



ATTRIBUTING NON-HOUSING OUTCOMES TO GOOD SOCIAL HOUSING POLICY AND DELIVERY

Aim: To identify causal links or associations between having safe and secure housing (esp. social housing) and other selected non-housing outcomes, that is, other aspects of a person's/family's life experiences. This proposed attribution method is intended to identify valid links, and the extent to which access to safe and secure housing influences these other outcomes (i.e. percentage attribution). For example, Wood, Flatau et al. (2016) identify that 'the provision of public housing significantly reduces health service use'¹.

Background: This is one of the four elements which make up the *strategic evaluation framework*. It is to be applied to the **outcomes and indicators** identified in previous research across the nine domains: community, economy, education, employment, environment, health and wellbeing, housing, social and urban amenity. Once a link (and the % attribution) is confirmed, this can be used to identify the **return on investment** (see *Composite Return on Investment* discussion paper). Tracking the impact over time will require access to relevant **data** for benchmarking and trend/impact identification.

Proposed attribution method: This includes three steps: review the literature; expert panel analysis; and consolidating findings.

Step 1 - Review of the literature

A significant amount of Australian and international literature exists which identifies links between housing and non-housing outcomes. The associated document *Combined Attribution and ROI Tables* provides evidence gathered to date.

One key approach to determining these relationships is to undertake interviews and surveys such as the long-term Moving to Opportunity studies undertaken in the US², the Bridge et al. 2003 study³ and the Phibbs and Young study, reported on in 2005⁴. These and similar reports have been a significant source of evidence for the associated tables.

Step 2 - Expert Panel analysis

Where a specific link has not been discovered in the literature, or where the difference in context is significant enough to warrant further consideration, it is proposed that a *mind map process*, based on the Scottish Government's Good Places Better Health program be adopted. This is based on a Modified DPSEEA model (Figure 1) adapted from the World Health Organisation's DPSIR (drivers, pressures, state, impacts, responses) model. This model is widely used to structure thinking around the relationships between the environment and other socioeconomic activities.

¹ Wood, L., Flatau, P., Zaretsky, K., Foster, S., Vallesi, S. & Miscenko, D. 2016. What are the health, social and economic benefits of providing public housing and support to formerly homeless people? : Australian Housing and Urban Research Institute at The University of Western Australia.

² <http://www.nber.org/mtopublic/>

³ Bridge, C., Flatau, P., Whelan, S., Wood, G. & Yates, J. 2003. Housing assistance and non-shelter outcomes. In: AHURI (ed.). Perth and Sydney, Australia.

⁴ Phibbs, P. & Young, P. 2005. Housing assistance and non-shelter outcomes. AHURI.



Figure 1 Elements of the Modified DPSEEA Model⁵

Element	
Drivers	Society level: social, economic or political influences on the environment
Pressures	Factors resulting from drivers which act to modify or change the environmental state
State	The resultant environment which has been modified due to the pressure
Exposure	Human interaction with modified environment
Effects	Human health effect
Actions	Policy and practice designed to address particular factors identified in the chain
Context	Individual level: Social, economic, demographic factors which influence a person's exposure to the modified environment or which lead to a health effect

A seven minute overview of this approach, *Good Places Better Health A Tool for Co-Production*, is available at: <https://www.youtube.com/watch?v=CHSPjc2IHGc&list=PLh2wA32--fZs8chBXYOs1Fb8nJ0Wp6P6u&index=4> .

One example of an outcome of the mind map approach developed by the Scottish team is shown in Figure 2 (HOME mind map) (note that the focus of this study is childhood health). Overlaid on this, in the thought bubbles, is how it can be applied in our research, that is: driving forces are the policy and delivery approaches and constraints; indicators can equate to exposure; and the effect is the outcome.

For example, in Figure 2 the cost of housing maintenance is a driver; with building and maintenance of housing types not conducive to children's play a pressure; leading to a state that a house is not child friendly (which can be used as an indicator); affecting a child's mental wellbeing and physical activity levels (as an effect or outcome). This can then be considered as an association with the various costs assigned in the return on investment analysis, and with childhood outcomes tracked over time through linking child health and housing maintenance data.

The quality of quantitative evidence needs to be identified as a part of this process. It is proposed to use a similar method to that used in the 2014 report by the International Panel on Climate Change⁶, assigning:

- *Level of Confidence*: very high, high, medium, low
- *Quality of Evidence*: robust, medium, low
- *Level of Agreement*: high, medium, low

⁵ The Scottish Government (2008). *Good Places, Better Health: A new approach to environment and health in Scotland - Implementation Plan*. Edinburgh, Scotland, The Scottish Government.

