

National Housing Research Program

Research Agenda 2017

Australian Housing and Urban Research Institute

NHRP FUNDING ROUND

2017

CONTENTS

| | | |
|---------------|---|-----------|
| 1 | PURPOSE | 1 |
| 2 | POLICY DEVELOPMENT RESEARCH MODEL | 2 |
| 3 | EVIDENCE-BASED POLICY INQUIRY TOPICS 2017 | 4 |
| Inquiry 2017A | Social housing as infrastructure | 5 |
| Inquiry 2017B | Housing and family wellbeing | 7 |
| Inquiry 2017C | Housing aspirations, expressed demands and trade-offs | 9 |
| Inquiry 2017D | Housing and system disruptions | 11 |
| Inquiry 2017E | Indigenous housing | 13 |
| 4 | STAND-ALONE RESEARCH PROJECTS AND DATA UPDATES | 15 |
| 2017F | A national comparison of rent models | 15 |
| 2017G | Housing Assistance for older Australians in the Private Rental System | 15 |
| 2017H | Housing and data sets | 15 |
| 5 | NATIONAL HOUSING RESEARCH PROGRAM FUNDING ROUND 2017 | 16 |
| 5.1 | National Housing Research Program application | 16 |

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 Research Agenda 2017. The Research Agenda 2017 is structured around five Evidence-Based Policy Inquiry topics, and topics provided for Stand-Alone Research Projects or data updates. These topics have direct relevance to policy development and call for research to inform policy and practice. Each Inquiry and stand alone topic identifies a policy issue that is of high priority for housing policy development.

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

Section 3 describes the Evidence-Based Policy Inquiry topics offered through the Research Agenda 2017 and lists relevant current and completed AHURI research.

Section 4 identifies the Stand-Alone Research Projects and data update topic.

The Research Agenda 2017 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. The [AHURI research catalogue 2000–2016](#) provides a summary of all AHURI funded projects by theme and researchers are encouraged to check previous AHURI research reports 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 Funding Round 2017.

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.

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 and non-government 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 Report series. These Final Reports are double blind peer reviewed (see Figures 2 and 3).

