



National Housing Research Program

2018 Research Agenda

Australian Housing and Urban Research Institute

NHRP FUNDING ROUND

2018

CONTENTS

CONTENTS	1
1 Purpose	1
2 Policy Development Research Model	2
2.1 The Evidence-Based Policy Inquiry	2
2.2 Evidence-Based Policy Inquiry topics 2018	4
Inquiry 2018A Inquiry into an effective homelessness services system	5
Inquiry 2018B Inquiry into cities, productivity and the supply of affordable rental housing	7
Inquiry 2018C Inquiry into social housing as a whole of government investment	9
Inquiry 2018D Inquiry into policy logic, system design and Indigenous wellbeing	11
Inquiry 2018E Inquiry into social housing pathways	13
3 Investigative Panel	15
2018F Investigative Panel on implications of Specialist Disability Accommodation (SDA) funding	15
4 Stand-alone Research Projects	16
2018G Census data projects	16
2018H Distribution of housing stock growth	16
2018I Retirement and mortgage debt	16
2018J Older Australians and housing choices	17
5 National Housing Research Program 2018 Funding Round	18
National Housing Research Program application	18

1 Purpose

The [National Housing Research Program](#) (NHRP) is building an evidence-base of practical applied research to support policy development, and is adding new knowledge to housing studies and related disciplines. The NHRP Research Agenda is updated annually to provide direction in the development of this evidence-base and to set priorities for the annual funding round. The Research Agenda is developed through consultation with the AHURI Limited Board, government housing Chief Executives, the Australian Government, relevant state and territory governments, Research Centre Directors and the NHRP Research Panel.

The purpose of this document is to present the AHURI NHRP 2018 Research Agenda. The 2018 Research Agenda is structured around five Evidence-Based Policy Inquiry topics, an Investigative Panel and topics provided for Stand-alone research projects. These topics have direct relevance to policy development and call for research to inform policy and practice. Each topic identifies a policy issue that is of high priority for housing policy development.

Chapter 2 of this document provides an overview of the Policy Development Research Model and the Evidence-Based Policy Inquiry.

Chapter 3 describes the Evidence-Based Policy Inquiry topics offered through the 2018 Research Agenda and lists relevant current and completed AHURI research.

Chapter 4 identifies an Investigative Panel project

Chapter 5 identifies the Stand-alone research project topics.

The 2018 Research Agenda must be read in conjunction with:

- [NHRP Handbook](#)
- [NHRP Guidelines for applicants](#)
- [NHRP Ethical principles and guidelines for Indigenous research](#)

Supporting documentation and Application Forms are available on the [AHURI website](#).

Research proposals need to build upon the research already completed and AHURI researchers are encouraged to check previous AHURI research reports. AHURI research is publically available on the fully searchable [AHURI website](#).

Researchers are strongly encouraged to make use of existing data sets when appropriate, including data collected by the Australian Institute of Health and Welfare, the Australian Bureau of Statistics, longitudinal data sets such as the Housing, Income and Labour Dynamics in Australia survey and administrative data sets held by the Department of Social Services.

The NHRP seeks applications for research capacity building and may award one Postgraduate Scholarship Top-up per university in the NHRP 2018 Funding Round.

2 Policy Development Research Model

The Policy Development Research Model facilitates engagement between the research and policy communities. Policy development research integrates the traditionally separate processes of evidence building and policy development into one set of practices. The Policy Development Research Model demands a high degree of collaboration within and between the policy and research communities. This occurs through an Evidence-Based Policy Inquiry (henceforth Inquiry) which is established to address a priority policy issue.

2.1 The Evidence-Based Policy Inquiry

The Inquiry is led by academics with the expertise to develop the Inquiry Program which provides the overall logic and the framework of the Inquiry. This Inquiry Leadership Team also conduct a suite of independent, original Inquiry Research Projects to advance knowledge to address the policy issue. The Inquiry Panel draws a mix of policy and practice expertise from government, non-government and private sectors together to consider the evidence and the outcomes of the research to address the policy issue and to make particular recommendations for policy development and/or practice innovation (see Figure 1).

The Inquiry Leadership Team authors the materials for the Inquiry Panel and all publications for the Inquiry. The Final Report for the Inquiry and for each of the Inquiry Research Projects are published over the course of the Inquiry in the AHURI journal series. These Final Reports are double blind peer reviewed (see Figures 2 and 3).

