priority Projects are identified. These are the high priority projects that AHURI wishes to fund in 2004 and applications responding to these priority projects are particularly encouraged.

In the year 2004 approximately \$200,000 can be dedicated to Indigenous-specific housing policy research. However, to promote research relevant to Indigenous housing issues to be undertaken in all AHURI research projects, AHURI expects research project proposals to include a focus on Indigenous people wherever appropriate. Where it is not appropriate to include a focus on Indigenous people in a research project, the responsibility rests with applicants to explain in their application why this is not appropriate.

All research projects must adhere to appropriate principles and protocols as specified in the *Guidelines for Applicants*. Research projects that include a focus on Indigenous housing issues must adhere to appropriate research ethics as specified in *Ethical Principles and Guidelines for Indigenous Research* www.ahuri.edu.au/research/agenda/ethical.pdf. These principles and protocols apply to all stages of the research - including development of the proposal, assessment of the proposal, conduct of the research, and dissemination of the research findings. An important element is the need for consultation with Indigenous people at key stages of the project. This can be done efficiently, since the Housing Ministers' Advisory Committee Standing Committee on Indigenous Housing (SCIH) is a mechanism through which consultation can take place. The SCIH has offered and is committed to providing a forum for consultation and a conduit to relevant communities.

Applying for research project funding

All research project funding applications must be submitted using the AHURI research project funding pro-forma. This pro forma is used for automatic data entry. It is available on our web site at www.ahuri.edu.au/attachments/application_proforma.doc

Strict word limits apply to all research project funding applications. See the Guidelines for Applicants www.ahuri.edu.au/attachments/agenda_guidelines04.pdf for details. Any application that does not fall within these word limits will not be accepted for consideration.

An AHURI Research Centre Director must submit all research project funding applications. A submission form signed by an AHURI Research Centre Director must accompany each application. Details of all AHURI Research Centre Directors can be found at www.ahuri.edu.au/attachments/application_directorsub04_wd6.doc

For further details about how to apply for AHURI research funds see the *Guidelines for Applicants*, available at www.ahuri.edu.au/attachments/agenda_guidelines04.pdf

(1) HOUSING ASSISTANCE PROGRAMMES

Research Area (1.1) Housing assistance and housing management

Policy Context

Government needs to fully understand the most effective ways that housing assistance can be delivered. Governments require assessments of how different forms of housing assistance meet the differing needs of a range of population groups, and an understanding of the effects of specific forms of government funded housing assistance. This includes understanding the range of potential modes of delivering assistance, and the roles for different tenures in securing a range of housing outcomes

The policy outcome that government seeks is identification of the most efficient and effective ways of achieving desirable housing outcomes.

Much recent housing policy debate in advanced western economies, including Australia, has focussed upon the most effective ways of providing housing assistance. Two important dimensions of this debate are, first, at a macro level, what are the competing merits of in-kind provision of social housing, against supplementing income support for tenants in the private rental market? Second, at a micro-level, what aspects of housing assistance do different socio-demographic groups need? For example, do all households need security of tenure equally, or would some household types (e.g. families with children) benefit particularly from such assistance?

The effectiveness of alternative forms of housing assistance has not featured strongly in this debate. In this policy context the measurement of what is effective refers specifically to a variety of shelter outcomes such as affordability, appropriateness and adequacy. Measurement of these sorts of shelter outcomes is now being standardised across Australia through the work of the Australian Institute of Health and Welfare and the Productivity Commission.

Key findings from completed projects on housing assistance issues

Project Code	Project Title	Key Findings
50011	The location and housing needs of sole parents	There are relatively high concentrations of sole parents relative to other families in areas where housing prices and rental costs are low as a result of underlying poor economic conditions rather than the location of public housing. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=27
50012	Sole parents, social well being and housing assistance	Sole parents in receipt of CRA and in public housing are quite different in socio-demographic profile. The fact that CRA and public housing provide very different forms of housing assistance leads to problems of high mobility rates and housing affordability difficulties for private renters, whilst access to employment opportunities is more problematic for public tenants. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=28
20033	Tenure security and its impact on private renters in Queensland	Private tenants surveyed gave higher priority to greater flexibility and choice in their living conditions, than to a longer-term lease. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=30
50049	Demand subsidies for private renters: a comparative review	Demand side subsidies in Australia, New Zealand, Canada and the United States, whilst varying in detail are typically embedded in income support systems and thereby driven by reform of welfare programmes broadly rather than a housing policy logic. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=6

80088	A micro-simulation model of the Australian housing market with applications to Commonwealth and State policy initiatives	The project develops a micro-simulation policy tool for the Australian housing market. The First Home Owners Grant (at \$14,000) is found to sharply reduce borrowing constraints but to primarily attract into home ownership private tenants who would eventually have done so without the FHOG. Investors in the private rental market are found to face high effective tax rates. A Low Income Tax Credit is demonstrated to be more effective at promoting supply of low-cost private rental dwellings than the current Building Write-off Allowance http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=17
50107	Analysis of expenditure patterns and levels of household indebtedness of public and private rental households, 1975-99	The housing affordability benchmark (30% of income of the bottom 40% of the income distribution) is found to be an unreliable indicator of housing affordability when consideration is given to the resources required for other basic living expenses. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=15
30096	Risk management and efficient housing assistance: a new methodology	This study concludes that there are significant efficiency gains to be had, in relation to the current housing assistance regime, by mixing and matching the policy options to the particular set of risks characterizing each regional housing market. The optimal housing assistance policy mix will <i>not</i> be the same in, for example, Sydney as Adelaide. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=16

Current projects on housing assistance issues

Project Code	Project Title
80038	Residential location outcomes of assisted home purchasers compared with public and private renters http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=29
80087	Falling through the net? A risk management model for home ownership support schemes http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=14
30147	Regional impact of Commonwealth Rent Assistance http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=10
30154	Operating deficits and public housing: policy options for reversing the trend http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=68
60190	Changes in the supply of and need for low rent dwellings in the private rental market http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=99
60191	A practical framework for expanding affordable housing services in Australia: learning from experience http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=94
40194	A review of private rental support programmes and their effectiveness in assisting tenants on low incomes http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=84
40200	Developing appropriate exit strategies for housing regeneration / renewal programs http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=97
60203	An analysis of the determinants of the labour market activities of housing assistance recipients http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=85
30204	Risk management and efficient housing assistance provision: A new methodology: Stage 2 http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=86

Project Code	Project Title
30206	Financing affordable housing: A critical comparative review of the United Kingdom and Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=95
70217	Rent assistance and the spatial concentration of low income households in metropolitan Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=100
50226	Rental systems in Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=87

Where housing assistance continues to take the form of in-kind provision there is an overarching question about the nature of housing management practices. Housing management practices vary across states and territories, and vary between the public housing and community housing sectors. Differences are apparent in allocations policies, rent setting, stock transfers to housing associations and so on. As governments strive to promote the supply of affordable housing and explore the most effective ways of providing housing assistance as one part of a package of meeting complex needs, there is a need to understand the nature, costs and benefits of different types of housing management practice.