Figure 1: Inquiry key personnel structure

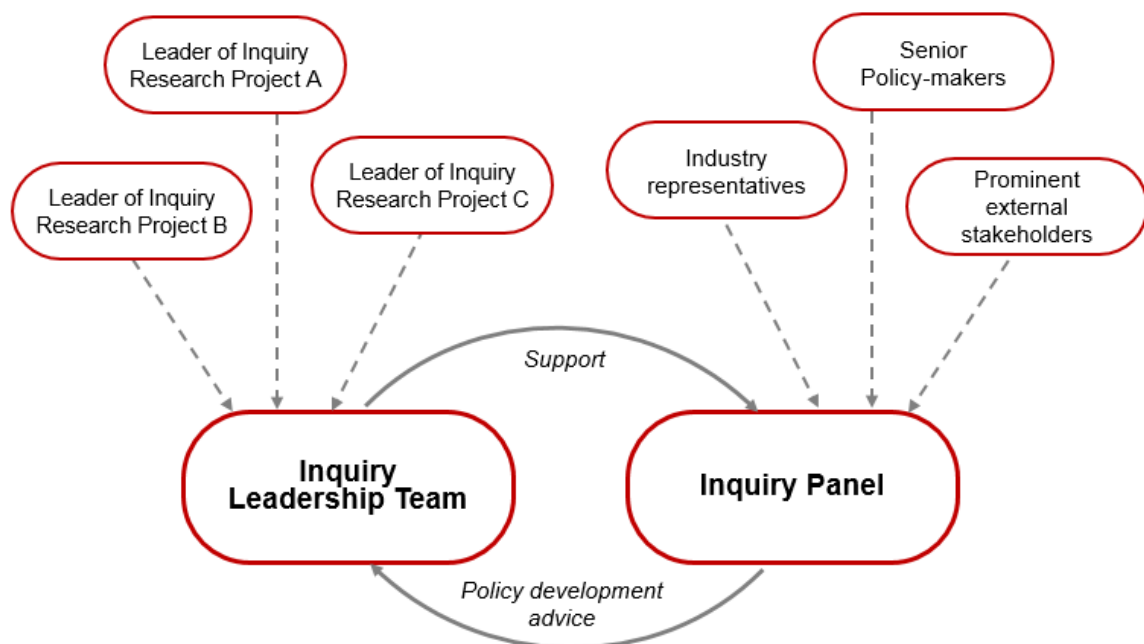


Figure 2: Inquiry structure and outputs—large Inquiry

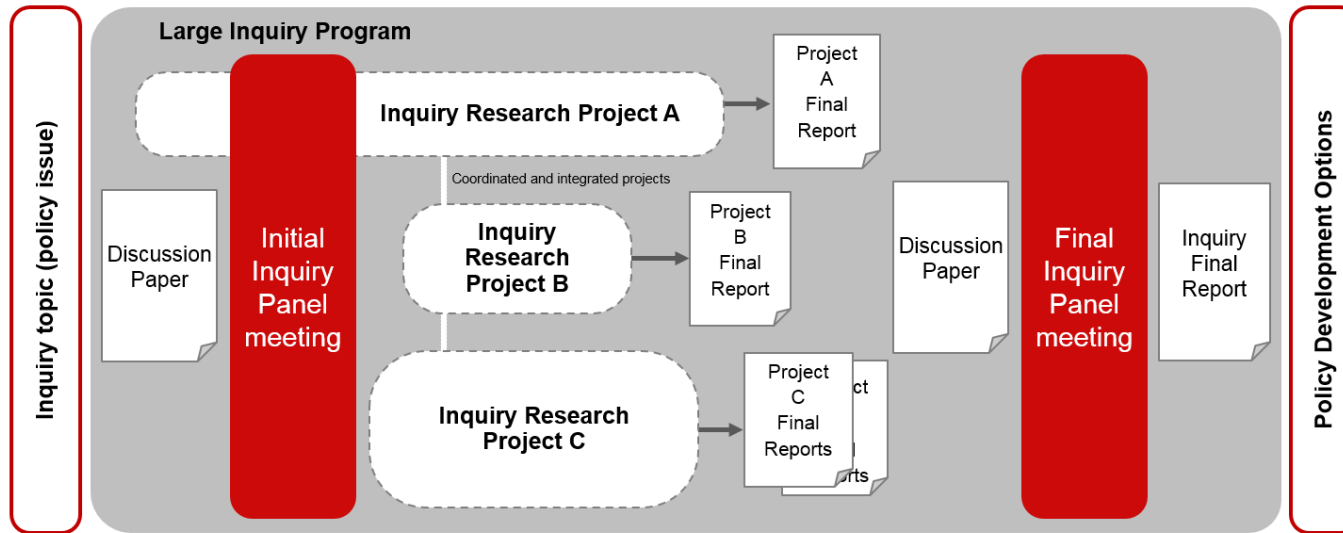
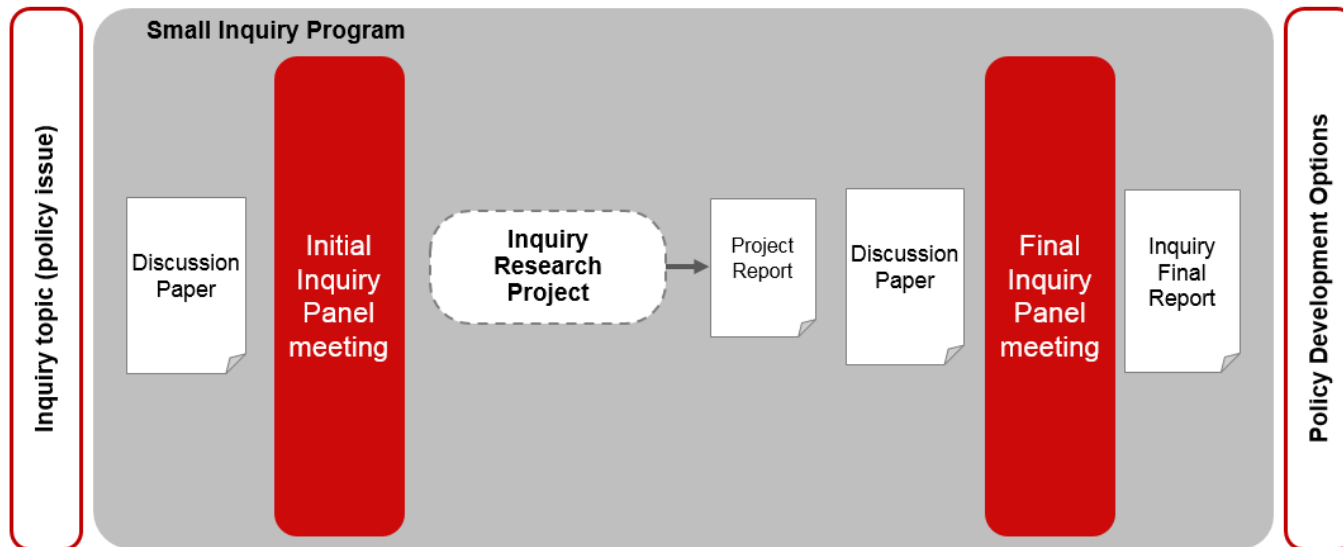


