

20 YEARS OF AHURI






AHURIi

Australian Housing
and Urban Research Institute

ahuri.edu.au

Letter from the Chair and Executive Director

2019 is a milestone year, marking twenty years since the Australian Housing and Urban Research Institute (as it is currently structured) began its work in contributing to improved housing and urban outcomes for Australians. This presents an opportunity to celebrate and reflect on the Institute's accomplishments, and an opportunity to look to the future.

AHURI is a unique partnership between the Commonwealth and state and territory governments and our Australia-wide network of university partners. This partnership has delivered vital research and insights that have guided governments and shaped community thinking. These combined efforts have built a vast and informative evidence-base and advanced knowledge of housing and urban issues.

In addition to this we have created a powerful legacy in the AHURI model which has set the standard in governance and collaborative research between policy and academia. This has inspired and informed the development of similar research institutes in Australia and internationally in housing and in other complex policy areas.

Housing cuts across many dimensions of social life, as the place in which households and communities care for each other and secure their financial futures. It is vital social infrastructure in Australia's cities, towns and regions. The provision of safe and secure housing underpins policy addressing a range of social issues including homelessness, mental health, domestic and family violence and good educational outcomes. AHURI has contributed key research spanning all of these issues and more.

The reports highlighted in these pages represent a small sample of the breadth and depth of the AHURI evidence-base. The impact of AHURI research can be seen in government programs such as the National Housing Finance and Investment Corporation—with its bond aggregator based on AHURI research—and through the conceptualisation of the National Housing Supply Council, National Rental Affordability Scheme and City Deals. AHURI research has led understanding of the role of housing systems in the productivity of Australian cities and regions. AHURI has contributed influential evaluations of the cost-offsets achieved through homelessness programs, and of the impact of shared equity programs to support home ownership for Australians on lower incomes.

AHURI at 20 is not just reflecting on past achievements, but is also looking forward to the future. We are excited to broaden the evidence-base to influence knowledge and understanding of the growth of Australia's cities and how they might develop into the future. The current Cities Research Agenda features research projects investigating diverse topics such as metropolitan governance, urban transport and the delivery of social infrastructure.

With the support of government and university partners, and the ongoing high quality of AHURI research, the next 20 years are shaping up to build on, and exceed, the achievements of the two decades we're celebrating.

Thank you to all of those who have contributed to the success of AHURI. We hope you enjoy reading this commemorative booklet which highlights the involvement of so many individuals and organisations in this unique venture. We look forward to our ongoing collaboration in the years to come.

Mr Adrian Harrington
Chair



Dr Michael Fotheringham
Executive Director



Mission statement

AHURI's mission is "to inform and impact better housing, homelessness, cities and related urban outcomes through the delivery and dissemination of relevant and authoritative research."

AHURI's origins

AHURI was initially formed as a smaller entity in 1993 on the basis of a recommendation of the National Housing Strategy. The earliest formation of AHURI was as a joint centre between RMIT, CSIRO, Monash University and QUT. While the key priority areas were similar (housing affordability, sustainable cities and built environment regulation), as a joint venture AHURI was not set up with a sustainable structure and after six years of operating in this way, AHURI underwent a comprehensive review of its structure, resource allocations and funding.

Inception of AHURI Limited

In 1999 AHURI Limited became an incorporated body established to manage relationships between researchers, policy makers, industry and community. The seeds of the organisation were planted from 1993, allowing AHURI to springboard into the new millennium as a tightly organised network focused on producing significant research at a national level.

From this time 20 years ago, AHURI began commercial research ventures and operated under a funding model with our university partners, as well as state, territory and federal government funding.

AHURI is now a national independent research network with an expert not-for-profit research management company, AHURI Limited, at its centre. Since the 1990s, AHURI has been informing the decision making of all levels of government, non-government sectors (both private and not-for-profit), peak organisations and the community. The Institute stimulates debate in the media and the broader Australian community.





The AHURI network

Current research partners



UNSW
SYDNEY



THE UNIVERSITY OF
SYDNEY



THE UNIVERSITY
of **ADELAIDE**



UNIVERSITY of
TASMANIA



Curtin University



**University of
South Australia**

Former research partners



THE UNIVERSITY
OF QUEENSLAND
AUSTRALIA



THE UNIVERSITY OF
**WESTERN
AUSTRALIA**



Australian
National
University



**CHARLES
DARWIN
UNIVERSITY**
AUSTRALIA



Murdoch
UNIVERSITY



WESTERN SYDNEY
UNIVERSITY



Flinders
UNIVERSITY



MONASH
University

Government partners



Australian Government



Department of
Communities



NORTHERN
TERRITORY
GOVERNMENT



NSW



Queensland
Government



Supported by
Government of
South Australia



ACT
Government



VICTORIA



Tasmanian
Government

Testimonials



Hon Scott Morrison MP,
Prime Minister of Australia

"It's great to see AHURI celebrating its 20th anniversary. I want to express my deep admiration and respect for the work you do in developing housing policy research. So much of what we do is based off the work and advice of AHURI. I've been a keen reader of your publications for many years and it has informed greatly the views that I have been able to frame from a policy point of view and in directing the policy of my government on these issues."