The Federal Government's welfare reform agenda has highlighted the possibility of more individualised service delivery, rather than 'one size fits all' approaches. The implications of this for housing management and program delivery need to be understood.

Key findings from completed projects on housing management issues

Project Code	Project Title	Key Findings
60118	Stakeholder requirements for enabling regulatory arrangements for community housing in Australia	Regulation of community housing has the potential to improve outcomes for tenants, provide greater assurance for government and enable new financing and business opportunities with financiers, developers, local government and churches. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=5

Current projects on housing management issues

Project Code	Project Title
20094	Tenancy databases in the context of tenure management: risk minimisation and tenant outcomes in the private rental sector http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=18
70110	The benefits of tenure diversification http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=13
50138	Independent living units provided for not-for-profit organizations: clarifying their current and future role as an affordable housing option for older people with low assets and low incomes http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=103
50141	Allocating social housing http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=4
50142	Entering rental housing http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=3
40163	Developing effective housing management policies to address the problems of anti-social behaviour http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=72
40192	Evictions and housing management: toward more effective strategies http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=72

Research Questions

Housing Assistance

1. AHURI wishes to fund a project that through an analysis of the Department of Family and Community Services Longitudinal Data Set addresses the following questions:
 - What tenure do people move to when they leave public housing?
 - What tenure do people move from when they enter public housing?
 - What factors (of those in the data set) are associated with these changes in housing tenure?
 - How do the experiences of different socio-demographic groups, especially Indigenous households, differ?
2. With a view to developing packages of housing assistance tailored to the housing needs of particular social groups, what aspects of housing assistance (e.g. security of tenure, access to employment, access to support services) are required to meet the different needs of different social groups including families with children, young single persons, older single persons, sole parents, Indigenous Australians, people with disabilities, etc?
3. Internationally, what housing assistance measures are in use to provide assistance to households in the private rental market who would otherwise qualify for public housing, and how effective are such measures in supporting those households?
4. Using formal modelling, how might changes to rent policies for public housing and changes to eligibility requirements affect the demand for public housing, revenue streams to public housing authorities, and asset management strategies?

Housing Management

5. Housing registers (waiting lists) that are common to different social housing providers (e.g. public housing authorities and community housing associations) are in use overseas and have been trialled in Australia. What are the advantages and disadvantages of these common registers for social housing applicants and how feasible is it to fully implement such common registers in Australia? The research should include a focus on Indigenous specific housing provision if possible.

Budget

Large, medium and/or small category projects will be funded.

(2) HOUSING FUTURES

Research area (2.1) The future environment for housing policy

Policy Context

Changes in the demographic, economic, social and institutional environments present a continuing challenge for housing policy. A crucial component of government planning and policy development around housing assistance delivery involves understanding what is likely to occur in the future in terms of need and demand for housing assistance. Housing policy also must adapt to developments in other policy areas. This process of adaptation is easier and more successful when housing policy makers can anticipate rather than respond to a changed environment. A view of the future environment is a valuable, if not essential, input for policy development. This is particularly the case with housing policy where housing has lifetime impacts and today's bricks and mortar decisions have a major impact on the scope and demands of the policy response in future years.

The policy outcome that government seeks is identification of directions and forms of future policy and assistance delivery scenarios, understanding the impacts of government policy on future social, economic, and demographic patterns, and identifying future roles for government in terms of housing and broader social policy.

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

Project Code	Project Title	Key Findings
70015	Deinstitutionalisation and housing futures'	Whilst there remains a significant number of people who could be deinstitutionalised, the rate of deinstitutionalisation is slowing across most jurisdictions in Australia, with the exception of New South Wales and Victoria. In New South Wales, almost 2,500 people are planned to move into community based housing over the next ten years. Another 900, according to reports from other states, will make this move by 2011. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=33
10014	Medium and long term projections of housing needs in Australia	Demand for new dwellings in Australia is expected to remain high until 2011, particularly in the outer regions of the major capital cities, driven by changing household size and an ageing population. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=32
10016	Outcomes of home ownership aspirations and their determinants	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. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=34
20017	Housing aspirations and preferences among Australian households	See 10016 above. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=35

Current projects on the future environment for housing policy

Project Code	Project Title
10081	Explanations of changes in housing tenure in Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=31
10187	Medium term projections of housing demand in Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=81
50205	Baseline small area projections of the demand for housing assistance http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=88

Project Code	Project Title
50225	Long-term housing futures for Australia – using ‘foresight’ to explore alternative visions and choices http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=89

Research Questions

1. What will be the future (10 and 20 year time horizons) level and cost of health and aged support needs associated with current and projected declining rates of home ownership?
2. What will be the future (10 and 20 year time horizons) level and cost of health and aged support needs associated with current and projected increasing rates of home ownership amongst Indigenous people?
3. What are the implications of socio-demographic change (such as divorce and fertility rates) for Australian housing careers, and what are the implications of these changes in housing careers for housing assistance and the welfare system?

Budget

Large, medium and/or small projects will be funded.

Research area (2.2) Ageing and housing

Policy Context

The ageing of the Australian population is one of the most significant policy challenges of the 21st Century. As the population ages there will be a decrease in the ratio of working to non-working persons and an increase in the demand for pensions, health care, housing assistance and other social services. This will place a greater financial load on those in the labour force to pay sufficient income tax to assist both the old and the young.

As the population ages, more care will need to be provided to older people in their own homes, particularly in a context of deinstitutionalisation. Where older people live has implications for their access to services and for those who care for them. Planning for transportation, community and health services in conjunction with housing development and housing assistance will be essential.

The policy outcome that government seeks is to better understand the housing needs, aspirations and preferences of older population cohorts and assessment of the extent to which these can be met by the housing market, the housing stock, and housing assistance measures.

Current projects on ageing and housing

Project Code	Project Title
20170	Rental housing for lower-income older Australians: scoping the issues, clarifying the policy choices and developing a program of research http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=74
70223	Ageing in place: intergenerational and interfamilial housing transfers and shifts in later life http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=91

Research Questions

1. Internationally, what programmes are in operation to assist people to age in their own homes, what do evaluations of these programmes indicate the costs and benefits of them are, are they adaptable to all housing tenures, how do they integrate with other support services (notably health), and how would the contexts of the Australian housing market and housing assistance system affect their implementation in Australia?

2. What are the costs and benefits to individuals and governments of using housing (the home) to deliver non-shelter services such as health care?
3. The death of a partner for a couple in receipt of income support in the private rental market typically leads to rent remaining at the same level but household income reducing due to the reduction in income support. In the public housing sector rents are fixed as a proportion of income but other expenses would no longer be shared. Empirically how widespread is this experience in the private rental market, and what are the implications of this for the lived experience of older persons in the private rental market?

Budget

Large, medium and /or small projects will be funded.