Figure 3: Inquiry structure and outputs—small Inquiry



3 EVIDENCE-BASED POLICY INQUIRY TOPICS 2017

The Evidence-Based Policy Inquiry topics for 2017 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 Funding Round 2017, funded Inquiries will run in parallel—each focussed on one pressing policy issue, as listed below:

Inquiry 2017A Social housing as infrastructure

Inquiry 2017B Housing and family wellbeing

Inquiry 2017C Housing aspirations, expressed demands and trade-offs

Inquiry 2017D Housing and system disruptions

Inquiry 2017E Indigenous housing

Inquiry 2017A **Social housing as infrastructure**

Policy issue: Can social housing be successfully reconceptualised as an indispensable form of publicly supported infrastructure investment? If so, what economic and social benefits might be monetised so that investors yield an economic return? What mechanisms (from taxation and finance systems) have been successfully used to fund other forms of infrastructure investment and might be applied to generate new social housing?

There is emerging evidence of greater inequality in urban housing markets, with those on lower incomes pushed to rent privately in cheaper outer areas, and low income private renters facing acute shortages of affordable housing, raising demands by advocates for increased social or affordable housing. There have been problems in getting timely delivery of affordable housing stock using present government programs and a lack of institutional investment despite investor interest. Meanwhile, there have also been issues around public acceptance of social housing, although urban renewal of public housing has private benefits in terms of house values in neighbouring suburbs.

Governments and not for profit providers have had an important role to play in providing social housing at the lower end of the housing market, filling a gap for decent and affordable housing that the private market finds difficult to meet. Other forms of public infrastructure (such as roads) provide economic and social benefits that can be calculated in a cost-benefit analysis, and have successfully involved long term private investors. However the wider benefits of social housing are not clearly understood outside government and the charitable sector, and private finance has been obtained through debt or retained earnings rather than equity investment.

Social housing is not generally understood as a form of infrastructure that is essential for the thriving of wider economic and social systems. This might require a program of public education as to the benefits of social housing and providing more robust economic arguments which would also support incentives to increase the supply of social housing and sustain existing affordable housing such as:

- Reforms to taxation and treatment of capital to prioritise new and affordable investment.
- Renewed public subsidies to affordable housing suppliers or low income renters to create income streams.
- Underwriting of debt and equity instruments aimed at institutional investors in support of social housing.

To address the policy issue identified above, researchers will need to develop appropriate conceptual frameworks, methods and research.

Current AHURI research

The [Inquiry into housing policies, labour force participation and economic growth](#): led by Rachel Ong.

Relevant AHURI research

Burke, T. and Stone, J. (2014) *Transport disadvantage and low-income rental housing*, AHURI Positioning Paper No. 157, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/position-papers/157>.

Davison, G, Gurran, N., Nouwelant, R., Pinnegar, S. and Randolph, B. (2012) *Affordable housing, urban renewal and planning: emerging practice in Queensland, South Australia and New South Wales*, AHURI Final Report No. 195, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/195>.

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., Ruming, K., Randolph, B. (2009) *Counting the costs: planning requirements, infrastructure contributions, and residential development in Australia*, AHURI Final Report No. 140, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/140>.

Lawson, J., Berry, M., Hamilton, C. and Pawson, H. (2014) *Enhancing affordable rental housing investment via an intermediary and guarantee*, AHURI Final Report No. 220, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/220>.

Lawson, J., Milligan, V. and Yates, J. (2012) *Housing Supply Bonds—a suitable instrument to channel investment towards affordable housing in Australia?*, AHURI Final Report No. 188, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/188>.

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>.

Murray, S., Bertram, N., Khor, L., Rowe, D., Meyer, B., Murphy, C., Newton, P., Glackin, S., Alves, T. and McGauran, R. (2015) *Processes for developing affordable and sustainable medium-density housing models for greyfield precincts*, AHURI Final Report No. 236, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/236>.