Michael Coutts-Trotter,
Department of Communities
and Justice, NSW

"AHURI really is one of Australia's great public institutions connecting the best academic researchers with practitioners and policy makers. As a result, policy is undoubtedly better informed by evidence and research is better directed at primary policy problems."



Associate Professor
Vivienne Milligan PSM,
UNSW Sydney

"Without question, discussion and debate in the Australian housing policy community has been strongly informed by the extensive evidence-base built up through AHURI's research programs and their associated dissemination activities. AHURI research has also helped to fill a key gap in the Australian housing domain—the otherwise almost complete lack of independent systematic evaluation of housing policies, programs and projects."



Katherine McKernan,
Homelessness NSW

"AHURI has had a huge influence on policy and practice in Australia—the best example of this is during the development of the NAHA and the NPAH—research influencing the policy development and allocation of resources."



John Brockhoff,
Planning Institute
of Australia

"PIA continues to strongly support AHURI's research efforts and their growing role in urban policy. We have consistently found AHURI's research integrity and the practical outcomes of their work to be have been an invaluable resource in our practice."



Dr Jeff Harmer AO
Former Secretary, FaHCSIA
and Former Director
AHURI Board

"I have been delighted to have been associated with AHURI, as a director for the past 8 years and before that as an adviser to Government on housing policy, where AHURI research was so important. AHURI's research has been crucial in developing housing and urban planning policy for 20 years and they have played a really important role developing the expertise of university academics."



Scott Langford,
SGCH

"AHURI has been at the top of my "go to" list for credible, insightful analysis of housing and urban policy. AHURI has given me confidence that there is a strong foundation of research and analysis which I can use to inform my own views and the decisions I make in my role."



Hon Roger Jaensch MP,
Minister for Housing,
Tasmanian Government

"We look forward to a continuing relationship with AHURI as we work on the development of new planning policies that are informed by the best thinking, the newest ideas and the current realities."



Deborah Wilkinson,
Council of Capital City
Lord Mayors

"AHURI's regular timely and relevant reporting, along with the wealth of knowledge included in its online resources have been extremely useful for the CCCLM and its members in developing strategies for homelessness and housing in capital cities. Congratulations on your 20th Anniversary!"



20 key reports

Housing system

- 1. Housing implications of social, spatial and structural change.**
Yates, J. (2002) *Housing implications of social, spatial and structural change*, AHURI Final Report No. 22, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/22>
Updated in 2010: <https://www.ahuri.edu.au/research/final-reports/150>
- 2. Pathways to housing tax reform.**
Eccleston, R., Verdouw, J., Flanagan, K., Warren, N., Duncan, A., Ong, R., Whelan, S. and Atalay, K. (2018) *Pathways to housing tax reform*, AHURI Final Report No. 301, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/301>
- 3. The dynamics of housing affordability: movements in and out of housing affordability stress 2001–2006.**
Wood, G., Ong, R. (2009) *The dynamics of housing affordability: movements in and out of housing affordability stress 2001–2006*, AHURI Final Report No. 133, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/133>
Updated in 2015: <https://www.ahuri.edu.au/research/final-reports/244>

Social and affordable housing

- 4. Operating deficits and public housing: policy options for reversing the trend.**
Hall, J., Berry, M. (2004) *Operating deficits and public housing: policy options for reversing the trend*, AHURI Final Report No. 55, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/55>.
Updated twice, in 2007 and 2009:
<https://www.ahuri.edu.au/research/final-reports/106>
<https://www.ahuri.edu.au/research/final-reports/126>
- 5. Inquiry into increasing affordable housing supply: Evidence-based principles and strategies for Australian policy and practice.**
Gurran, N., Rowley, S., Milligan, V., Randolph, B., Phibbs, P., Gilbert, C., James, A., Troy, L. and van den Nouwelant, R. (2018) *Inquiry into increasing affordable housing supply: Evidence-based principles and strategies for Australian policy and practice*, AHURI Final Report No. 300, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/300>, doi:10.18408/ahuri-7313001.
- 6. Developing the scale and capacity of Australia's affordable housing industry.**
Milligan, V., Pawson, H., Phillips, R. and Martin, C. with Elton Consulting (2017) *Developing the scale and capacity of Australia's affordable housing industry*, AHURI Final Report No. 278, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/278>, doi:10.18408/ahuri-7108402.
- 7. Housing Supply Bonds – a suitable instrument to channel investment towards affordable housing in Australia?**
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, <https://www.ahuri.edu.au/research/final-reports/188>.
- 8. Social housing as infrastructure: rationale, prioritisation and investment pathway.**
Lawson, J., Denham, T., Dodson, D., Flanagan, K., Jacobs, K., Martin, C., Van den Nouwelant, R., Pawson, H. and Troy, L. (2019) *Social housing as infrastructure: rationale, prioritisation and investment pathway*, AHURI Final Report No. 315, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/315>, doi:10.18408/ahuri-5314001.



Planning and urban policy

9. **New directions in planning for affordable housing: Australian and international evidence and implications.**
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, <https://www.ahuri.edu.au/research/final-reports/120>.
10. **Processes for developing affordable and sustainable medium-density housing models for greyfield precincts.**
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, <https://www.ahuri.edu.au/research/final-reports/236>.
Built on 2011 project by Newton et al.: <https://www.ahuri.edu.au/research/final-reports/171>.