(3) PROGRAMME INTEGRATION AND HOUSING ASSISTANCE

Research area (3.1) Housing assistance linkages

Policy Context

Changes in government policy in non-housing areas have had a significant impact on the management of social housing and its tenants. For example, deinstitutionalisation in the mental health sector has led to increased demand for housing support for people with varying kinds of mental illness. Other groups with significant health or related problems are also increasingly accommodated in social housing. These people require particular forms of support that require close integration between housing and other service providers.

Within government the complexity of these and other housing and social issues has been recognised by the need for 'joined-up solutions to joined-up problems'. One strategic response has been the creation of departments that integrate housing assistance with other human services.

The Department of Family and Community Services, within which the function of housing assistance sits at the Commonwealth level, has three key strategic objectives: to strengthen families, strengthen communities and increase economic and social participation. At the State government level housing assistance functions are being co-located with other human service functions and to varying degrees integrated with the delivery of such services.

Mirroring this move to integrate at the policy/portfolio level is a need to understand how housing assistance programmes might more effectively link with other types of programmes (for example welfare services, disability support services and income support). There is a need to understand not only how to create positive synergies between programmes, but also whether and how current forms of (dis)-integration generate negative outcomes.

The policy outcome that government seeks is to better understand the relationship between housing and other assistance areas, at both program and portfolio levels, and to identify how housing and other assistance areas can be integrated, and how concepts like place management can be utilised to achieve greater integration and improved overall outcomes.

Key findings from completed projects on housing assistance linkages

Project Code	Project Title	Key Findings
60019	Housing and care for older and younger adults with disabilities	Currently older persons with a disability are more likely to live in cared accommodation than in the community. Ageing in place strategies, plus the fact that younger persons with a disability are more likely to live in the community, add to the complexity of integrating housing and support services. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=39
50018 and 50102	Effective programme linkages: an examination of current knowledge with a particular emphasis on people with mental illness. Linkages between housing and support: what is important from the perspective of people living with a mental illness	With appropriate housing and support people with significant psychiatric disabilities can maintain stable housing in the community. These projects identify the success factors for housing and service supports that lead to these positive outcomes. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=38 http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=37

Current projects on housing assistance linkages

Project Code	Project Title
70020	Evaluating the Miller foyer pilot project http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=40
70111	Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=36

Priority Projects

1. AHURI seeks to conduct a systematic review of the evidence base (drawing upon the Campbell Collaboration, or similar, protocol) to answer the research question: what are the costs and benefits of linked and unlinked (or integrated and unintegrated) housing and support models, which approaches provide the best outcomes for different client groups and why?

Research Questions

1. What are the alternative models (Australia and overseas) for seamless on-the-ground delivery of housing and other human services that sustain tenancies for people with complex needs, including assessment of their costs and outcomes? For example, what are the most effective means of managing tenancies at risk because of periodic mental illness, or of managing neighbourhood relations and noise complaints about people with a disability?
2. On a state comparative basis, what is the range, number, duration and cost of ongoing support services provided to public and community housing tenants?
3. What support-services are required by intermediary housing providers such as boarding houses, caravan parks, transitional housing managers and family carers and how might they most effectively be integrated? Please note that current projects [20180 Boarding houses and government supply side intervention and 70109 On the margins? Housing risk among caravan park residents] are identifying the need for support services linked to boarding houses and caravan parks.
4. Through post-occupancy assessments and evaluations of existing products, programs and models, which groups of disabled people have their needs met and which do not? For example, for whom might an option of home ownership be suitable, and for whom do co-tenancy shared housing arrangements work for?
5. For those people who require support in the transition to work, what are the alternative models for the delivery of housing and other human services, what are their costs and benefits, and how effective are they?
6. Based on a comparative review of current policies and programs in Australia and overseas, what are the most effective options for public and private sector activity that will meet and sustain the housing related access and safety needs of people with a disability?

Budget

Large, medium and /or small projects will be funded.

(5) URBAN MANAGEMENT AND INFRASTRUCTURE

Research area (5.1) Labour markets, housing markets and shifting metropolitan balance

Policy Context

The population pattern within metropolitan areas is continually shifting as households age and move and new households form. The nature of these shifts is closely related to the provision of housing and housing assistance. While the links between demographic change and housing across metropolitan areas have received considerable attention, there has been less attention paid to the links with labour markets.

Government needs to understand the current and potential relationship and interaction between housing markets and labour markets, and the role that housing plays in facilitating or hindering labour market access. This is likely to be a significant component of welfare reform in Australia over the coming decade, focussing upon the importance of housing/location not being a barrier to social and economic participation. There are likely to be important spatial variations to the relationship between housing markets and labour markets within metropolitan regions, and between metropolitan and non-metropolitan regions, and the significance of this needs to be understood to inform housing and social policy development.

The policy outcome that government seeks is how housing assistance, and more broadly social assistance, can be delivered to maximise social and economic participation and independence in the community.

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

Project Code	Project Title	Key Findings
50024	Labour market and housing market interdependence within metropolitan Australia: a case study of Melbourne	There are strong and stable geographic links between housing markets and labour markets within the Melbourne metropolitan area at the regional level. Most people live and work in one region or travel to an adjoining region to work. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=47
30035	Community building in Melbourne's new west'	Private sector led housing and estate developments in Melbourne's west have produced positive socio-economic and housing outcomes. In the short-term, however, these positive effects appear spatially concentrated with few spillover effects into neighbouring suburbs. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=56

Current projects on labour markets, housing markets and shifting metropolitan balance

Project Code	Project Title
30233	Affordable housing and employment opportunity: is there a spatial mismatch? http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=96

Priority Projects

1. To what extent do the incomes of key workers (e.g. nurses, teachers) and conditions of employment provide access to housing that is in locations appropriate to their employment? How long are commuting times (public and private transport) for key workers and how are these affected by accessing other essential services such as child-care? What impact does long commute times have upon family well being?

Budget

Large, medium and/or small projects will be funded.

Research area (5.2) Housing and sustainable urban development

Policy Context

Australia is a highly urbanised country. This context has considerable implications for housing policy making and housing assistance delivery.

Assessment of the costs and benefits of urban development is increasingly being undertaken using the 'triple bottom line' approach of examining economic, environmental and social outcomes. This recognises that not only is each dimension central to overall well being but that well-being in any one sphere is critically related to the others.

Housing assistance has traditionally pursued social objectives but there is now a need to understand the impact of housing assistance measures within a sustainable urban development context. For example, how might it be possible for public housing provision to embrace environmentally sound principles of building and design whilst not undermining the urgent need to house people? Moreover, how do programme-specific concerns about sustainable housing assistance become integrated with sustainability of other aspects of urban development such as land-use planning and transport systems? What demands will the current generation of metropolitan strategies place upon the overall housing system and upon forms of housing assistance?

The Australian social preference for a detached dwelling and large garden is renowned, and has indeed been supported by housing policy measures over time. Yet, the size and form of our cities intensifies negative environmental outcomes, due to reliance on private transport and long work and recreational trips. The low-density environment, and associated commuting patterns, also impact negatively upon the quality of social relations in our neighbourhoods, with high levels of social isolation and loneliness in outer suburban developments, particularly for women.