Newton, P., Murray, S., Wakefield, R., Murphy, C., Khor, L. and Morgan, T. (2011) *Towards a new development model for housing regeneration in greyfield residential precincts*, AHURI Final Report No. 171, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/171>.

Rowley, S., Costello, G., Higgins, D. and Phibbs, P. (2014) *The financing of residential development in Australia*, AHURI Final Report No. 219, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/219>.

Inquiry 2017B **Housing and family wellbeing**

Policy issue: How can housing policy and housing assistance programs strategically and systematically support the prevention, reduction and minimisation of family violence?

There is some evidence demonstrating the relationship between housing and a range of social and economic indicators such as employment participation, measures of general health, measures of social engagement or isolation, and child development. Current understandings depict housing as a cause, a consequence and a mechanism for intervention for such indicators.

The prevention and minimisation of family violence is a key policy concern in Australia, and housing policy and assistance may play a pivotal role. Prevention of homelessness for victims of family violence, and the role of fears of homelessness discouraging victims of violence from leaving violent situations are likely avenues for assistance programs. More systemic, sophisticated and proactive approaches need to be understood and evaluated.

The role—or potential role—of housing policy and programs in services that assist in providing the ongoing safety and wellbeing of children, and the contribution of housing support with specialist support services for children and adolescents in need is an area deserving greater investigation.

There are particular challenges for supporting Indigenous families that need to be addressed. Additional challenges impact other vulnerable groups, such as people in remote locations, people with a disability, people from non-English speaking backgrounds.

The role of housing policy and assistance in reduction or prevention of family violence, or better child protection outcomes, may be considered. The role of housing policy or assistance in supporting positive outcomes in other policy domains may also be considered—these might include justice and corrections systems, education, employment, or healthcare.

To address the policy issue identified above, researchers will need to work consultatively with relevant sectors, and develop appropriate conceptual frameworks, methods and research to consider the following:

- How can housing policy and housing assistance programs systematically demonstrate their non-shelter benefits and cost-savings to related policy domains?
- How can housing policy and housing assistance interact with family violence and child protection policy and practice to lead to best outcomes in these domains?
- How can housing policy and housing assistance interact with other government service domains to lead to optimal multidisciplinary outcomes?

This Evidence Based Policy Inquiry topic has been developed through consultations with the Australia's National Research Organisation for Women's Safety (ANROWS), and is intended to complement the existing activities of both AHURI and ANROWS.

Current AHURI research

Within the [Inquiry into housing policies, labour force participation and economic growth](#):

- *A new look at housing and employment decisions*, led by Melek Cigdem, at RMIT University.
- *Housing tenure, mobility and the labour market*, led by Steven Whelan, at The University of Sydney.

The role of private rental support programs in the housing outcomes of vulnerable Australians, led by Susan Oakley at the University of Adelaide. <http://www.ahuri.edu.au/research/research-in-progress/private-rental-market>

Relevant AHURI research

Baldry, E., McDonnell, D., Maplestone, P., Peeters, M. (2003) *Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration*, AHURI Final Report No. 46, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/46>.

Bridge, C., Cockburn-Campbell, J., Flatau, P., Whelan, S., Wood, G., Yates, J. (2003) *Housing assistance and non-shelter outcomes*, AHURI Final Report No. 40, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/40>.

Dockery, A M., Feeny, S., Hulse, K., Ong, R., Saugeres, L., Spong, H., Whelan, S., Wood, G. (2008) *Housing assistance and economic participation National Research Venture 1: Housing assistance and economic participation*, AHURI Research Paper No. NRV1 Final, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/nrv-research-papers/nrv1-final>.

Dockery, M., Ong, R., Colquhoun, S., Li, J. and Kendall, G. (2013) *Housing and children's development and wellbeing: evidence from Australian data*, AHURI Final Report No. 201, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/201>.

Phibbs, P. and Thompson, S. (2011) *The health impacts of housing: toward a policy-relevant research agenda*, AHURI Final Report No. 173, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/173>.

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>.

Spinney, A. (2012) *Home and safe? Policy and practice innovations to prevent women and children who have experienced domestic and family violence from becoming homeless*, AHURI Final Report No. 196, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/196>.

Inquiry 2017C **Housing aspirations, expressed demands and trade-offs**

How are housing aspirations and the subsequent choices made by different population groups changing, and what are the implications of any such changes for housing assistance and policy?