Indigenous housing

11. **Categories of Indigenous 'homeless' people and good practice responses to their needs.**
Memmott, P., Long, S., Chambers, C., Spring, F. (2003) *Categories of Indigenous 'homeless' people and good practice responses to their needs*, AHURI Final Report No. 49, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/49>.
12. **Improving housing responses to Indigenous patterns of temporary mobility.**
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, <https://www.ahuri.edu.au/research/final-reports/162>.



Homelessness

13. The effectiveness and cost effectiveness of homelessness prevention and assistance programs.

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, <https://www.ahuri.edu.au/research/final-reports/119>.

Updated in 2013: <https://www.ahuri.edu.au/research/final-reports/205>.

14. Entries and exits from homelessness: a dynamic analysis of the relationship between structural conditions and individual characteristics.

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, <https://www.ahuri.edu.au/research/final-reports/248>.

Private rental sector

15. Long-term private rental in a changing Australian private rental sector.

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, <https://www.ahuri.edu.au/research/final-reports/209>.

16. Changes in the supply/demand for low rent housing in the private rental market.

Yates, J., Wulff, M., Reynolds, M. (2004) *Changes in the supply of and need for low rent dwellings in the private rental market*, AHURI Final Report No. 61, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/61>.

Updated in 2011, 2014 and the next update is forthcoming:

<https://www.ahuri.edu.au/research/final-reports/168>,

<https://www.ahuri.edu.au/research/final-reports/235>



Home ownership

17. The edges of home ownership.

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, <https://www.ahuri.edu.au/research/final-reports/216>.

18. Downsizing amongst older Australians.

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, <https://www.ahuri.edu.au/research/final-reports/214>.

Housing vulnerable people

19. Moving to my home: housing aspirations, transitions and outcomes of people with disability.

Wiesel, I., Laragy, C., Gendera, S., Fisher, K., Jenkinson, S., Hill, T., Finch, K., Shaw, W. and Bridge, C. (2015) *Moving to my home: housing aspirations, transitions and outcomes of people with disability*, AHURI Final Report No. 246, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/246>.

20. Home and safe? Policy and practice innovations to prevent women and children who have experienced domestic and family violence from becoming homeless.

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, <https://www.ahuri.edu.au/research/final-reports/196>.



Timeline of achievements

1999

- **AHURI successfully established** as Australia's largest collaborative research venture in the social sciences
- First university participants join the AHURI network
- First National Housing Conference held in Sydney
- **Michael Lennon** appointed Chair and **Professor Mike Berry** appointed Executive Director

2000

- **Dr Owen Donald** appointed Executive Director and **Hon Rob Knowles AO** appointed Chair
- Research reports made accessible to the public online for the first time

2001

- First AHURI PhD scholarship top-ups awarded to students at AHURI Research Centres
- Research and Policy Bulletins (RAPs) introduced
- First projects examining Indigenous housing commenced

2003

- **Dr Ian Winter** appointed Executive Director
- AHURI led the consultations with key stakeholders to shape the renegotiation of the Commonwealth State Housing Agreement
- Established role working closely with key government committees: the **Housing Ministers' Council**, **Housing Ministers' Advisory Committee**, and related structures

2004

- **Collaborative Research Ventures (CRVs)** implemented
- Introduction of an innovative **Research Quality Framework**, including an international peer review program and Editorial Board

2010

- Formation of the **National Homelessness Research Network**
- Launch of Executive Director Briefings as a dissemination and engagement tool for senior key stakeholders with the release of each major report

2012

- Establishment of the **Indigenous Housing and Homelessness Policy, Practice and Research Network**
- Partner with COAG Reform Council and National Transport Commission to deliver workshop: Cities—how are we faring?