Figure 1: Inquiry key personnel structure

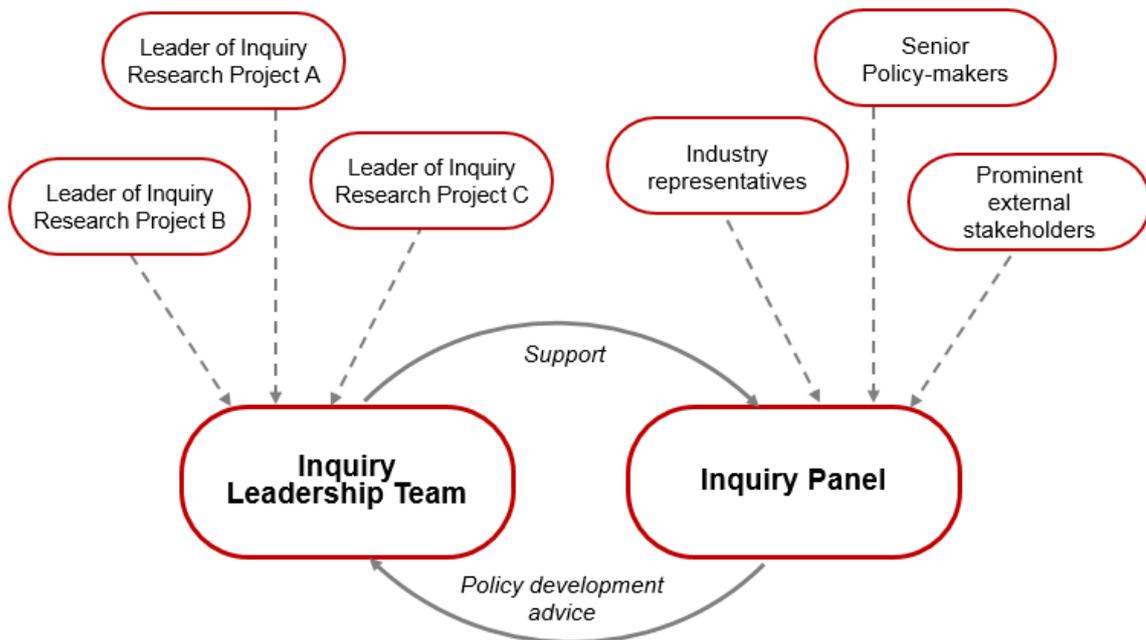


Figure 2: Inquiry structure and outputs—large Inquiry

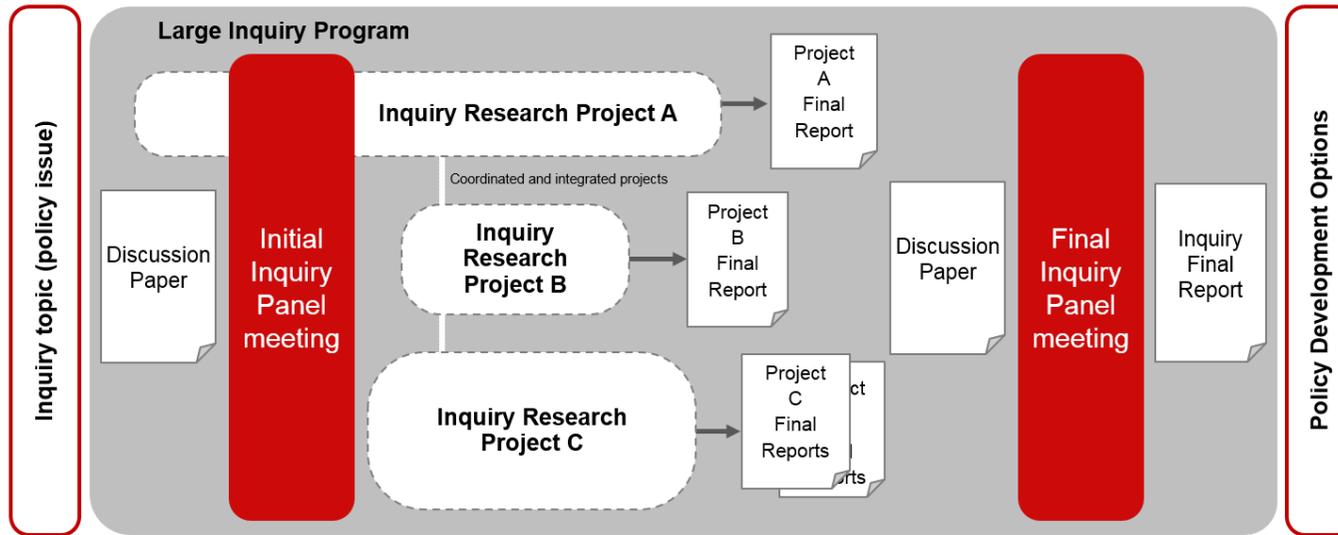
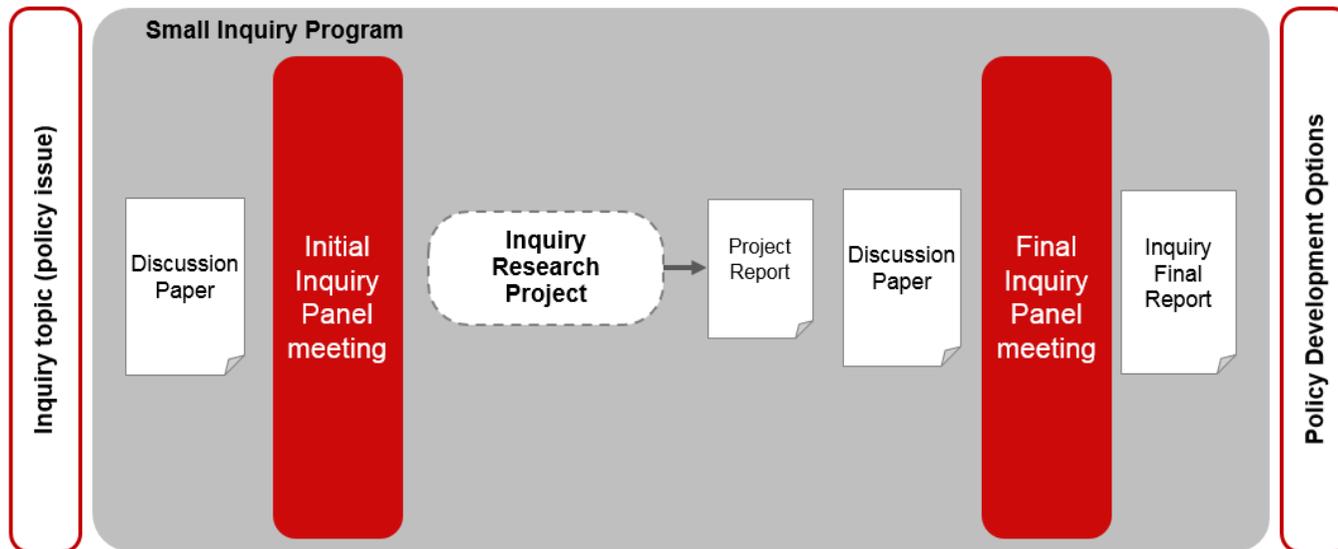