Current housing policy settings and housing assistance may drive unintended consequences, such as disincentives and inefficiencies, as they may be based on assumptions—for instance the historical ‘housing career’—which are no longer valid. Contemporary generational change at each end of the housing market may be driving a shift in patterns of housing consumption, either by choice or necessity. Home ownership may be less-attractive to young people while those reaching retirement consider ageing in place, downsizing and/or offering financial housing assistance to their children. People are making choices which include trade-offs (often associated with price points) and adapting to changing housing market conditions, which in turn may change aspirations. Adaptations such as remaining in private rental and reduced home ownership will have long term impacts on housing policy and the economy (including wealth distribution).

Understanding what is actually wanted from housing, and the trade-offs individuals and households are willing to make if their first preference is not available, would support more efficient development of housing policy and housing assistance programs. Reforms to rental tenure could offer more of the features of ownership (e.g. capacity to alter dwelling, greater security of tenure such as long term leases, increase in housing stock variety) or growth of housing providers to provide a more diverse rental system. Providing greater flexibility for mobility within home ownership, enabling downsizing or programs to help prevent older households falling out of home ownership might reduce reliance on housing assistance. Reforms to mortgage insurance and shared equity models might support hybrid tenures.

Research to address this policy issue needs to clearly define and measure housing aspirations as distinct from housing demands or choice which refer to what individuals or households actually can or do achieve given their resources and constraints (e.g. incomes and housing costs). Aspirations has a forward-looking connotation that relates not only to current desires, but also to what the individual or household hopes would happen in the future. Research should articulate a framework differentiating these concepts, and examine the relationships between aspirations and expressed demands, to understand the gap between them.

To address the policy issue identified above, researchers will need to develop appropriate conceptual frameworks, methods and research to consider the following:

- Future looking patterns of housing aspirations (including medium to long term) of lower income population cohorts (youth, Indigenous, people with disabilities, aged).
- Trade-offs (clearly defined) people, particularly young and older people, are willing to make to achieve outcomes like home ownership and the types of tenure options that otherwise might meet their needs.
- Ways the housing system could be reformed to better support people to realise their aspirations, including the implications for future housing policy and assistance requirements of these housing aspirations and compromises that different cohorts are willing to make, if this changes over time, and the unintended consequences of retaining present policy settings which may be misaligned.
- Links between housing policies, ageing in place and retirement income policies.
- Geographical differences between metropolitan, regional and remote areas.

Current AHURI research

Within the [Inquiry into housing policies, labour force participation and economic growth](#):

- *House prices, household debt and the macroeconomy: evidence from Australia after the GFC*, led by Kadir Atalay at The University of Sydney.

Relevant AHURI research

Barrett, G., Cigdem, M., Whelan, S., Wood, G. (2015) *The relationship between intergenerational transfers, housing and economic outcomes*, AHURI Final Report No. 250, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/250>.

Burke, T., Stone, W. and Ralston, L. (2014) *Generational change in home purchase opportunity in Australia*, AHURI Final Report No. 232, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/232>.

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>.

Dufty-Jones, R. (2012) *Moving home: conceptual and policy implications of the housing-mobility nexus*, AHURI Final Report No. 189, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/189>.

Goodman, R., Nelson, A., Dalton, T., Cigdem, M., Gabriel, M. and Jacobs, K. (2013) *The experience of marginal rental housing in Australia*, AHURI Final Report No. 210, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/210>.

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>.

Judd, B., Liu, E., Easthope, H., Davy, L. and Bridge, C. (2014) *Downsizing amongst older Australians*, AHURI Final Report No. 214, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/214>.

Ong, R., Jefferson, T., Wood, G., Haffner, M. and Austen, S. (2013) *Housing equity withdrawal: uses, risks, and barriers to alternative mechanisms in later life*, AHURI Final Report No. 217, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/217>.

Stone, W., Burke, T., Hulse, K. and Ralston, L. (2013) *Long-term private rental in a changing Australian private rental sector*, AHURI Final Report No. 209, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/209>.

Wood, G., Ong, R. and Cigdem, M. (2015) *Factors shaping the dynamics of housing affordability in Australia 2001–11*, AHURI Final Report No. 244, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/244>.

Wood, G., Smith, S., Ong, R. and Cigdem, M. (2013) *The edges of home ownership*, AHURI Final Report No. 216, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/216>.