2013

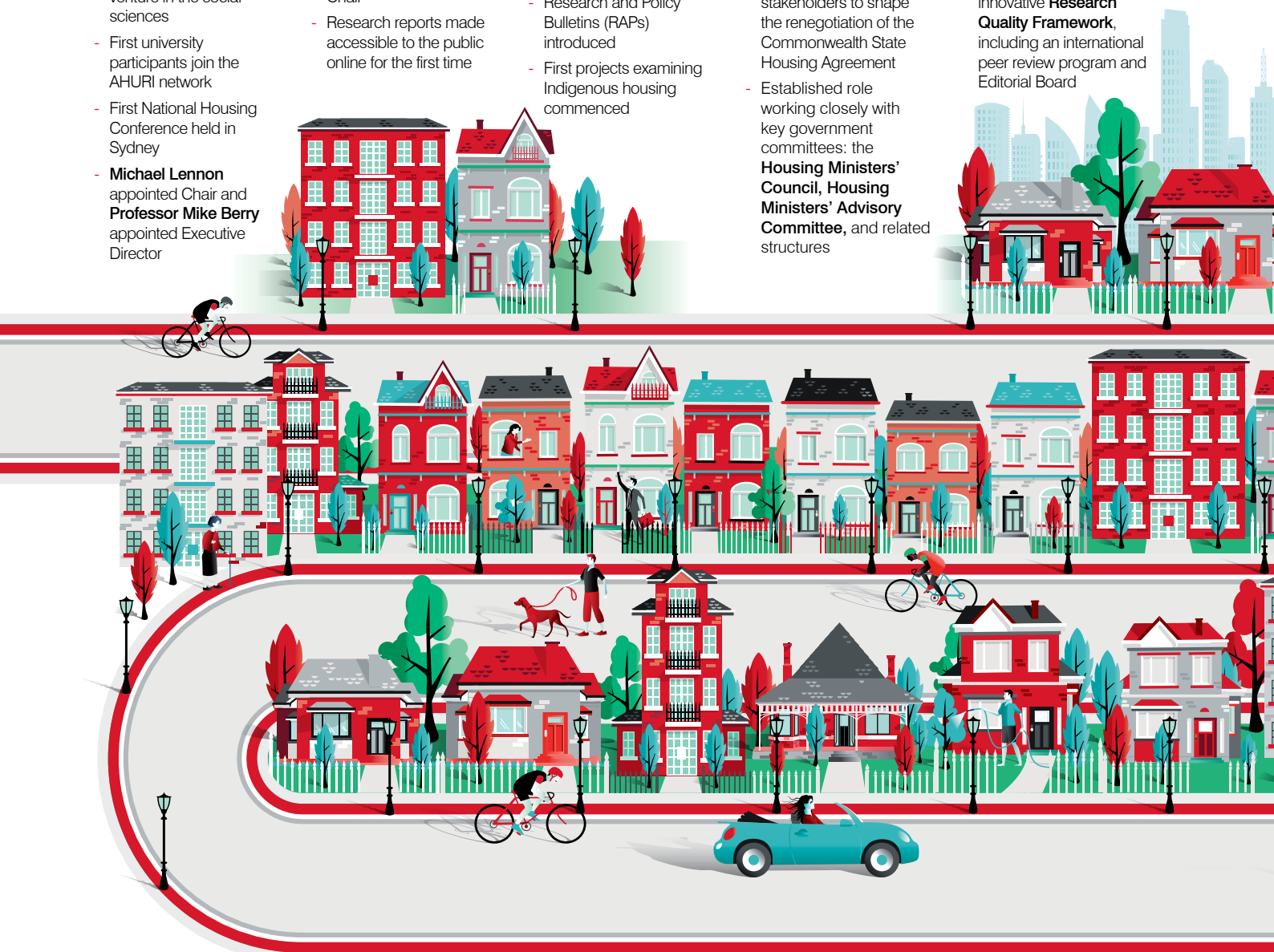
- Two day **National Urban Policy Conference** hosted in Sydney on the theme - Economic productivity and the city
- Launch of AHURI Evidence Review – a weekly online article linking research findings with contemporary debates and media discussions

2014

- **Tony de Domenico** appointed as Chair
- Beginning of **Policy Development Research Model**
- First **AHURI Inquiries** commence – bringing policy makers, industry and academics together

2015

- Introduction of an annual **Policy Impact Statement**
- National Housing Conference in Perth
- In partnership with Housing Choices Australia, created the **Professor Mike Berry Award for Excellence in Housing Research**



2005

- First stage of **National Research Ventures (NRVs)** on housing assistance and economic participation completed
- Hosted inaugural Australasian Housing Researchers' Conference, including awarding the first **Early Career Researcher prize**

2006

- **Tsebin Tchen** appointed Chair
- Key partner in the Australian Financial Review Housing Congress

2007

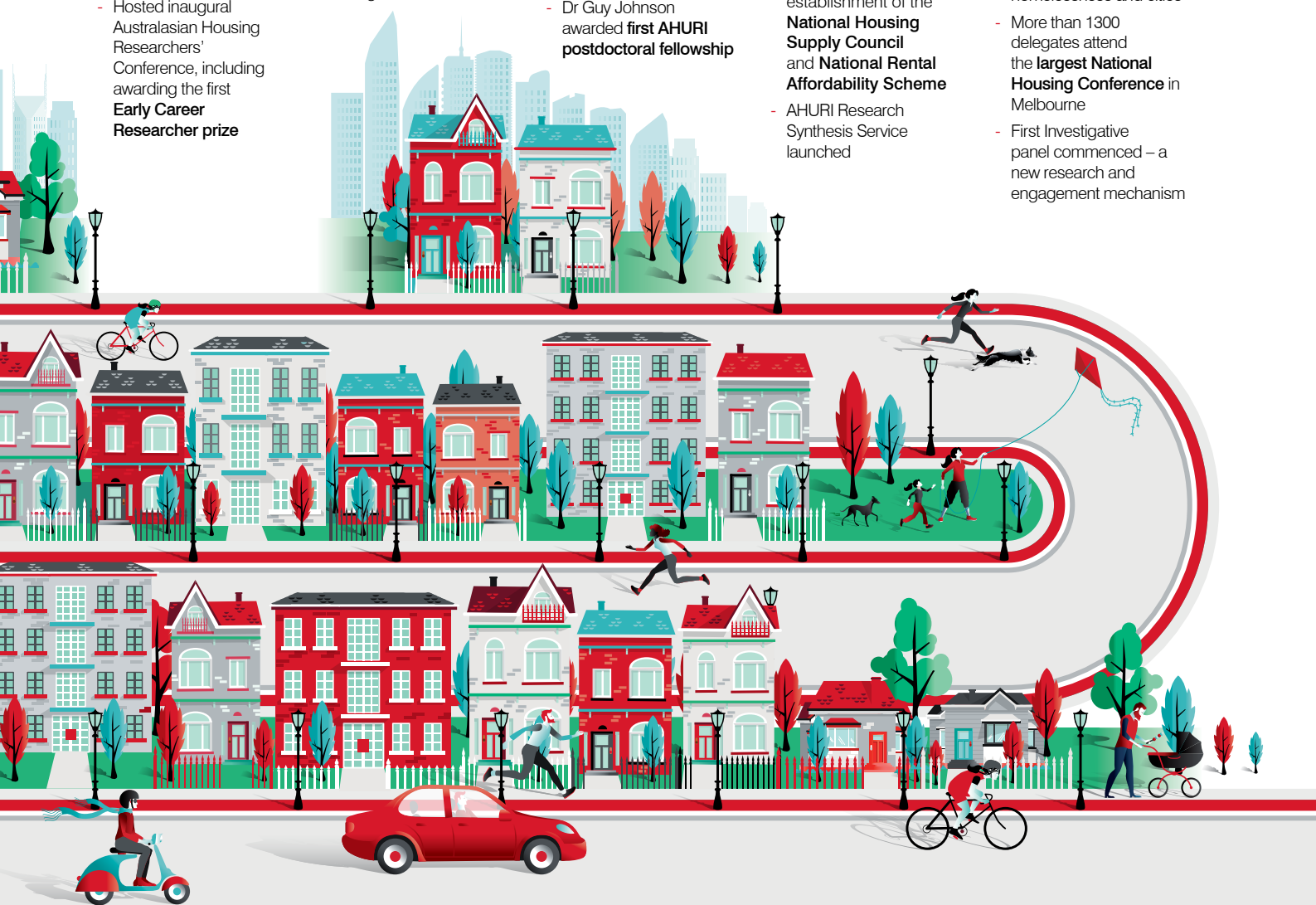
- Awarded the first **Indigenous Research Capacity Building Grant**
- Three National Research Ventures launched
- Dr Guy Johnson awarded **first AHURI postdoctoral fellowship**