Figure 3: Inquiry structure and outputs—small Inquiry



2.2 Evidence-Based Policy Inquiry topics 2018

The Evidence-Based Policy Inquiry topics for 2018 have been developed through consultation with the AHURI Limited Board, government housing Chief Executives, Research Centre Directors and the NHRP Research Panel; and approved by the AHURI Limited Board. In the NHRP 2018 Funding Round, funded Inquiries will run in parallel—each focussed on one pressing policy issue, as listed below:

Inquiry 2018A Inquiry into an effective homelessness services system

Inquiry 2018B Inquiry into cities, productivity and the supply of affordable rental housing

Inquiry 2018C Inquiry into social housing as a whole of government investment

Inquiry 2018D Inquiry into policy logic, system design and Indigenous well-being

Inquiry 2018E Inquiry into social housing pathways

Policy issue: What should an effective homelessness services system look like? How do we consider the homelessness services system in the context of responses to homelessness more broadly, including housing and other human services, and in the wider Australian context? How does the changing nature of homelessness, in different places at different times, affect the structure of the homelessness services system that is required? How do we best understand the effectiveness of a homelessness services system?

Context

Homelessness services systems across Australia today have evolved over the decades yet have strong historical origins in non-government and faith-based organisations providing crisis responses. They do not necessarily form an overall system designed to most effectively address homelessness as we understand the complexity and range of service responses required. Most recently, governments have emphasised prevention and early intervention measures, yet it is unclear to what extent the system has changed to fit with these newer approaches.

Recent AHURI research has identified that, while there exist evaluations of individual programs provided by specialist homelessness services (SHS), and data on users of these services, there is little understanding of the effectiveness of homelessness services systems and how they can be improved. Nor is there a good understanding of how well the homelessness service system achieves prevention or early intervention outcomes and to what extent this is enhanced (or hindered) by service interaction (coordinated, cooperative or integrated responses) with the broader health and human service system.

To explain an effective homelessness services system, it is necessary to consider the degree to which policy, strategies, commissioning of services, funding and service delivery arrangements enable a system to deliver outcomes for clients, and how these factors facilitate a system that can adapt and evolve in response to changing needs.

Opportunities

To address the policy question outlined above researchers should consider:

- The respective balance between early intervention, prevention and crisis services, and the specialist homelessness service system and mainstream service system, to provide the most efficient and effective response.
- The relationship between the contemporary nature and structure of homelessness and the nature and structure of a services system that is required for it to be effective, including the need to work with the wider health and human service system to achieve positive outcomes.
- Lessons from homelessness service systems in other countries.
- How characteristics of system design such as funding arrangements, commissioning arrangements and cross government service integration affect the capacity of a system to be effective and to adapt to become more effective.
- The best ways to understand and measure change and effectiveness of a homelessness system from a policy development perspective, and to develop appropriate system outcome measures.

Relevant AHURI research

- Brackertz, N. (2016) *Effectiveness of the homelessness service system*, AHURI Research Paper, Australian Housing and Urban Research Institute, Melbourne, <http://www.ahuri.edu.au/research/research-papers/effectiveness-of-the-homelessness-service-system>.
- Flatau, P., Zaretzky, K., valentine, k., McNelis, S., Spinney, A., Wood, L., MacKenzie, D. and Habibis, D. (2017) *The AHURI Inquiry on homelessness funding in Australia*, AHURI Final Report No. 277, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/277>, doi:10.18408/ahuri-8209001.
- Flatau, P., Zaretzky, K., Wood, L. and Miscenko, D. (2016) *The financing, delivery and effectiveness of programs to reduce homelessness*, AHURI Final Report No. 270, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/270>, doi:10.18408/ahuri-8209101.
- Johnson, G., Scutella, R., Tseng, Y., Wood, G. (2015) *Entries and exits from homelessness: a dynamic analysis of the relationship between structural conditions and individual characteristics*, AHURI Final Report No. 248, Australian Housing and Urban Research Institute Limited, Melbourne. <http://www.ahuri.edu.au/research/final-reports/248>.
- MacKenzie, D., McNelis, S., Flatau, P., valentine, k. and Seivwright, A. (2017) *The funding and delivery of programs to reduce homelessness: the case study evidence*, AHURI Final Report No. 274, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/274>, doi:10.18408/ahuri-5109201.
- Spinney, A., Habibis, D. and McNelis, S. (2016) *Safe and sound? How funding mix affects homelessness support for Indigenous Australians*, AHURI Final Report No. 272, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/272>, doi:10.18408/ahuri-5109301.
- Wood, L., Flatau, P., Zaretzky, K., Foster, S., Vallesi, S. and Miscenko, D. (2016) *What are the health, social and economic benefits of providing public housing and support to formerly homeless people?*, AHURI Final Report No. 265, Australian Housing and Urban Research Institute Limited, Melbourne. <http://www.ahuri.edu.au/research/final-reports/265> doi:10.18408/ahuri-8202801.
- Wood, G., Batterham, D., Cigdem, M. and Mallett, S. (2015) *The structural drivers of homelessness in Australia 2001–11*, AHURI Final Report No. 238, Australian Housing and Urban Research Institute, Melbourne, <http://www.ahuri.edu.au/publications/projects/p53027>.
- Zaretzky, K. and Flatau, P. (2013) *The cost of homelessness and the net benefit of homelessness programs: a national study*, AHURI Final Report No. 218, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/218>.