The policy outcome that government seeks is the integration of the social objectives of housing assistance with economic and environmental objectives, so that housing assistance contributes to 'triple bottom line' sustainability.

Key findings from completed projects on housing and sustainable urban development

Project Code	Project Title	Key Findings
50024	Labour market and housing market interdependence within metropolitan Australia: a case study of Melbourne	There are strong and stable geographic links between housing markets and labour markets within the Melbourne metropolitan area at the regional level. Most people live and work in one region or travel to an adjoining region to work. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=47
30035	Community building in Melbourne's new west'	Private sector led housing and estate developments in Melbourne's west have produced positive socio-economic and housing outcomes. In the short-term, however, these positive effects appear spatially concentrated with few spillover effects into neighbouring suburbs. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=56
60132	Housing policy and sustainable urban development', evaluates the use of local government housing strategies in Queensland, New South Wales and Victoria	Local housing strategies (which analyse housing demand and supply, identify groups in housing need, and recommend future actions) have helped councils co-ordinate their activities, but implementation experiences have been varied. The main constraints to local government involvement in housing are: lack of community (and political) support; insufficient financial resources and staff expertise; legal uncertainty and barriers to using local planning mechanisms for affordable or more diverse housing types; poor state / local government collaboration. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=9

Current projects on housing and sustainable urban development

Project Code	Project Title
70137	Affordability and sustainability outcomes of 'greenfield' suburban development and master planned communities http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=45
30233	Affordable housing and employment opportunity: is there a spatial mismatch? http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=96

Research Questions

1. What measures and strategies are available to improve the triple-bottom line sustainability of Australia's housing stock in the short and long term, and what are the immediate versus long term costs and benefits of such strategies?
2. What housing policy and housing assistance issues arise from a context of rapid urban growth, what measures are available to governments to address such issues and what are the costs and benefits of intervening and of not intervening?

Budget

Large, medium and/or small projects will be funded.

(6) TRANSFORMING COMMUNITIES

Research area (6.1) Strengthening communities

Policy Context

The nature and pace of the impacts of economic, cultural, political and demographic change are spatially variable. Different communities in Australia are affected by these forces of change and respond to these forces of change in different ways. Some communities, for example inner-suburban ones, are apparently being advantaged. Other communities, such as rural and remote communities and public housing estates, appear to be disadvantaged along multiple dimensions – high unemployment, outward population migration, an ageing of the resident population, high crime rates, high youth suicide rates etc. This set of circumstances poses the key policy challenge of how to design policy interventions that support communities in the ways that they most need assistance – different solutions are required for different communities – and of how to put in place programmes that can handle complex dimensions of need.

Key findings from completed projects strengthening communities

Project Code	Project Title	Key Findings
60025	Community housing management and stronger communities'	Community strengthening is an important and implicit objective underpinning community housing provision, however, there are few explicit strategies in place to achieve this goal. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=49
70026	Resident participation, social cohesion and sustainability in neighbourhood renewal: developing best practice models	The key factors in promoting resident participation in renewal are community development approaches that start with local people, identify local issues and give residents the confidence and skills to influence their communities. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=50
40028	Community development and the delivery of housing assistance in non-metropolitan Australia (South Australia)	Projects 28, 29 and 31 investigate the integration of housing assistance and regional development programmes. The case studies identify significant opportunities for the development of such integration although found no evidence of formal co-ordination. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=52
60029	Housing assistance and regional disadvantage (New South Wales)	See above http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=53
80031	Rural housing, regional development and policy integration (Western Australia)	See above http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=55
70030	Responding to regional disadvantage: what can be learned from international experience?	Identifies three key features of policy frameworks that support the development of a co-ordinated approach: recognition that housing assistance can be productive, rather than unprofitable, for regional wellbeing; recognition that universal programmes which provide the same assistance to all regional areas need to give way to greater targeting of programmes to regions which have the greatest need; emphasising regional cohesion rather than trying to prioritise the needs of rural areas over cities or vice versa. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=54

Current projects on strengthening communities

Project Code	Project Title
70111	Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=36
40200	Developing appropriate exit strategies for housing regeneration/renewal programs http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=97
50224	Housing and community in the compact city http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=98

Research Questions

1. Empirical evidence is required to answer the question: what aspects of community-based programs contribute to the strengthening of those communities and how might such aspects be built into housing assistance programs?
2. How has the community renewal of public housing estates contributed to a range of broader community outcomes and what are the implications of this for housing policy and programs?

Budget

Large, medium and/or small projects will be funded in this research area.

Research area (6.2) Rural housing

Policy Context

The housing policy issues facing rural Australia have their own particular dynamic. The direction of future social, economic, and demographic patterns in rural and remote regions are likely to vary significantly from those in urban and metropolitan areas. Similarly, the behaviour and performance of housing markets in rural and remote areas is likely to be quite different from those in cities and regional centres. Population size and geographic distance combine to create quite particular housing policy and service delivery issues.

There is also considerable unevenness in the population, employment and housing circumstances of rural Australia. If some communities are experiencing decline, others, even in the same region, can be experiencing growth. The latter are often coastal communities or inland centres with particular lifestyle advantages, buoyed by a population that has sought early retirement and/or is disaffected with urban living. Some regional centres are experiencing growth linked to highly casualised primary production and processing, however, housing investment is not following employment opportunities.

The policy outcome that government seeks is an understanding of how to respond to housing demand in rural and remote areas, and in particular the best ways of attracting and retaining housing investment and/or of delivering assistance to people living in rural communities.

Key findings from completed projects on rural housing

Project Code	Project Title	Key Findings
40028	Community development and the delivery of housing assistance in non-metropolitan	Projects 28, 29 and 31 investigate the integration of housing assistance and regional development programmes. The case studies identify significant opportunities for the development of such integration although found no evidence of formal co-ordination.

	Australia (South Australia)	http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=52
60029	Housing assistance and regional disadvantage (New South Wales)	See above http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=53
80031	Rural housing, regional development and policy integration (Western Australia)	See above http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=55
70030	Responding to regional disadvantage: what can be learned from international experience?	Identifies three key features of policy frameworks that support the development of a co-ordinated approach: recognition that housing assistance can be productive, rather than unprofitable, for regional wellbeing; recognition that universal programmes which provide the same assistance to all regional areas need to give way to greater targeting of programmes to regions which have the greatest need; emphasising regional cohesion rather than trying to prioritise the needs of rural areas over cities or vice versa. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=54
70066	Welfare outcomes of migration of low income earners from metropolitan to non-metropolitan Australia	The search for affordable housing was a significant trigger for moves. Over 50% of movers who rated housing affordability as a relocation factor regarded it as being 'very important'. More people in total rated housing affordability than rated any other factor. Lifestyle considerations and personal circumstances were also very influential in relocation decisions. Many movers wanted a better place in which to raise a family (58% very important), preferred to live a quieter lifestyle away from the city (45%), were concerned about crime levels in the city (45%) and had other personal or health reasons for relocating. A large majority of movers believed that they were better off after moving with regard to housing cost, quality and size. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=48

Current projects on rural housing

Project Code	Project Title
70175	Low-income earners considerations in migrating from non-metropolitan to metropolitan NSW and SA. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=76

Priority Projects

1. AHURI seeks to fund a significant project that will provide an analysis of trends (1991-2001) in 'small', non-metropolitan housing markets, across the country, detailing the empirical patterns of change and continuity with regard to housing tenure, housing affordability, overcrowding, the status of public housing waiting lists, numbers of Commonwealth Rent Assistance recipients, private rental market vacancy rates, housing prices, land costs and building prices.

