RETHINKING



SOCIAL HOUSING

> A collaborative research project on social housing is currently being undertaken through the Sustainable Built Environment National Research Centre (SBEnrc). Dr Judy Kraatz, Dr Annie Matan, Johanna Mitchell and Professor Peter Newman explain more.

The research project is titled 'Rethinking Social Housing: Efficient, Effective, Equitable', and it aims to develop a Strategic Evaluation Framework, through which the social and economic return on investment of providing social housing can be

Partners include the Western Australian Department of Housing, the National Affordable Housing Consortium (Qld), Griffith University and Curtin University.

The Strategic Evaluation Framework that is developed over the course of this project is intended for use by policy makers and those delivering social housing to better determine impacts and provide an evidence base to inform future decision-making.

The initial stage of research investigates outcomes achieved

by different forms of social housing. Outcomes to be examined include indirect 'non-housing' outcomes explored from a productivity perspective. These focus on an array of benefits including tenant, macro-economic, fiscal and non-economic perspectives. This is a broad-based approach with a focus on practical outcomes. Outcomes could then form the basis of contracts, against which performance may be tested.

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A key challenge for this research is to quantify the productivity benefits from investment in social housing. Research seeks to both validate a broad-based rationale for social housing investment, and also to assist governments in evaluating forms of housing assistance against the objective of improving individual and collective productivity.

Several innovative delivery models are being explored in both Australian and international settings. Partnerships and financing arrangements that involve a mix of public, private and

community resources and hybrid tenure are to be examined, as well as traditional full ownership and full rental tenures. The proposed evaluation framework should be an effective tool across a range of delivery models in Australia and potentially elsewhere.

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Following a review and analysis of current literature and discussions with our project partners, the following conceptual framework has been developed to guide this and subsequent research. Current steps in this research are to:

- (i) establish key outcomes, indicators and metrics across an array of objectives including employment, education, health and well-being, social, urban, community, financial and
- (ii) test this approach through two case studies (in Queensland and Western Australia); and

(iii) seek ongoing funding to build a comprehensive set of Australian-based indicators and metrics, and a GIS-based system dynamic model to realise a useable tool for decision and policy makers.

Reports and presentations to date are available at: http://www.sbenrc.com.au/research-programs/1-31-rethinkingsocial-housing-effective-efficient-equitable-e3/



Dr Judy Kraatz is a Senior Research Fellow with the Urban Research Program, Griffith University.



Johanna Mitchell is a PhD Candidate at the Curtin University Sustainability Policy Institute.



Professor Peter Newman is a Professor at the Curtin University Sustainability Policy Institute

RETHINKING SOCIAL HOUSING (e⁶) - CONCEPTUAL FRAMEWORK FOR PROPOSED POLICY-BASED APPROACH

TENANT OUTCOMES

Direct and flow-on effects of housing assistance

Productivity improvement and growth in the housing sector (externalities)

MACROECONOMIC BENEFITS

† INDIVIDUAL PRODUCTIVITY THROUGH TENANT OUTCOMES

- FOCUS: Employment Education
- Health and well being
- · Social engagement

OUTCOMES AND

METRICS EXAMPLES

PRODUCTIVITY FOCUS:

- 1 productivity in residential construction sector
- 1 productivity as a result of 1 workplace engagement (through 1 security of housing to those previously excluded)
- Resources and location efficient housing
- · Growth in residential construction sector through 1 institutional investment

OUTCOMES AND METRICS EXAMPLE

OUTCOMES AND

METRICS EXAMPLE

FISCAL BENEFITS

Revenue increases through

benefits of improved tenant

engagement

† FISCAL PRODUCTIVITY

THROUGH ADDITIONALITY

FOCUS:

Employment

Education

Health and well being

Social engagement

Move along housing

continuum

OUTCOMES AND METRICS EXAMPLE

NON-ECONOMIC BENEFITS

Improved environmental and

resource outcomes:

improved social capital

↑ LIFE CYCLE PRODUCTIVITY

· Environmental benefits

through more effective water

and energy consumption Resource benefits through ↓

construction/demolition waste

· Community benefits leading

to 1 social capital from 1

neighbourhood and

communityengagement

Improved affordability

Improved design quality

productivity Social capital - 1 neighbourhood relationships

Environmental -

↓ consumption

Resources efficiency - ↑

Employment - 1 security Education – 1 participation

Health - ↑ health and well being Urban - ↑ street scapes Financial - 1 financial security

1 Productivity in: Task - construction activity Project - new residential units Firm – housing agency Sub-sector - residential/ social housing industry - construction

Growth - institutional investment

Employment - ↑ tax revenue Health – ↓ costs to system Community – ↓ dispute costs Urban – ↑ investment Social - ↓ reduced delinquency/recidivism Financial - not cycling through emergency housing system



STRATEGIC EVALUATION FRAMEWORK (e⁶) outcomes focus drawing on:

Social Cost-Benefit (UK Green Book) Social Return on Investment (Ravi & Reinhardt) Wellbeing Valuation Approach (Fujiwara) Cost Benefit Analysis (/unit cost) Phase 1 (2014/15 Objective - social housing

Future phases to address other housing affordability options e.g. rental assistance; shared equity

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LEADERSHIP MASTER CLASS

Empowering Social Housing Leaders

The Leadership Master Class provides a unique opportunity for existing and emerging leaders of social housing policy and practice to participate in a high-level development program with their industry peers. Purposefully residential, the Leadership Master Class empowers delegates to take focused time and space to refresh and extend their leadership capabilities to aid success and meet demands of future social housing industry growth and change.

CONFIRMED SPEAKERS:

- Mike Allen Former CE of Housing NSW, Department of Family and Community Services and Past Chair of the former Housing and Homelessness Ministers' Advisory Committee
- **Steve Bevington** Managing Director, CommunityHousing Limited Group
- **Greg Budworth** Group Managing Director, Compass Housing Services
- Michael Lennon Managing Director, Housing Choices Australia
- Nazha Saad CEO, St George Community Housing
- Phil Fagan-Schmidt Executive Director, Housing SA

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