Inquiry 2018B **Inquiry into cities, productivity and the supply of affordable rental housing**

Policy issue: What role does affordable rental housing supply (for the second lowest income quintile) play in the economic productivity of cities? How can cities, or economic hubs within cities, enjoy a productivity dividend from having an effective supply of affordable rental housing for those in the second lowest income quintile? What policies have supported this outcome and at what geographic scale have effective interventions been targeted (e.g. metro-wide or economic hub focused)?

Context

There is increasing policy focus on cities' housing markets and their relationships to economic productivity. Economic productivity growth underpins improvements in household living standards and 70 per cent of Australia's GDP is derived from its capital cities (SGS Economics 2014–15). Thus, the performance of cities as economic engines is important. The housing market influences a city's economy in that housing of good physical quality, with tenure conditions that provide stability, is affordable, is close to jobs and is in socially-mixed neighbourhoods, can accelerate urban productivity growth. Equally, a housing system where these characteristics are reduced can act to lessen human and social capital and thereby weaken urban productivity growth.

The Australian government Smart Cities Plan has a focus on housing and connectivity to jobs. It acknowledges that supporting access to jobs close to affordable housing may require a combination of: increasing housing supply near job opportunities and transport connections, increasing jobs growth closer to where people already live, and improving connectivity between housing and job centres. The Greater Sydney Commission aims for people to access jobs within 30 minutes of where they live and Plan Melbourne for 20-minute neighbourhoods close to services, jobs and transport.

Jobs growth in the central city areas of Australian cities, and increasing pressure on inner city housing markets, has resulted in increased distances between places where people live and where they work. This has been found to reduce the work opportunities for lower-skilled workers and may impact the availability of labour in key industries e.g. childcare, hospitality and other services. Lack of employment opportunities may also result in increased reliance on social welfare.

AHURI research has established that lower income workers working in city centres live around twice as far from work and more likely to make housing compromises, compared to other lower income workers who work in outer city areas. Current AHURI Inquiries relevant to this topic are the Inquiry into social housing as infrastructure and the Inquiry into increasing affordable housing supply.

Opportunities

To address the policy question outlined above researchers should consider:

- The performance of capital cities with regard to the supply of affordable rental housing for the second lowest income quintile and how this has changed over time.
- The role of satellite cities in providing affordable housing supply for the second lowest income quintile for capital cities and how this has changed over time.
- How the changing supply of affordable rental housing for the second lowest income quintile over time has affected a range of economic productivity indicators such as labour supply, labour force participation rates, and journey to work patterns.
- The measures included in metropolitan economic strategies (e.g. city deals in the UK) with regard to their geographic focus and their effectiveness in stimulating supply of affordable rental housing for the second lowest income quintile and realising an economic productivity dividend.
- While the research should focus on the second lowest income quintile, analyses might valuably compare and contrast the experiences of those in the first, second and third income quintiles.

Current AHURI research

Inquiry into increasing affordable housing supply (Gurran)

<http://www.ahuri.edu.au/research/research-in-progress/inquiry-73130>.

Inquiry into social housing as infrastructure (Lawson)

<http://www.ahuri.edu.au/research/research-in-progress/inquiry-53140>.

Relevant AHURI research

Cigdem-Bayram, M., Ong, R. and Wood, G. (2017) *A new look at the channels from housing to employment decisions*, AHURI Final Report 275, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/275> , doi:10.18408/ahuri-5307201.

Goodman, R., Buxton, M., Chhetri, P., Taylor, E. and Wood, G. (2010) *Planning and the characteristics of housing supply in Melbourne*, AHURI Final Report No. 157, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/157>.

Gurran, N., Milligan, V., Baker, D., Beth Bugg, L., Christensen, S. (2008) *New directions in planning for affordable housing: Australian and international evidence and implications*, AHURI Final Report No. 120, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/120>.

Gurran, N., Phibbs, P., Yates, J., Gilbert, C., Whitehead, C., Norris, M., McClure, K., Berry, M., Maginn, P., Goodman, R. (2015) *Housing markets, economic productivity, and risk: international evidence and policy implications for Australia - Volume 1: Outcomes of an Investigative Panel*, AHURI Final Report No. 254, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/254>. (see also Volume 2)

MacLennan, D., Ong, R., Wood, G. (2015) *Making connections: housing, productivity and economic development*, AHURI Final Report No. 251, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/251>.

Hulse, K., Reynolds, M., Stone, W. and Yates, J. (2015) *Supply shortages and affordability outcomes in the private rental sector: short and longer term trends*, AHURI Final Report No. 241, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/241>.

Ong, R., Wood, G., Dalton, T., Gurran, N., Ong, R., Phelps, C. and Rowley, S. (2017) *Housing Supply Responsiveness in Australia: Distribution, Drivers and Institutional Settings*, AHURI Final Report 281, Australian Housing and Urban Research Institute, Melbourne. <http://www.ahuri.edu.au/research/final-reports/281>.