2008

- **Rod Fehring** appointed Chair
- Supported the conceptualisation, planning and establishment of the **National Housing Supply Council** and **National Rental Affordability Scheme**
- AHURI Research Synthesis Service launched

2009

- **Strategic Plan 2009-2018** launched, with a broadened research agenda into three streams; housing, homelessness and cities
- More than 1300 delegates attend the **largest National Housing Conference** in Melbourne
- First Investigative panel commenced – a new research and engagement mechanism



2016

- New website launched to enhance research dissemination
- Introduction of AHURI Briefs and Policy Issue Analyses
- The **National Housing Finance and Investment Corporation**, an affordable housing bond aggregator, is introduced by government, heavily informed by AHURI research

2017

- **Dr Michael Fotheringham** appointed Executive Director
- AHURI hosts the **Federal Treasurer's Address** on Housing Affordability
- Policy Evidence Summary – a short 4-page summary of AHURI research reports is introduced

2018

- Launch of **2018-2022 Strategic Plan**
- In partnership with Homelessness Australia, AHURI revises the **National Homelessness Conference**
- The 300th Peer reviewed AHURI Final Report is published
- Executive Director leads an international study tour of Housing Chief Executives to Canada

2019

- **Adrian Harrington** appointed as Chair
- National Housing Conference held in Darwin for the first time
- Five research projects commence as part of new **Cities Research Agenda**

20 AHURI Inquiries

2014 saw the introduction of the AHURI Inquiry, a flagship of the Policy Development Research Model. Inquiries are focussed on a substantial and complex policy issue and demand productive collaboration between the research, policy and practice communities. To-date, 20 Inquiries have been funded by AHURI.

- 1. Individualised forms of welfare provision and reform of Australia's housing assistance system**
Led by: Professor Keith Jacobs
University of Tasmania
- 2. Housing policies, labour force participation and economic growth**
Led by: Professor Rachel Ong-ViforJ
Curtin University
- 3. Funding and delivery of programs to reduce homelessness**
Led by: Professor Paul Flatau
University of Western Australia
- 4. Affordable housing industry capacity**
Led by: Professor Hal Pawson
University of New South Wales
- 5. The future of the private rental sector**
Led by: Professor Kath Hulse
Swinburne University
- 6. Pathways to housing tax reform**
Led by: Professor Richard Eccleston
University of Tasmania
- 7. Increasing affordable housing supply: evidence-based principles and strategies for Australian policy and practice**
Led by: Professor Nicole Gurran
University of Sydney
- 8. Social impact investment for housing and homelessness outcomes**
Led by: Professor Kristy Muir
University of New South Wales
- 9. Potential of new technologies to disrupt housing policy**
Led by: Professor Chris Pettit
University of New South Wales
- 10. Social housing as infrastructure**
Led by: Honorary Associate Professor Julie Lawson
RMIT University
- 11. Housing aspirations and constraints for lower income Australians**
Led by: Associate Professor Wendy Stone
Swinburne University
- 12. Integrated housing support for vulnerable families**
Led by: Associate Professor Kylie Valentine
University of New South Wales
- 13. Urban productivity and affordable rental housing supply**
Led by: Professor Nicole Gurran
University of Sydney
- 14. An effective homelessness services system**
Led by: Dr Angela Spinney
Swinburne University
- 15. Understanding and reimagining social housing pathways**
Led by: Professor Kristy Muir
University of New South Wales
- 16. Homelessness amongst Australian veterans**
Led by: Dr Fiona Hilferty
University of New South Wales
- 17. Population growth, migration and agglomeration**
Led by: Professor Chris Leishman
University of Adelaide
- 18. Enhancing the coordination of housing supports for individuals leaving institutional settings**
Led by: Professor Cameron Duff
RMIT University
- 19. Growing Australia's smaller cities to better manage population growth**
Led by: Professor Andrew Beer
University of South Australia
- 20. Ageing and precariously housed: policy and practice imperatives to meet housing need**
Led by: Dr Debbie Faulkner
University of Adelaide