Inquiry 2017D **Housing and system disruptions**

Policy issue: What are the impacts of new developments in consumer led disruptions and technological shifts on the housing system and housing assistance in Australia?

New developments in communication technologies, technological shifts and the sharing economy are changing our society. Crowdfunding and web based, open source platforms have introduced new ways of doing business, leading a range of consumer-led system disruptions which are supported by competition policy reform. There is growing capability in the use and management of 'big data' and interest in the potential for digital technologies to lead to better services, better use of resources and reduced impact on the environment.

It is not known or understood how these changes will impact on the housing system: on how we consume housing, provide assistance, or on how policy and programs are developed, modified and evaluated. These new developments should facilitate better outcomes.

The potential for home businesses and networking outside mainstream employment and community networks is increasing. There are websites servicing different markets for sale, exchange, renting and sharing of housing—enabling self-service models for brokerage and service delivery. There is a website that connects people who are homeless or at risk of homelessness to services. There are also sites which facilitate the building of affordable and environmentally efficient housing and crowdfund property investment.

Data is increasingly important in the development and measurement of policy and programs and in supporting evaluation and the measurement of outcomes.

With reliable and more nuanced data there are potentially significant efficiency gains in tailoring packages of housing assistance to local housing markets. A better understanding is needed of the role of technological change, and of the ways in which people interact with technology, in producing new forms of housing mobility that might also influence the targeting of services. Housing assistance, using better data management and incorporating more sophisticated data linkage including geospatial data, has potential to support improved programs, but is currently underutilised. New developments in design and development, procurement and construction could lead to more affordable and efficient housing outcomes.

To address the policy issue identified above, researchers will need to develop appropriate conceptual frameworks, methods and research to consider the following:

- How change will drive the innovative delivery of affordable housing.
- The way big data utilisation, data linkage and demographic analyses will change housing assistance and the delivery of services and programs.
- Efficiency gains, social and economic outcomes, and changes to practices through new technologies and consumer-led developments.
- Improved environmental outcomes through new and emerging technologies.

To address the policy issue research will need to develop convincing scenarios making a strong and informed case for housing policy shifts and changes.

Current AHURI research

The Inquiry into [Individualised forms of welfare provision and reform of Australia's housing assistance system](#): led by Keith Jacobs University of Tasmania.

Relevant AHURI research

Dufty-Jones, R. (2012) *Moving home: conceptual and policy implications of the housing-mobility nexus*, AHURI Final Report No. 189, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/189>.

Fielding, K.S., Thompson, A., Louis, W.R. and Warren, C. (2010) *Environmental sustainability: understanding the attitudes and behaviour of Australian households*, AHURI Final Report No. 152, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/152>.

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>.

Hall, J., Berry, M. (2003) *Risk management and efficient housing assistance provision: a new methodology*, AHURI Final Report No. 28, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/28>.

Hulse, K., Phillips, R., Burke, T. (2007) *Improving access to social housing: paradigms, principles and reforms*, AHURI Final Report No. 97, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/97>.

Jacobs, K., Lawson, J., Gabriel, M., Hulse, K. (2015) *Individualised and market-based housing assistance: evidence and policy options*, AHURI Final Report No. 253, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/253>.

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>.

Short, P., Minnery, J., Mead, E., Adkins, B., Peake, A., Fedrick, D., O'Flaherty, M. (2003) *Tenancy databases: risk minimisation and outcomes*, AHURI Final Report No. 31, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/31>.

What has worked for Indigenous people to access and sustain housing in urban, regional and remote areas? How has success in tenure sustainability contributed to better non-shelter outcomes?

Indigenous Australians have poorer housing outcomes than other Australians. Indigenous households (36%) are about half as likely to own their own home than other households (67%) (ABS Census 2011). Remote and very remote areas have a very low rate of Indigenous home ownership (18%) and 57 per cent of households in these areas live in social housing (AIHW 2014). Indigenous households are also three times as likely to be overcrowded than other households (13% and 3% respectively; ABS Census 2011/AIHW 2014). Almost 115,600 Indigenous people live in overcrowded houses (ABS Census 2011). Indigenous social housing tenants experience higher rates of dissatisfaction and tenancy failure than their non-Indigenous counterparts.

Urban Indigenous communities experience different opportunities, challenges and housing careers than those in remote and regional areas. Although more than half of the Indigenous population live in urban areas, recent research has focused on remote housing issues. There is a need to better understand urban and regional Indigenous housing issues, how successful strategies in urban areas can inform practice in regional settings, and vice versa.