Whelan, S and Parkinson, S. (2017) *Housing tenure, mobility and labour market behaviour*, AHURI Final Report No. 276, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/276>, doi:10.18408/ahuri-7307101.

van den Nouwelant, R., Crommelin, L., Herath, S. and Randolph, B. (2016) *Housing affordability, central city economic productivity and the lower income labour market*, AHURI Final Report No. 261, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/261>.

Yates, J., Randolph, B., Holloway, D. (2006) *Housing affordability, occupation and location in Australian cities and regions*, AHURI Final Report No. 91, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/91>.

Inquiry 2018C Inquiry into social housing as a whole of government investment

Policy issue: What cost offsets does providing social housing tenants with secure, stable, and affordable rental housing create for Commonwealth, state and territory governments? What is the relative importance of different social housing 'goods' such as security of tenure, housing affordability, physically adequate/accessible dwelling, social inclusion activities, tenancy support, and locational amenity in securing cost offsets? Are there particular cohorts of social housing tenants for whom particular types of service cost offsets are greater? If so, who, what and why?

Context

The Australian Government (DSS) is implementing the Priority Investment Approach to social welfare with the aim of reducing welfare dependence, and improving the lifetime wellbeing of people and families in Australia. This approach will inform decisions about management of the welfare system. The aim of this approach is to increase the capacity of individuals to live independently of welfare and so reduce the risk of intergenerational welfare dependence. Successful implementation of this approach also reduces long term Commonwealth social security costs.

Social housing is a foundation for social and economic participation. It provides a range of 'goods' such as appropriate dwellings, affordability, security of tenure and support to sustain tenancies. AHURI and other research has documented the cost offsets for clients of homelessness services and for social housing tenants who were formerly homeless and reported that Specialist Homelessness Services (SHS) and supportive housing models have yielded average cost savings to government of between \$3,685 client/year to \$13,100 per person by reducing health, justice and welfare usage. Research also offers a framework for classifying and calibrating social housing management costs and tenant outcomes. An analysis of the work of six Community Housing Providers (CHPs) in terms of such a framework points to nearly a fifth of housing management expenditure being devoted to social inclusion-related activities.

Opportunities

To address the policy question outlined above researchers should consider:

- The use and analysis of linked administrative datasets from State, Commonwealth and community housing providers including consideration of barriers to analysis and the data gaps or access issues, that may be hindering design of better policy.
- How social housing cost offsets can be measured and monitored at a whole of government level.
- Analyses that track patterns of service use by social housing tenants over time.
- Typical profiles and costs of social housing tenants' use of health, employment, justice, education and training and other community supports and services.
- Analysis of different tenant cohorts with regard to their changing patterns of service use and community participation and inclusion over time.
- Disaggregation of the different aspects of social housing (such as security, affordability, physical adequacy, locational amenity, tenancy support services) with regard to how they impact service use patterns and costs.
- Consideration of factors that determine whether social housing, or other forms of housing support, is the most effective housing solution for particular tenant groups.

Current AHURI research

Social impact investment for housing and homelessness outcomes (Muir)

<https://www.ahuri.edu.au/research/research-in-progress/inquiry-71100>

Relevant AHURI research

Duff, C., Jacobs, K., Loo, S. and Murray, S. (2013) *The role of informal community resources in supporting stable housing for young people recovering from mental illness: key issues for housing policy-makers and practitioners*, AHURI Final Report No. 199, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/199>.

Flatau, P., Zaretsky, K., Brady, M., Haigh, Y., Martin, R. (2008) *The cost-effectiveness of homelessness programs: a first assessment*, AHURI Final Report No. 119, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/119>.

Habibis, D., Phillips, R., Spinney, A., Phibbs, P. and Churchill, B. (2016) *Reviewing changes to housing management on remote Indigenous communities*, AHURI Final Report No. 271, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/271>, doi:10.18408/ahuri-4103701.

K, Jacobs., R, Atkinson., A, Spinney., V, Colic-Peisker., M, Berry., T, Dalton. (2010) *What future for public housing? A critical analysis*, AHURI Research Paper No. - Critical Analysis, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/research-papers/what-future-for-public-housing-a-critical-analysis>.

Lawson, J., Legacy, C. and Parkinson, S. (2016) *Transforming public housing in a federal context*, AHURI Final Report No. 264, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/264>, doi:10.18408/ahuri-5308201.

Pawson, H., Milligan, V., Liu, E., Phibbs, P., Rowley, S. (2015) *Assessing management costs and tenant outcomes in social housing: recommended methods and future directions*, AHURI Final Report No. 257, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/257>.

Phibbs, P., Young, P. (2005) *Housing assistance and non-shelter outcomes*, AHURI Final Report No. 74, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/74>.

Saugeres, L. and Hulse, K. (2010) *Public housing, women and employment: challenges and strategies*, AHURI Final Report No. 155, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/155>.

Wood, L., Flatau, P., Zaretsky, K., Foster, S., Vallesi, S. and Miscenko, D. (2016) *What are the health, social and economic benefits of providing public housing and support to formerly homeless people?*, AHURI Final Report No. 265, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/265>. doi:10.18408/ahuri-8202801.

Zaretsky, K. and Flatau, P. (2013) *The cost of homelessness and the net benefit of homelessness programs: a national study*, AHURI Final Report No. 218, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/218>.

Zaretsky, K., Flatau, P. (2015) *The cost effectiveness of Australian tenancy support programs for formerly homeless people*, AHURI Final Report No. 252, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/252>.