Budget

Large, medium and / or small projects will be funded in this research area.

(7) INDIGENOUS HOUSING

Introduction

In December 1992, the Council of Australian Governments endorsed the National Commitment to Improved Outcomes in the Delivery of Programs and Services for Aboriginal Peoples and Torres Strait Islanders. When Commonwealth, State and Territory housing ministers met in 1996 and 1997 they supported this commitment which included giving priority to health-related aspects of Indigenous housing such as water and waste disposal, and improving program administration and data collection to ensure future funds are targeted to areas of greatest housing need. The ministers established the Commonwealth State Working Group on Indigenous Housing (CSWGIH) to advance this work.

In May 2001 the Commonwealth, State and Territory housing ministers adopted a new policy *Building a Better Future: Indigenous Housing to 2010*. The new policy of 'safe, healthy and sustainable housing for Indigenous Australians' aims to provide better housing and housing-related infrastructure, to secure improved environmental health outcomes for Indigenous people.

There are four objectives in this new policy:

- Identify and address unmet housing needs of Indigenous people
- Improve the capacity of Indigenous community housing organizations and involve Indigenous people in planning and service delivery
- Achieve safe, healthy and sustainable housing
- Coordinate programme administration

These four objectives give rise to a number of key information and research needs that are organised under the headings detailed below. In section 7.1 and section 7.4 Priority Projects are identified and the detailed briefs available via the hyperlinks. Applications responding to these Priority Projects are particularly encouraged.

In the conduct of research relating to Indigenous housing issues it is expected that the research process and project deliverables will explicitly and critically reflect upon the research methods in an attempt to continuously improve research effort in accordance with Recommendation 51 of the Royal Commission into Aboriginal Deaths in Custody.

Research area (7.1) Housing futures, needs and aspirations

Policy Context

Surveys and censuses over the past decade have shown that Indigenous households are about twice as likely as other Australian households to be in need of housing assistance. The data also show that Indigenous people experience high rates of both before and after housing poverty and homelessness, and are more likely to live in overcrowded housing. The impact and extent of Indigenous housing need vary considerably, depending on the location and circumstances of the people.

A considerable amount of work has been undertaken to develop a multi-measure approach to determining Indigenous housing need. This approach to quantifying Indigenous housing need is undergoing refinement, particularly with regard to data accuracy and this work is being undertaken by the housing jurisdictions. Further work is required to test the assumptions and values implicit within this measurement approach so that culturally appropriate measures of housing need are developed.

To fully understand the measurement of Indigenous housing need, we must also understand the context that shapes it. Housing need is at one level shaped by subjective aspirations and preferences and at another level by trends in family and household formation, labour market participation and residential mobility. In contrast to the population at large the Indigenous

population is young and growing, which places particular pressures upon housing policy and housing assistance.

Key findings from completed projects on housing futures, needs and aspirations

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

Current projects on housing futures, needs and aspirations

Project Code	Project Title
80125	The effects of New Living on Indigenous community well being: a case study on urban regeneration
40184	Best practice models for effective consultation towards improving built environment outcomes for remote Indigenous communities

Priority Projects

[Indigenous Research Brief 2](#) – The objective of this project is to quantify and contextualise trends in the movement of Indigenous people from discrete communities. The detailed brief for this research can be accessed via this link.

[G:\Government Relations\HMAC Standing Committee in Indigenous Housing\Indigenous Research Briefs\New Folder\ AHURI SCOPING PAPER 2 - TRENDS IN THE MOVEMENT OF PEOPLE_final](#)

Research Question

1. To what extent and how do cultural variations amongst Indigenous people affect their housing and location aspirations and preferences?

Budget

Large, medium and/ or small projects will be funded in this research area.

Research area (7.2) The housing system

Policy Context

Indigenous housing policy and housing assistance cannot be planned in isolation from other elements of the housing system. Indigenous people live in a wide variety of housing tenure circumstances and receive a variety of forms of housing assistance: home owners 32 per cent; private renters 26 per cent; public renters 24 per cent; community renters 11 per cent; and other 8 per cent. There is a need to understand the role and function of these different housing tenures, and their associated forms of housing assistance, for Indigenous people. The extent to which the 'market' parts of this housing system are able to house Indigenous people will have an impact upon the levels and locations of housing assistance demand.

Government is seeking to develop a contemporary understanding of the dynamic interrelationships between the different tenures and their role and function in the overall housing system as it relates to the needs of Indigenous people.

To understand the capacity of the housing system to meet the needs of Indigenous people we need to know more about the nature of Indigenous housing need and demand and also about the capacity of the housing system's supply-side to respond to these needs. The costs of land, building materials, labour, finance, exchange, and government regulation, all impact upon the eventual price of housing, upon housing affordability and upon the demand and need for housing assistance. Each of these cost items in the supply chain is part of a broader industry. For example, mortgage finance is simply one part of the very large financial services industry. Such industries are themselves undergoing significant change and restructuring that will impact upon the housing system and the demand for housing assistance. Policy makers require a detailed understanding of how the various elements within the housing system are changing so that decisions about housing assistance policy making are informed by this broader systemic view.

The dynamic nature of housing supply and demand, the housing system, sits within a broader context of economic, social, political, cultural, environmental and demographic change. There is a need to have a linked understanding of how the nature of change in the housing system is affected by changes in labour markets, family and community life, cultural values and aspirations, environmental sustainability, etc.

Current projects on the housing system

Project Code	Project Title
80124	Indigenous housing and governance: lessons from case studies of remote communities in WA and NT
40158	Sustainable tenancy for Indigenous families: what services and policy supports are needed?
20168	Categories of Indigenous homeless people and good practice responses to their needs

Research Questions

1. What are the cost-benefits at the household and community levels, of individual title on community land, and how do case study evaluations of existing schemes illustrate these?
2. What models and definitions of private and community property rights are there and how do these apply differently in urban and rural settings?
3. With regard to various aspects of homelessness:
 - what impact do public and community housing governance frameworks (e.g. eligibility, rent setting, and evictions rules) have upon homelessness?