Positioning Paper

Environmental sustainability in residential housing: understanding attitudes and behaviour towards waste, water, and energy consumption and conservation among Australian households

authorised by
Kelly S Fielding, Winifred R Louis, Clive Warren and Alice Thompson

for the
Australian Housing and Urban Research Institute
Queensland Research Centre

August 2009

AHURI Positioning Paper No. 121
ISBN 1944-8203
ISBN 978-1-921703-21-6

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Australian Housing and Urban Research Institute

Final Report

Counting the costs: planning requirements, infrastructure contributions, and residential development in Australia

authorised by
Nicole Gurnan, Kristian Rummig, and Bill Randolph

for the
Australian Housing and Urban Research Institute
UNSW-UNSW Research Centre
Sydney Research Centre

November 2009

AHURI Final Report No. 140
ISBN 1944-8203
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AHURI
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AHURI Research & Policy Bulletin

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Gentrification and displacement: the household impacts of neighbourhood change

THE MIGRATION OF AFFLUENT HOUSEHOLDS INTO MIDDLE AND LOWER-INCOME NEIGHBOURHOODS IN MELBOURNE AND SYDNEY HAS DISLOCATED SIGNIFICANT NUMBERS OF HOUSEHOLDS OVER THE PAST DECADE. INTERVIEWS WITH THOSE DISPLACED HIGHLIGHT SIGNIFICANT FINANCIAL AND PSYCHOLOGICAL DIFFICULTIES IN MAINTAINING A FOOTHOLD IN RENTAL ACCOMMODATION.

KEY POINTS

- Gentrification has had a significant impact on many neighbourhoods in Melbourne and Sydney. In gentrified locations where both cities, migration patterns led to major net gains in high income, two earner, non-family and professional households.
- The displacement rate from gentrified neighbourhoods in both Melbourne and Sydney was around 50 per cent higher than for equivalent households in other areas of these cities.
- In both cities, gentrified locations are losing low income households, family households, households without an employed adult, and households where persons are employed in lower status occupations.
- The most vulnerable households being displaced in Melbourne and Sydney are working class private renters, either in lower status occupations or not in the labour force.

This bulletin is based on research by Dr Rosalind Ackman, Dr Margaret Stuart, Ms Margaret Reynolds and Dr Angela Gurney of the AHURI Research Centre. The research involved the impact of gentrification on neighbourhoods and households using census data and interviews with households affected by these processes.

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Research Synthesis

Policy and practice mechanisms for delivery of housing targets

authorised by
Vicki-Ann Ware, Hellen Gronda and Georgie Foster

AHURI Research Synthesis Service
December 2009

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Housing Indigenous Australia Community Land Trusts

In 2011, 36 per cent of Indigenous households were home owners, compared with 68 per cent of non-Indigenous.

Community Land Trusts (CLTs) can provide an accessible tenure for some Indigenous households.

CLTs reduce financial vulnerability for households through sharing housing equity.

What are CLTs?
A Community Land Trust is a not-for-profit corporation that purchases or leases land and removes it from the private market. CLTs allow households to buy into the Trust and enter affordable home ownership. In the United States, CLTs have been operating for the past 30 years and have recently been established in the United Kingdom. CLTs overcome the complexity of Indigenous land tenure and take into account cultural needs and aspirations. CLTs limit exposure to financial risk and vulnerability by sharing financial risk with a partner organisation. This is especially important in communities with low incomes and high unemployment.

What do we know?
There is interest in home ownership amongst some Indigenous people. Key motivations include the ability to pass a house down in the family, and increased security and privacy. (Merritt et al. 2009) Existing land tenure arrangements on Indigenous lands may not facilitate current forms of home ownership, especially where land is held collectively. The cultural significance of Indigenous lands requires housing models that support collective or community ownership of land. CLTs provide options for households that are ineligible for social rental or unable to achieve independent home ownership.

What can be done?
Policy interventions need to ensure that Indigenous populations are not exposed to unreasonable risks associated with home ownership. Home ownership schemes may require subsidies and support for Indigenous households to move from rental housing into some form of low cost home ownership.