Policy issue: How do different policy logic and system design features in education, health, justice and housing support positive outcomes for Indigenous people in urban, regional and remote settings? What lessons are transferable from such features for different programs supporting positive outcomes for Indigenous people?

Context

A wide array of policy logics and systems design features targeting Indigenous households have been implemented across Australia. AHURI research examines the policy logic of culturally tailored or mainstream approaches, community driven or government directed approaches, welfare conditionality approaches which are protectionist or assimilationist, and more.

In 2014–15, Indigenous households were about half as likely as non-Indigenous Australian households to own their home and more than three times as likely to live in overcrowded dwellings (2017 Closing the Gap). The condition of housing is also of concern with around 26 per cent of Indigenous households living in dwellings with major structural problems (37% in very remote areas; 2017 Closing the Gap).

The Remote Housing Strategy focuses on addressing critical housing need for Aboriginal and Torres Strait Islander people in remote communities, improving service delivery, leveraging employment and business opportunities and creating more sustainable housing systems (2017 Closing the Gap). Urban Indigenous communities experience different opportunities, challenges and housing careers than those in remote and regional areas but also have poorer non-shelter outcomes than other Australians including access to employment and education.

AHURI research has identified best practice in service delivery across housing design and procurement in remote areas. Research has also examined the role of ownership structures in potential implementation of Community Land Trusts and enhanced tenure choices for Indigenous households. An understanding of how the policy logic and system design features facilitate successful outcomes is required. This will include the rationale and connection to underpin a holistic view of Indigenous housing and living environments, whereby economic, socio-cultural and environmental concerns are considered in an integrated manner. This research will need to investigate the housing pathways and preferences of Indigenous people, make systematic comparisons between Indigenous urban, rural and remote housing outcomes and wellbeing, particularly in education and employment.

Opportunities

Research should consider:

- The policy logic and system design features which facilitate successful outcomes for Indigenous people such as consider culturally targeted versus non-targeted (mainstream) program success.
- The lessons for housing policy which can be drawn from the policy logic and system designs that have led to successful outcomes in areas such as health, justice or education in Australia and other countries.
- System design examples of holistic approaches encompassing interventions to housing provision and management in conjunction with cultural and community capacity building approaches.
- The extent to which the characteristics of successful policy logic or system design are transferrable across urban, regional and remote settings.
- The implications of these 'characteristics of success' for organisational and procedural change within governments.

Relevant AHURI research

- Commonwealth of Australia, Department of the Prime Minister and Cabinet, (2017) *Closing the Gap Prime Minister's Report 2017* <http://closingthegap.pmc.gov.au/sites/default/files/ctg-report-2017.pdf>.
- Crabtree, L., Blunden, H., Milligan, V., Phibbs, P., Sappideen, C. and Moore, N. (2012) *Community Land Trusts and Indigenous housing options*, AHURI Final Report No. 185, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/185>.
- Crabtree, L., Moore, N., Phibbs, P., Blunden, H. and Sappideen, C. (2015) *Community Land Trusts and Indigenous communities: from strategies to outcomes*, AHURI Final Report No. 239, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/239>.
- Davidson, J., Memmott, P., Go-Sam, C. and Grant, E. (2011) *Remote Indigenous housing procurement: a comparative study*, AHURI Final Report No. 167, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/167>.
- Dockery, A. M., et al. (2013) *Housing and children's development and wellbeing: evidence from Australian data*, AHURI Final Report No.201. Melbourne: Australian Housing and Urban Research Institute. Available from <http://www.ahuri.edu.au/research/final-reports/201>.
- Fien, J., Charlesworth, E., Lee, G., Morris, D., Baker, D., Grice, T. (2008) *Towards a design framework for remote Indigenous housing*, AHURI Final Report No. 114, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/114>.
- Habibis, D., Memmott, P., Phillips, R., Go-Sam, C., Keys, C. and Moran, M. (2013) *Housing conditionality, Indigenous lifeworlds and policy outcomes: towards a model for culturally responsive housing provision*, AHURI Final Report No. 212, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/212>.
- Habibis, D., Phillips, R., Spinney, A., Phibbs, P. and Churchill, B. (2016) *Reviewing changes to housing management on remote Indigenous communities*, AHURI Final Report No. 271, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/271>, doi:10.18408/ahuri-4103701.
- Habibis, D., Phillips, R., Phibbs, P. and Verdouw, J. (2014) *Progressing tenancy management reform on remote Indigenous communities*, AHURI Final Report No. 223, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/223>.
- Milligan, V., Phillips, R., Easthope, H., Liu, E. and Memmott, P. (2011) *Urban social housing for Aboriginal people and Torres Strait Islanders: respecting culture and adapting services*, AHURI Final Report No. 172, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/172>.
- Moran, M., Memmott, P., Nash, D., Birdsall-Jones, C., Fantin, S., Phillips, R. and Habibis, D. (2016) *Indigenous lifeworlds, conditionality and housing outcomes*, AHURI Final Report No.260. Australian Housing and Urban Research Institute Limited, Melbourne. Available from: <http://www.ahuri.edu.au/research/final-reports/260>.
- Spinney, A., Habibis, D. and McNelis, S. (2016) *Safe and sound? How funding mix affects homelessness support for Indigenous Australians*, AHURI Final Report No. 272, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/272>, doi:10.18408/ahuri-5109301.

Policy issue: What are the social housing pathways (into, within and out of social housing), and the drivers of this mobility? What services or supports enable positive transitions out of social housing, and what housing pathways are followed after leaving social housing?