- what impact does 'breaching' in the income support regulations have upon homelessness?
 - what are appropriate homelessness information, referral and support services for the needs of Indigenous people?
4. With regard to the use of Commonwealth Rent Assistance by Indigenous persons, what impact do the low rents in the Indigenous community housing sector, and complex household-income unit structures in Indigenous communities, have upon the meeting of eligibility requirements?

Budget

Large, medium and/ or small projects will be funded in this research area.

Research area (7.3) Housing and non-shelter outcomes

Policy Context

A central aim of housing policy for Indigenous people is to provide better housing and better housing-related infrastructure so that environmental health outcomes for Indigenous people might improve. This priority was a key outcome of the meeting of Commonwealth, State and Territory Housing Ministers in May 2001.

The quantity and standard of housing for Indigenous people is often very poor. The environmental health of Indigenous people remains a major concern, with life expectancy for Indigenous people 14 to 19 years below that of other Australians. Education and labour force participation levels are also significantly below that of other Australians so there is a need to understand how housing policy and housing assistance might be designed to assist the development of better education and employment outcomes for Indigenous people.

Research Questions

1. In relation to the nature of the links between housing, health, and physical, mental and spiritual well-being for Indigenous people:
 - what are the housing and housing-infrastructure related aspects central to positive health outcomes?
 - what empirical evidence is there of the purported link between housing hardware and physical and environmental health?
2. With regard to education and employment outcomes:
 - using the most up-to-date and accurate data, what are the tenure, location, education and employment profiles for Indigenous people?
 - using qualitative investigation of the meanings of 'home', 'stability', 'security', 'control', etc, what is their relationship to education, training and employment participation for Indigenous people?

Budget

Large, medium and/ or small projects will be funded in this research area.

Research area (7.4) Sustainability

Policy context

The housing needs of Indigenous people are in many ways urgent and complex. This context shapes decisions about the design of housing assistance measures, the implementation of housing management programmes and the design of the housing stock and associated infrastructure. Effective policy-making, however, also needs to understand the longer-term consequences of this decision-making focussed on immediate need. Governments need to understand what the longer term economic, social, environmental and cultural outcomes of the current policies and programmes are.

Priority Projects

[Indigenous Research Brief 5](#) – The objective of this project is to identify the range and type of variables that are taken into account by jurisdictions and agencies when allocating capital and recurrent funding for Indigenous housing. The detailed brief for this research can be accessed via this link.

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[Indigenous Research Brief 7](#) – The objective of this project is to assess the supply side costs of the provision of Indigenous housing assistance. The detailed brief for this research can be accessed via this link.

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Research Questions

1. What are the long-term outcomes of housing maintenance programmes in Indigenous communities and what are the implications of these for the sustainability of Indigenous housing organisations?
2. How do the economic, social, environmental, cultural, and spatial implications of National Competition Policy (for example deregulation of the electricity industry) impact upon the sustainability of disadvantaged Indigenous communities?

Budget

Large, medium and/ or small projects will be funded in this research area.

(8) HOMELESSNESS AND MARGINAL HOUSING

Research area (8.1) Homelessness and marginal housing

Policy Context

Homelessness has been a growing problem in Australia for many years with serious consequences for those affected by it. Demand on existing services is increasing and becoming more complex as the homeless population undergoes change. The factors driving change in the profile of homeless people include:

- Increased family breakdown;
- The deinstitutionalisation of people with mental illness, physical and intellectual disabilities;
- An increase in women and children fleeing domestic violence;
- A decrease in rooming house and low-cost accommodation options;
- Shifts in patterns of substance abuse and the availability of illicit drugs; and
- Changes to the structure and nature of the labour market.

The homeless population today has increasing numbers of single women, families and young people. Single adult males remain a significant group amongst the homeless population and Indigenous Australians are over represented.

Considerable research has been undertaken upon the risk factors associated with homelessness and upon enumerating the homeless, but there remain significant knowledge gaps. The Supported Accommodation Assistance Programme data collections may be of value to much of the research in this area.

The policy outcome that government seeks is the identification of appropriate responses to homelessness that focus on prevention, providing assistance to those in housing crisis and at immediate risk of homelessness, helping the homeless to secure more stable housing solutions as a basis for supporting stable life conditions, and - importantly - ensuring that interventions make a lasting difference.

Key findings from completed projects homelessness and marginal housing

Project Code	Project Title	Key Findings
30056	Heroin users, housing and social participation: attacking social exclusion through better housing	Demonstrates empirically how affordable and appropriate housing can improve the well being of heroin users and prevent homelessness. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=61
70068	Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration?	A period in prison, especially a short period, far from rehabilitating an offender, leads to a worse social context post-release than prior to imprisonment for many. As far as housing is concerned, the policy of imprisonment for short sentences for petty crime seriously destabilises at least half of those imprisoned and results in re-offending and re-incarceration. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=60
70072	Predictors of housing vulnerability and incipient homelessness: the case of psychiatric patients living in the community	Some people with a mental illness experience cycles or iterations of homelessness where they move chaotically through various forms of tenuous housing and periods living on the street. They do not undergo a steady decline from a more stable to a less stable housing situation. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=59
70109	On the Margins? Housing	According to the 2001 Census, approximately 61,463 persons reside in

	risk among caravan park residents	<p>caravan parks, an increase of about 6,263 persons compared to the 1996 ABS Census. Three distinct sub-groups can be identified as using caravan parks. They include: many older people who have chosen caravan park living as their primary form of housing for a range of reasons that suit their lifestyle; people who have to travel with work and do not wish to tie themselves to any one residency; people who have few alternatives available to them. They are there not necessarily of their own volition, but rather out of sheer necessity. This includes people on low incomes and others who for various reasons are unable to access other forms of housing either in the private, public or community housing sectors.</p> <p>Most people living permanently in caravan parks, either as a lifestyle choice or as a last resort and against their will, live in very basic conditions with minimal facilities and amenity compared to conventional forms of housing.</p> <p>http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=62</p>
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Current projects on homelessness and marginal housing

Project Code	Project Title
40048	A comparative study of housing needs and provisions for recently-arrived refugees http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=58
70135	Housing options and independent living: sustainable outcomes for older people who are homeless http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=57
30156	The development of prevention and early intervention services for homeless youth: intervening successfully http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=69
40160	Developing models of good practice in meeting the needs of homeless young people in rural areas http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=71

Priority Projects

1. See the priority project at section 3.1. The systematic review sought there should include a focus on different groups of homeless people.

Research Questions

1. What are the whole of government costs and benefits of not preventing homelessness, including, for example, health, crisis accommodation, policing, and housing assistance costs?
2. How do housing authorities in different Australian state jurisdictions determine where and how to provide crisis accommodation, and what are the implications of different approaches for regional and client outcomes, with emphasis on particular client groups?
3. What are the key policy constructs and assumptions around homelessness public policy and homelessness service system design, and how do these affect outcomes in the homelessness service system?

Budget

Large, medium and/ or small projects will be funded in this research area.