Indigenous Australians also have poorer non-shelter outcomes than other Australians including access to employment and education. Halving the gap in employment and educational outcomes between Indigenous and non-Indigenous Australians is a COAG target. The proportion of Indigenous Australians aged 15–64 years who are employed fell from 53.8 per cent in 2008 to 47.5 per cent in 2012–13 while over the same period the proportion of non-Indigenous Australians who are employed rose slightly from 75.0 per cent to 75.6 per cent. Nationally in 2011–13, 58.5 per cent of Indigenous 20–24 year olds had completed year 12 or equivalent, an increase from 45.4 per cent in 2008. The proportion for non-Indigenous Australians who had completed year 12 or equivalent in 2011–13 was 86.1 per cent (Closing the Gap 2015).

To address this policy issue, researchers should take a holistic view of Indigenous housing and living environments, whereby economic, socio-cultural and environmental concerns are considered in an integrated manner; investigate the housing pathways and preferences of Indigenous people; and make systematic comparisons between Indigenous urban and rural housing outcomes and non-shelter outcomes, particularly in education and employment.

This may include consideration of initiatives to increase Indigenous home ownership, to provide for secure, affordable and appropriate housing for Indigenous people, and to enable Indigenous communities to generate sustainable social and economic benefits.

To address the policy issue identified above, researchers will need to develop appropriate conceptual frameworks, methods and research to consider the following:

- Different housing consumption pathways and the assistance that has led to sustained tenure and improved non-shelter outcomes, particularly in education and employment including examples of successes that could be expanded to other communities.
- The role of housing assistance in improved participation and outcomes in employment and education.

Current AHURI research

Identifying effective arrangements for managing remote Aboriginal tenancies led by Daphne Habibis at the University of Tasmania. <http://www.ahuri.edu.au/research/research-in-progress/indigenous-housing>.

Relevant AHURI research

Birdsall-Jones, C., Corunna, V. (2008) The housing careers of Indigenous urban households, AHURI Final Report No. 112, Australian Housing and Urban Research Institute Limited, Melbourne, <http://www.ahuri.edu.au/research/final-reports/112>.

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>.

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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>.

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4 STAND-ALONE RESEARCH PROJECTS AND DATA UPDATES

The NHRP Funding Round 2017 will include funding for one or two smaller, Stand-Alone Research Projects, including data update projects. \$150,000 will be available to fund such projects. If any funds remain uncommitted after decisions about funding for the Evidence-Based Policy Inquiries, such funds may be available to support Stand-Alone Research Projects.

2017F A national comparison of rent models

What are the advantages and disadvantages of the application of different rent models such as income-based rent or market rent which adjusts for amenity (e.g. access to services, transport and employment) and property attributes (e.g. size, age, accessibility, condition). What are the implications within Australia for tenant affordability, rental income relative to maintenance costs and subsidy levels (including CRA, property modifications)?

2017G Housing Assistance for older Australians in the Private Rental System

How does housing assistance support older Australians who do not own a home? What housing assistance is most effective and can be targeted to specific needs? How do different housing models (e.g., retirement or lifestyle villages, rooming houses) address the needs of older Australians in the private rental and marginal housing markets?

2017H Housing and data sets

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. Some examples of projects recently funded include:

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>.

The housing careers of disability support pension recipients, led by Brendan Churchill at the University of Tasmania. <http://www.ahuri.edu.au/research/research-in-progress/housing-assistance-and-social-policy>.

Applications to undertake secondary data analyses projects should clearly demonstrate the policy development rationale for updating the data analysis. Applications must also demonstrate critical engagement with recent developments in methodology and critical awareness of the current policy and practice context.

The deliverables resulting from secondary data projects will be short reports focused on the data analysis and its implications for policy development which may, by negotiation, warrant peer review and publication in the AHURI Report series.

5 NATIONAL HOUSING RESEARCH PROGRAM FUNDING ROUND 2017

The annual NHRP Funding Round opens with the publication of the NHRP Research Agenda 2017 which calls for research funding applications.

The annual NHRP Funding Round 2017 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 | Monday 11 April 2016 | Friday 12 August 2016 12 noon AEST |
| Scholarship Top-up | Monday 11 April 2016 | Friday 7 April 2017 COB AEST |

5.1 National Housing Research Program application

The Research Agenda 2017 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 2016**.