Context

Policy and programs increasingly take an approach informed by a continuum of housing and housing assistance for tenant pathways to better housing and social outcomes. The Affordable Housing Strategy in Western Australia sets targets for housing to create more affordable entry points and pathways for low to moderate income households and the NSW Future Directions for Social Housing aims to reduce homelessness, provide more housing and support for those needing social housing and provide more support to help people divert from, or successfully transition out of, the social housing system.

Increasing pressure on social housing has seen the growth in waiting lists and length of waiting times and increased targeting. AHURI research finds that not all those waitlisted will access housing and a proportion of Commonwealth Rent Assistance recipients may opt not to join wait lists for public housing. For some, affordability is not always the main concern with many willing to pay more for amenity, better location or quality. Others however will forgo low paid employment for the security of tenure.

AHURI research documents that tenants choose to remain in social housing primarily due to concerns related to affordability and insecurity of tenure in the private rental market. Mobility from social housing is lowest in cities with the poorest private rental affordability and lowest vacancy rates suggesting that exits from social housing are constrained by the private rental market. Common reasons for exit include problems with neighbours or housing, safety concerns, and moving to live with a new partner or nearer to relatives. Exit rates from social housing are higher for families with dependent children. The highest rate of exit is in the first year of tenancy however, the likelihood of leaving declines after one year. There is policy interest in exploring mobility into, within and out of social housing and ways to support positive transitions within and out of social housing.

Opportunities

To address the policy question outlined above researchers should consider:

- The use and analysis of administrative data linkages using state, Commonwealth and community housing provider data.
- The nature of social housing pathways (into, within and out of social housing) and the experiences of tenants on these pathways.
- Who is eligible to enter social housing, the options available to them and what informs their decisions to enter, exit or move within social housing.
- The deciding factors for tenants who are exiting social housing, and whether this is by choice or due to changed eligibility policies.
- What happens once tenants exit social housing and what is known about those that subsequently re-enter social housing, those that remain in private rental and those that enter home ownership. What is known about the timeframe for tenants exiting, transitioning to the private market and re-entering social housing?
- The services provided, when and how these are initiated, and how tenants mobility is supported through social housing pathways. Whether services influence the success of people transitioning out of social housing and what should trigger consideration of support toward possible exit or alternative supports.

Relevant AHURI research

- Flatau, P., Coleman, A., Memmott, P., Baulderstone, J., Slatter, M. (2009) *Sustaining at-risk Indigenous tenancies: a review of Australian policy responses*, AHURI Final Report No. 138, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/138>.
- Groenhart, L. and Burke, T. (2014) *Thirty years of public housing supply and consumption: 1981–2011*, AHURI Final Report No.231, Australian Housing and Urban Research Institute, Melbourne <http://www.ahuri.edu.au/research/final-reports/231>.
- Habibis, D., Birdsall-Jones, C., Dunbar, T., Scrimgeour, M., Taylor, E. and Nethercote, M. (2011) *Improving housing responses to Indigenous patterns of temporary mobility*, AHURI Final Report No. 162, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/162>.
- Pawson, H. and Herath, S. (2015) *Disadvantaged places in urban Australia: residential mobility, place attachment and social exclusion*, AHURI Final Report No. 243, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/243>.
- Saugeres, L. and Hulse, K. (2010) *Public housing, women and employment: challenges and strategies*, AHURI Final Report No. 155, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/155>.
- Stone, W., Sharam, A., Wiesel, I., Ralston, L., Markkanen, S. and James, A. (2015) *Accessing and sustaining private rental tenancies: critical life events, housing shocks and insurances*, AHURI Final Report No.259, Australian Housing and Urban Research Institute Limited, Melbourne. <http://www.ahuri.edu.au/research/final-reports/259>.
- Wiesel, I., Pawson, H., Stone, W., Herath, S. and McNelis, S. (2014) *Social housing exits: incidence, motivations and consequences*, AHURI Final Report No.229, Australian Housing and Urban Research Institute, Melbourne. <http://www.ahuri.edu.au/research/final-reports/229>.
- Wiesel, I., Easthope, H., Liu, E., Judd, B. and Hunter, E. (2012) *Pathways into and within social housing*, AHURI Final Report No. 186, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/186>.
- Wood, L., Flatau, P., Zaretsky, K., Foster, S., Vallesi, S. and Miscenko, D. (2016) *What are the health, social and economic benefits of providing public housing and support to formerly homeless people?*, AHURI Final Report No.265, Australian Housing and Urban Research Institute, Melbourne, <http://www.ahuri.edu.au/research/final-reports/265>.

3 Investigative Panel

Investigative Panels are a research method drawing together elements of key informant interview and focus group approaches, to generate new knowledge through expert panel discussions. The Investigative Panel's consideration of the topic is informed by complementary research activity. Investigative Panels are best suited to research examining new or emerging policy issues, for which rapid evidence building is required. An Investigative Panel is deemed the most appropriate method to address this topic.

2018F Investigative Panel on implications of Specialist Disability Accommodation (SDA) funding

The National Disability Insurance Scheme (NDIS) is providing funds for SDA to encourage existing and new providers into a specialised asset class. SDA is for eligible NDIS participants who require specialist housing solutions to assist with the delivery of supports that cater for their significant functional impairment and/or very high support needs. The approach to SDA seeks to promote real choice and control for NDIS participants around where they live and whom they live with. The SDA program is new and thus both the potential supply response from investors and developers and the demand from NDIS participants are unknown. However, it is estimated that fewer than 10 per cent of NDIS participants nationally will be eligible for SDA. An Investigative Panel would bring together developer, investor, provider, prospective tenants and government interests to understand how this program will generate new supply that is non-congregate, and that meets the needs and preferences of people with disability.