(9) THE HOUSING SYSTEM

Research area (9.1) The dynamics and drivers of supply and demand

Policy Context

The demand for and cost of housing assistance is fundamentally affected by supply, demand and regulation in the overall housing system. In relation to demand, for example, we might surmise that any factors reducing either the ability or the willingness of households to enter or remain in home ownership will put increased pressure on the private rental market. To the extent that lower income households are affected by these trends the cost of Commonwealth Rent Assistance would then increase correspondingly. Without an appropriate supply response in the private rental sector, the demand for social housing would be likely to increase. If this increased demand cannot be met then its impact would be felt in the homeless services sector. The inter-relationships between the different tenures are complex and vary over time and by location.

This research area seeks to develop a contemporary understanding of the dynamic interrelationships between the different tenures and their role and function in the overall housing system. This information is required to understand the system-wide impacts of the various forms of housing assistance and to what extent they support the balancing of supply and demand across the tenures.

The price of housing is also shaped by a range of supply-side factors. The costs of land, building materials, labour, finance, exchange, and government regulation, all impact upon the eventual price of housing, and thus on housing affordability and therefore on the demand and need for housing assistance. Each of these cost items in the supply chain is part of a broader industry. For example, mortgage finance is simply one part of the very large financial services industry. Such industries are themselves undergoing significant change and restructuring that will impact upon the housing system and the demand for housing assistance. Policy makers require a detailed understanding of how the various elements within the housing system are changing so that decisions about housing assistance policy making are informed by this broader systemic view.

The dynamic flux of housing supply and demand - the housing system - sits within a broader context of economic, social, political, cultural, environmental and demographic change. There is a need to have a linked understanding of how the nature of change in the housing system is affected by changes in labour markets, family and community life, cultural values and aspirations, environmental sustainability, etc.

The policy outcome that government seeks is a sophisticated understanding of the dynamics and drivers of the housing system as it relates to housing assistance and other aspects of regulation and assistance.

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

Project Code	Project Title	Key Findings
40010	The implications of changes in the labour market for the ownership aspirations, housing opportunities and characteristics of first home buyers	For 60% of households job security concerns made them deliberately more cautious in their home buying: looking in a lower price range; buying a cheaper home; and/or borrowed less. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=26
60064	A spatial analysis of trends in housing markets and changing patterns of households structure and income	Australia's home ownership rate fell 2.2 percentage points from 68.2% to 66% between 1986 and 1996, mainly due to a decline in the percentage of home purchasers. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=8

70065	Housing, location and employment	Unemployed people tend to move to areas of better employment opportunities and thereby increase their likelihood of leaving income support. Private renters are most likely to make such a move, followed by public renters, and home owners least likely. http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=46
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Current projects on the dynamics and drivers of supply and demand

Project Code	Project Title
80151	What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interaction http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=67
20180	Boarding houses: supply side issues http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=77
60190	Changes in the supply of and need for low rent dwellings in the private rental market http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=99
70217	Rent assistance and the spatial concentration of low income households in metropolitan Australia http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=100

Priority Projects

1. AHURI seeks to conduct a systematic review of the evidence base (drawing upon the Campbell Collaboration, or similar, protocol) to answer the research question: what forms of assistance and support are in place internationally for low-income earners to enter and sustain home ownership, and how effective are these programs in achieving these aims?
2. In a context of expanding mortgage lending for housing investment (rather than owner occupation) AHURI seeks to conduct a project that investigates the motivations of investors in the private rental market. A qualitative approach to this issue is envisaged to establish the rationale and motivations of new groups of investors who are likely to be smaller-sized companies and partnerships rather than large institutions or 'Mum and Dad' investors.
3. AHURI seeks to publish a compendium of housing statistics and facts that will act as an up to date resource for policy makers, researchers, the media and all those with an interest in housing matters. The publication would draw together, into a single publication, available secondary data on housing markets, housing policy and housing assistance programmes and present the information in an accessible format. The data to be included should be amenable to the analysis of trends over time and available at an appropriate level of geographic disaggregation give the subject matter. If successful such a compendium could become an annually updated publication.

Research Questions

1. What impact do the costs associated with the residential mobility of home owners (stamp duties and other transfer costs) have upon labour mobility and access to labour market opportunities?
2. What are the subjective reasons why people choose to live in low rent housing when they could afford to live in 'better' rental accommodation or possibly move into homeownership? What are the various trade-offs these households are making and what are their medium to long-term housing aspirations? Are there incentives or forms of assistance that could trigger a move for such households into homeownership?

3. What impact is the recent surge of investment into the private rental market having upon vacancy rates and access to home ownership in each Australian capital city?

Budget

Large, medium and/ or small projects will be funded.

(10) THE POLICY HORIZON

Context

This research area aims to identify the issues 'at the policy horizon'. Research projects in this research area are not guided by today's Research Agenda, but aim to shape the Research Agenda of tomorrow. Of a conceptual orientation this research area explores the foundations of housing studies. Applications are invited that will extend the knowledge base of housing studies and advance understanding of the links between housing studies, housing policy making and housing programme implementation. Policy Horizon projects are not expected to include any primary data collection.

Current projects on the policy horizon

Project Code	Project Title
40199	Social exclusion and housing http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=101
20216	Understanding and enhancing research-policy linkages in Australian housing with particular reference to AHURI http://www.ahuri.edu.au/publish/page.cfm?contentID=30&projectid=102

Budget

Small projects, typically up to \$10,000, will be funded in this research area.

ATTACHMENT A: INDIGENOUS RESEARCH BRIEFS

Indigenous Research Brief 2

Trends In The Movement Of Indigenous People From Discrete Aboriginal Communities

Indigenous Research Brief 5

Optimal Balance Between Capital And Recurrent Funding Ratios

Indigenous Research Brief 7

What Are The Supply Side Costs Of Providing Indigenous Housing Assistance?



INDIGENOUS RESEARCH BRIEF 2

TRENDS IN THE MOVEMENT OF INDIGENOUS PEOPLE FROM DISCRETE ABORIGINAL COMMUNITIES

Background

According to 2001 Census data, Australia's Indigenous population grew by 16 per cent between 1996 and 2001. Research demonstrates a high rate of mobility for the Indigenous population with both urban and remote areas experiencing growth. The increase in the Indigenous population for these regions may be attributed to migration patterns and natural population growth.

Policy Context

The research will help SCIH to inform and influence Indigenous housing policy development by identifying movement trends and understanding reasons behind population movements. It should assess the long-term future of Indigenous communities by taking into account factors such as population dispersion, incentives to stay in communities, impediments to migration and growth in regional towns. Understanding migration patterns can assist agencies in needs based planning and policy development. This research area is directly related to Priority Area 6 of *Building a Better Future: Indigenous Housing to 2010 – 'Emerging Need'*.