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PROFESSIONAL SERVICES

Housing, homelessness and mental health: towards systems change

authorised by
Dr Nicola Brackertz
AHURI Limited

Alex Wilson
AHURI Limited

Jim Davison
AHURI Limited

FOR
Australian Government
National Mental Health Commission

PUBLICATION DATE
November 2010

AHURI Australian Housing and Urban Research Institute

Recent housing transfer experience in Australia: implications for affordable housing industry development

Inquiry into affordable housing industry capacity

FOR THE
Australian Housing and Urban Research Institute

AUTHORISED BY
Hal Pearson
The University of New South Wales
Chris Martin
The University of New South Wales
Kathleen Parnagall
University of Technology
Rhonda Phillips
The University of Queensland

PUBLICATION DATE
December 2010

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AHURI Australian Housing and Urban Research Institute

Inquiry into housing policies, labour force participation and economic growth

FOR THE
Australian Housing and Urban Research Institute

AUTHORISED BY
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POLICY EVIDENCE SUMMARY

May 2019

Understanding changes in Australian homelessness

Based on AHURI Final Report No. 313: The changing geography of homelessness: A spatial analysis from 2001 to 2016

AHURI
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What this research is about
This research examines the changing geography of homelessness. It outlines the extent to which homelessness is becoming more spatially concentrated over time, where it is rising and falling, and the importance that housing affordability, poverty and labour market opportunities play in reshaping its distribution.

The context of this research
The risk and experience of homelessness is shaped by the place in which people live and grows to either by choice or necessity. Researcher know very little about how changing inequality in income, work and housing opportunities shape the changing spatial composition of homelessness, and what extent policy and services are able to respond to this change.

Defining homelessness
The research uses the ABS definition of homelessness which includes six categories: people in improvised dwellings, tents or sleeping rough; people in supported accommodation; people staying temporarily with other households (including with friends and family); people in boarding houses; people in other temporary lodging; and people living in severely overcrowded conditions.

The key findings
The national per capita rate of homelessness has been more or less stable from 2001 to 2016, although the number of people experiencing homelessness has increased by more than 20 per cent over this time.

Where homelessness is greatest
City user capital basic homelessness remains highest in very remote areas, Indigenous background remains the strongest determinant of homelessness in remote areas, and most of the national count in both the Northern Territory and Western Australia tends to be a single dwelling.

Figures 1: Different types of homelessness (ABS homelessness operational groups)

- Persons living in improvised dwellings, tents or sleeping rough
- Persons in supported accommodation
- Persons staying temporarily with other households
- Persons living in boarding houses
- Persons in other temporary lodging
- Persons living in severely overcrowded dwellings

Building Australia's housing and urban research capacity

Over the last 20 years AHURI has had a key role encouraging and developing early career researchers working in housing, homelessness and urban research across Australia. The PhD Scholarship Top-up and Postdoctoral Research Fellows programs have been vital in extending the capacity and skills of some of Australia's most dedicated researchers.

PhD Scholarship Top-up

Each AHURI Research Centre has access to a three-year PhD Scholarship Top-up funded at \$7,000 per annum per student. The fund aims to attract new postgraduate students to housing and urban studies; to develop the quantity and quality of the research talent in the AHURI network; and to maintain and improve the standard of the National Housing Research Program. Furthermore, AHURI encourages leadership by early career researchers in AHURI research projects and papers, seeing them as potential leaders for future housing research through the National Housing Research Program.

Research Awards

AHURI's research awards support continuous professional development opportunities that sustain and grow Australia's research capabilities in housing and urban research. They include The Federal Minister's Award for Early Career Housing Researcher and The Professor Mike Berry Award for Excellence in Housing Research.

Postdoctoral Fellowship

AHURI offers a Housing Postdoctoral Fellowship to help further the careers of housing scholars in AHURI's National Housing Research Program partner universities. The current recipient of our fellowship (in 2019) is Dr Catherine Gilbert at the AHURI Research Centre, The University of Sydney, for her work into 'Fixing the housing system: implementing national housing policy and urban reform.'

A number of AHURI Top-up scholars and Postdoctoral Fellows have gone on to contribute greatly to Australian academia and research including:

Professor Guy Johnson – AHURI Top-up Scholar and Postdoctoral Fellow – now is the inaugural Unison Chair of Urban Housing and Homelessness at RMIT.

Associate Professor Wendy Stone – AHURI Top-up Scholar and Postdoctoral Fellow – now is AHURI Research Centre Director at Swinburne University.

AHURI is honoured to have played an important part in contributing to building Australia's research capacity.



126 **PhD Scholarship Top-ups**

12 **Postdoctoral Fellowships**

10 **Early Career Researcher Awards**

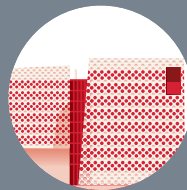
6 **Research Excellence Awards**



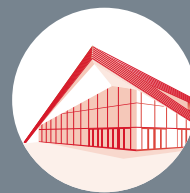
University of
New South Wales



RMIT University



Swinburne University



University of
South Australia



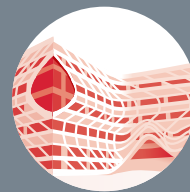
University of Sydney



University of Adelaide



Curtin University



University of
Tasmania

Testimonials



Hon Michael Sukker MP,
Minister for Housing, Federal
Government

"It is AHURI's unique network of university research partners that assists it to undertake important research and to give it the pre-eminence it has. This leads ultimately to the further development of knowledge and expertise on the key policy issues, and further improving data around housing and homelessness."



Rod Fehring,
CEO, Frasers
Property Australia

"As a former Chair of AHURI, and as a member of the housing and urban development sector for more than 30 years, AHURI has been a constant source of objective evidence that has helped keep a spotlight on housing. I acknowledge the wonderful work AHURI has done on indigenous housing, affordable housing strategies and different models for the enhanced delivery of social housing. I also commend AHURI for their part in bringing exposure to the City Deals process from the UK, which has become an integral part of urban development policy."