There is policy interest in what can be learned from the development of SDA, whether this can be informed by experience in other markets and in what lessons there might be for investment in social housing and affordable housing (for rent and purchase) more generally. There is an opportunity to understand how demand is understood, what the incentives and the drivers are for different parties and how risk is apportioned, assessed and managed.

Questions for consideration include:

- How does the market view an affordable housing model driven by client choice without a safety net from government that would underwrite returns on the investment?
- How does the market response match client need? What role do governments play in this? To what extent should governments direct where supply should be built, provide demand data, etc.?
- How is the investment sector responding to the opportunity? Is this driving competitive pricing and new supply? How responsive is the market in terms of timing, depth of interest?
- What costs of finance are being seen? What does this suggest about investment into specialist residential classes? What interventions would reduce the costs of finance?
- Do the specific design requirements of SDA impact upon the cost of finance and investor interest?
- How is the security of cash flows being managed? What impact has this had on investor appetite?
- What relationships have been created between developers and investors and how could these be expanded further into the provision of social and affordable housing more broadly? How could housing providers cross-utilise the SDA payment to invest in accessible and affordable housing (for rent and purchase), as well as SDA?

4 Stand-alone Research Projects

The NHRP Funding Round 2018 will include funding smaller, stand-alone research projects, including data projects.

2018G Census data projects

To support policy development in housing and homelessness, the AHURI National Housing Research Program has, over time, systematically analysed a range of key secondary data sets to provide a series of fundamental statistics about housing and homelessness in Australia.

As new data becomes available these analyses require updating.

The release of 2016 Census data will provide the opportunity for review of changes over time and the drivers of change, comparisons across Australia considering differences across states and territories, providing a national picture and updates, including time series, in particular in relation to the following areas:

- Home ownership—trends in home ownership rates for young, middle and older age groups by income groups, affordability and housing (mortgage) stress.
- Private rental—quantum of affordable and available rental dwellings for low-income households, affordability and housing (rental) stress.
- Social housing—supply of community housing and public housing, tenant demographics.
- Homelessness—type, location and demographic profile of homeless people, structural drivers of homelessness and change in geographic distribution.
- Housing and job locations, journey to work patterns (e.g. urban fringe and regional housing and labour markets).

2018H Distribution of housing stock growth

Growth in the supply of housing across the capital cities in the 10 years 2005–14 matched the rate of growth in the population at 17.2 per cent, yet the distribution of this stock across house price deciles was skewed towards the upper deciles, particularly for units (Ong 2017 forthcoming). Why has this uneven price distribution occurred? How and why do these price distributions vary between and within capital cities? What actions by governments have demonstrated success in generating a more even price distribution of new housing supply? In what spatial and temporal contexts have such interventions had success?

2018I Retirement and mortgage debt

Some households are now carrying mortgage debt later into life and staying in the labour force longer (see Cigdem-Bayram 2017 forthcoming). Whilst this may create the benefits of increased productivity from longer participation in the labour force, for households it also creates higher investment and repayment risk burdens in later life. How significant are these investment and repayment risks for households in later life, how are they managed by households, what impacts does it have upon household well-being? What implications does this trend have for housing policy, given that the quantum of the Aged Pension has, in part, been predicated on the assumption that the vast majority of people will approach retirement as outright owners, with zero housing costs? What impact could this trend have on the future demand for social housing?

2018J Older Australians and housing choices

AHURI research suggests that downsizers are more likely than same-age peers to be fully retired and to have lower incomes, and that they are more likely to be motivated by financial gain than by financial difficulty. Downsizing or selling up are more prevalent for those above pension age; people in lower age brackets are more likely to access equity in their homes through mortgage equity withdrawals. Barriers to downsizing include financial disincentives related to the purchase and transfer of housing (e.g. stamp duty), and eligibility for the Age Pension. What benefits (or disadvantages) are realised by people who have downsized? What equity is released and how is this equity utilised? Are there any relatively low cost ways of address the barriers to downsizing? What measures would encourage downsizing and would this be beneficial for the broader housing market?

5 National Housing Research Program 2018 Funding Round

The annual NHRP Funding Round opens with the publication of the NHRP 2018 Research Agenda which calls for research funding applications.

The annual NHRP 2018 Funding Round capacity building component consists of one Scholarship Top-up for a postgraduate student at each AHURI Research Centre, and their attendance at the annual postgraduate symposium.

	Opening	Closing
NHRP Funding Round	Tuesday 18 April 2017	Friday 11 August 2017 12 noon AEST
Scholarship Top-up	Tuesday 18 April 2017	Friday 13 April 2018 COB AEST

National Housing Research Program application

The 2018 Research Agenda must be read in conjunction with:

- NHRP Handbook.
- NHRP Guidelines for applicants.
- Ethical principles and guidelines for Indigenous research.

An AHURI Research Centre Director must submit all applications for funding using the AHURI Submission Form also available on the AHURI website.

Supporting documentation and Application Forms are available on the [AHURI website](#).

The selection process for funding through the National Housing Research Program is competitive and based on the absolute merit of the application. Each application is independently assessed against key selection criteria by four members of the [NHRP Research Panel](#). Advice is provided by the NHRP Research Panel to the AHURI Limited Board for funding approval. Applicants will be notified of the outcome of their application by **mid December 2017**.