Objective Of The Research

- 1) Provide a better understanding of Indigenous population movements by:
 - quantifying migration flows and trends from discrete communities to urban environments (and vice versa) eg. the extent of movement between communities, the movement out of communities to urban environments, the extent of movement back to communities etc;
 - detailing the individual and household characteristics of Indigenous people "on the move" (including age, household structure, family status, income and employment status);
 - identifying the primary reasons why people are moving; housing appropriateness, affordability and unmet expectations and aspirations; and
 - identifying barriers that inhibit successful migration.

METHODOLOGY

The research proposed is significant in scope and will need to be conducted in two stages.

Stage 1:

1. Undertake a review of available academic literature and policy documents.
2. A detailed analysis of ABS Census data and other Indigenous population data sources at regional and local government district level (where possible). This would only be able to examine the net flows over time, but would be useful in examining broad trends. "Hot spot" urban or community pressure points could also be identified where the net growth in the Indigenous population has been significant from 1996 to 2001.

Stage 2:

Qualitative research to assess why people have moved from a discrete community by identifying the key reasons that underpinned their decision to move; ie their current housing circumstances, aspirations for future housing, housing difficulties / deficiencies and aspirations for future moves.

Similarly, qualitative research would need to include Indigenous people who have recently returned to communities from urban / regional centres to assess why they have moved, and to examine the impediments to successful migration such as employment situation/prospects, family and cultural issues.



INDIGENOUS RESEARCH BRIEF 5

OPTIMAL BALANCE BETWEEN CAPITAL AND RECURRENT FUNDING RATIOS

Background

It is widely accepted that at a national level there is significant Indigenous housing need, which varies substantially between the respective jurisdictions. An acute housing shortage, and the associated overcrowding, affects the quality of life for an unacceptably large percentage of the Indigenous people due to the associated poor health and education outcomes.

The housing infrastructure deficit, combined with the fact that the Indigenous population has a higher natural growth rate than the national average, provides policy makers with the dilemma of maximising housing outcomes within existing funding allocations to blend the mix of new house constructions with extending the 'life' of existing dwellings.

Policy Context

The Commonwealth distributes \$91 million annually to states and the Northern Territory through the Aboriginal Rental Housing Program (ARHP) to provide a range of housing programs. In addition, each State and the Northern Territory contributes funding from their base Commonwealth State Housing Agreement allocations (CSHA).

The range of Indigenous housing services and programs varies in each jurisdiction. Some of the funds are used for construction and maintenance of government-managed stock with States and the Northern Territory providing grants to Indigenous Community Housing Organisations (ICHOs) for construction, upgrades and maintenance.

There are a number of funding formulas and ratios used by various agencies to determine the allocation of capital and recurrent funding. Agencies such as FaCS and ATSIC use specific variables to determine the capital to recurrent ratio required to achieve their outcomes. The variables used, which can include level of need, location and labour market opportunities, differ from agency to agency and across jurisdictions.

If a capital-to-recurrent funding ratio suitable to all jurisdictions can be found, it will improve the coordination, planning and delivery of Indigenous housing programs and services across governments and communities thus maximising the housing outcomes for Indigenous people.

The Objective

The objective of this research is to identify variables that are taken into account during the allocation of capital and recurrent funding. The findings from this research would be used to develop a consistent and transparent approach across jurisdictions and agencies to capital and recurrent funding allocations for Indigenous housing.

Overarching Research Question

What variables are taken into account when capital and recurrent funds for the construction and maintenance of Indigenous housing are being allocated?

Research Sub Questions

- Are these variables the same across jurisdictions and agencies?
- Do these variables have the same weighting in the process of allocating capital and recurrent funds for the construction and maintenance of Indigenous housing across jurisdictions?

Methodology

Review of available academic literature and policy documents to identify the variables that are taken into account as part of the process for allocating capital and recurrent funding for the construction and maintenance of Indigenous housing.

Consult with key stakeholders (community housing providers, State and Territory Housing Authorities and other funding bodies) across jurisdictions to identify variables (including, but not limited to, social, economic, environmental and political) that shape the allocation of capital and recurrent funding for the construction and maintenance of Indigenous housing.

INDIGENOUS RESEARCH BRIEF 7

WHAT ARE THE SUPPLY SIDE COSTS OF PROVIDING INDIGENOUS HOUSING ASSISTANCE?

Policy Context

Available evidence indicates that the cost structure of providing and maintaining long-term Indigenous housing assistance is different from that of providing similar mainstream public and community housing.

It should be recognised that the cost of providing long-term housing assistance goes beyond the supply and maintenance of infrastructure and housing stock to include costs associated with tenancy management and administration. In relation to Indigenous housing assistance, however, additional factors may exist that affect the cost of providing long-term housing. These include

- the need to provide culturally appropriate dwellings;
- the involvement of local skills development programs;
- the prevalence of small scale providers; and
- a service focus on rural and remote areas; which may increase the cost of providing long-term housing.

Identification of the key cost drivers will present a more accurate picture as to what the real cost is for providing long-term Indigenous housing assistance and will assist in understanding why a cost differentiation exists between the provision of Indigenous housing assistance and that of mainstream public and community housing.

Furthermore, having a clearer picture of the cost differentiation between jurisdictions for providing long-term Indigenous housing assistance will assist in planning, resource allocation and service delivery.

Objectives of the Research

- to determine to what extent the cost of providing long-term Indigenous housing assistance expands beyond that associated with supplying infrastructure, construction and maintenance;
- to identify the key cost drivers for long-term Indigenous housing assistance in Australia; and
- to quantify the cost differentials between jurisdictions and regions (urban, regional, rural and remote).

For these purposes, costs for long-term housing infrastructure is interpreted broadly to include expenditure associated with construction, physical infrastructure and maintenance and upgrade of stock. The cost for long-term Indigenous housing assistance refers to the costs associated with the provision of tenancy management and support in Indigenous-specific government funded housing, whether managed by Government agencies or community organisations.

Key research questions

What is the total cost of providing long-term Indigenous housing assistance and infrastructure in Australia?

Does the cost of providing long-term Indigenous housing assistance and infrastructure differ between jurisdictions?

Methodology

Use a stratified sample of jurisdictions (to account for remote, rural, regional and urban locations) to:

- Analyse existing data sources including the Community Housing and Infrastructure Needs Survey (CHINS), Commonwealth State Housing Agreement (CSHA) data collections and information published by individual jurisdictions to identify reported costings and determine factors which have been reported on as attributing to the costs of providing long-term Indigenous housing; and
- Consult with providers of long-term Indigenous housing (both community and government managed), State and Territory Housing Authorities and other funding bodies such as ATSIC and the Commonwealth Department of Family and Community Services (FaCS) to identify:
 - a) variables that are considered to attribute to the cost of providing long-term Indigenous housing and are included in cost reports; and
 - b) variables which are considered to attribute to the cost of providing long-term Indigenous housing and are not included in cost reporting.

Provide a comparative overview of findings across jurisdictions and locations.

Additional background material

Productivity Commission *Report on Government Services 2003 Indigenous Compendium*.
Commonwealth Grants Commission *Indigenous Funding Enquiry 2001*.