Dr Heather Holst,
Commissioner for
Residential Tenancies,
Victoria

"The work of AHURI builds a much stronger evidence-base than would otherwise be available, and connects academics, practitioners and policy makers in ways that would not otherwise occur."





Professor Andrew Beer,
University of South Australia

"AHURI has reshaped the policy agenda in Australia and created a profile that is unrivalled in the research sector in the social sciences in Australia. It continues to foreground important policy issues, while also bringing the best academic research to policy attention."



Yvette Berry MLA,
Minister for Housing and
Suburban Development,
ACT Government

"By definition, AHURI's work lends itself to technical discussions about housing policy. It's an extremely valuable body for us policy makers, a great source of evidence and a regular reference point for government."



Professor Geoff Meen,
University of Reading (UK)

"Housing researchers in other countries, including my own, have for many years looked enviously at the Australian model established through AHURI and consider it to be the gold standard. Given the parallels between Australian and UK housing problems, its publications are heavily cited in my own research and have strongly influenced my own thinking and discussions about UK housing policy."



Deb Batterham,
Launch Housing

"The AHURI model brings researchers and policy makers together to produce timely policy focused research. AHURI's work on homelessness has helped to keep homelessness and housing linked for Australian policy makers and has enabled work that would have been otherwise difficult to complete."



Professor Keith Jacobs,
University of Tasmania

"AHURI has had an enormous impact on my career. The funding opportunities that AHURI provide is a godsend for housing scholars such as myself. There are countless academics in Australia who are grateful for providing funds for our research."



Adrian Pisarski,
National Shelter

"AHURI has provided a substantial evidence-base for the development of policy and thinking by governments and from which the NGO sector has been able to build evidence-based advocacy for our own purposes. They have kept us informed about critical aspects of housing that would be beyond our reach if they weren't around. Long may they continue, we are a richer nation with them."

Conferences and events

Since its inception, AHURI has convened a range of public forums and events to connect the evidence-base with policy makers and professionals and stimulate professional and public dialogue on major housing and urban policy issues.

Underpinning this conference and events program is the biennial National Housing Conference (NHC), convened by AHURI in partnership with a host state or territory housing authority every two years. The NHC plays an important role in guiding dialogue on, and developing solutions to, housing issues of national priority.

It is recognised as a vital opportunity to share, debate, celebrate and promote ideas in housing. The conference is the largest cross-sector gathering of its kind in Australasia.

20 years of NHC



1999

Sydney



2012

Brisbane



11 cities



2001

Brisbane



2013

Adelaide



**10,000+
delegates**



2003

Adelaide



2015

Perth



**1,500+
speakers**



2005

Perth



2017

Sydney



20 years



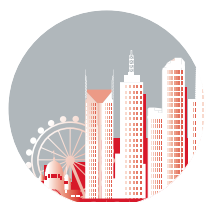
2008

Sydney



2019

Darwin



2009

Melbourne



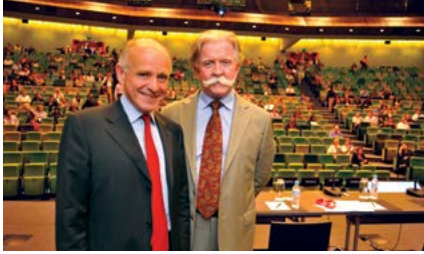
AHURI
Australian Housing
and Urban Research Institute

ICC INTERNATIONAL
SYDNEY CONVENTION
CENTRE

Beyond the NHC, AHURI convenes a range of conferences and events including the National Homelessness Conference, in partnership with Homelessness Australia, the Discussion Series and a range of one-day conferences. These events focus on the relevant issues of the day and bring the sector together to interrogate research findings and debate policy solutions.

National Housing
Conference 2017
Building for better lives

AHURI engagement





Looking forward

While we will proactively address new challenges, AHURI will also continue to deliver and develop our existing strengths. AHURI is the only institution with 20 years of ongoing commitment from all Australian governments.

With the ongoing support of AHURI's National Housing Research Program, a new commitment to a National Cities Research Program and strengthening of Professional Services, AHURI will commit to examine priority research topics to influence policy at all levels of government.

The success of conferences, events and engagement with AHURI research deepen the public's understanding of the network and Australia's key strengths and opportunities in the housing and cities space.

Vision

Our vision is for Australian policy and decision making in housing and urban issues be informed by credible and independent evidence to facilitate:

- the alignment of public, private and not-for-profit sector investment to optimise outcomes and value
- an integrated approach to planning productive, sustainable, and liveable urban environments
- healthy, cohesive and connected communities and places
- affordable and secure housing for all Australians.

Strategic Goals

The strategic goals, set out in our Strategic Plan 2018-2022, outline the future of AHURI:



Cities

Inform and influence **cities** policy, planning and practice across government, private and not-for-profit sectors



Housing

Inform and influence **housing** policy, planning and practice across government, private and not-for-profit sectors



Engagement

Foster **engagement** across all sectors and stakeholder groups



Understanding

Build public and professional **understanding** and informed dialogue on housing and cities issues



Capability

Enhance national policy and research **capability** and relevance for better informed outcomes



Value

Optimise the **value** we deliver



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