⁶ International Panel on Climate Change (IPCC) 2014. *Summary for Policymakers*. In: Edenhofer et al. (eds.) *Climate Change 2014: Mitigation of Climate Change. Contribution of Working Group III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change* Cambridge, United Kingdom and New York, NY, USA.: Cambridge University Press,.



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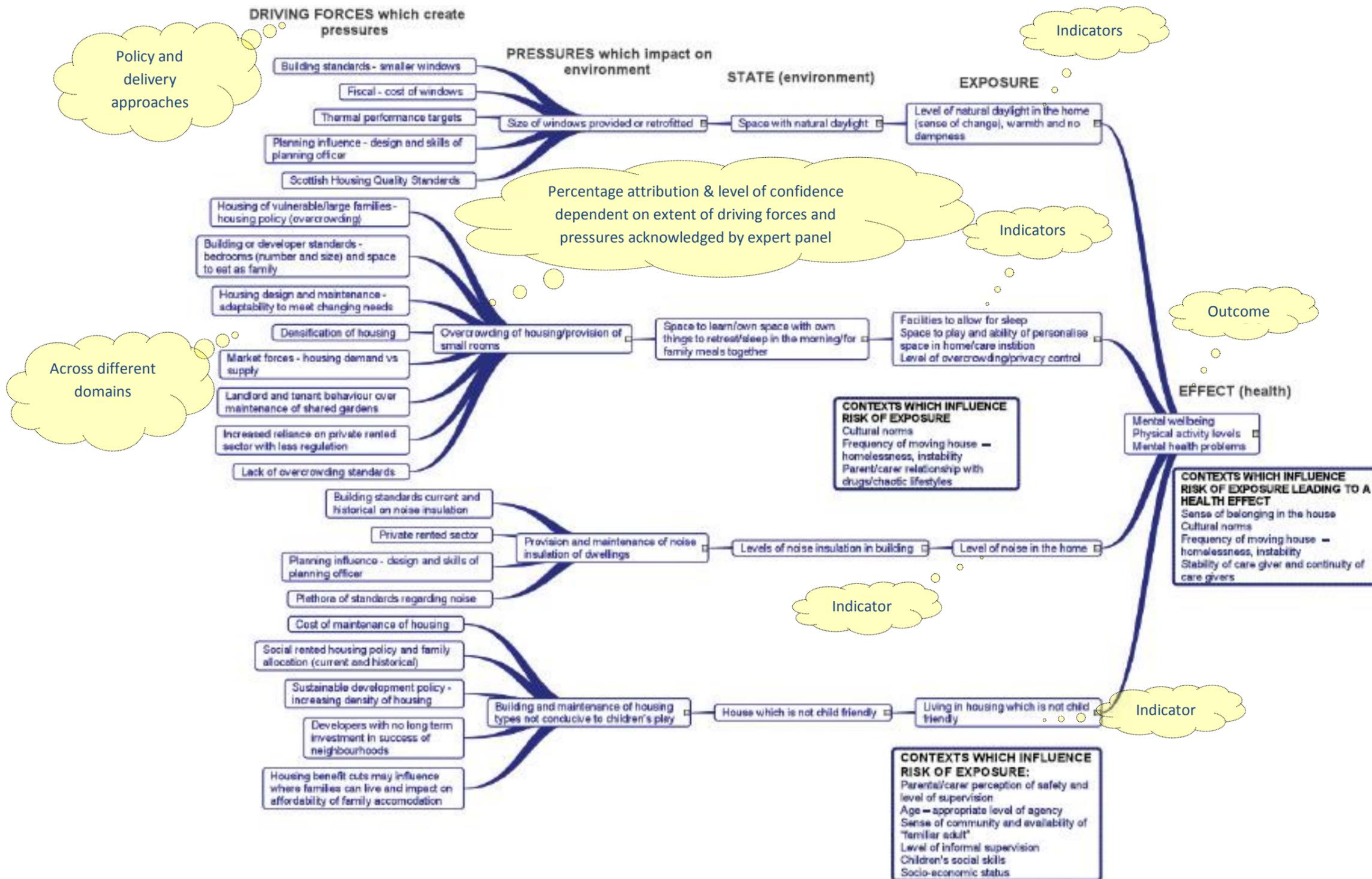
VALUING SOCIAL HOUSING DISCUSSION PAPER - ATTRIBUTION

The percentage attribution, that is, ‘the amount of the outcome that can be uniquely attributed to the designated program or activity’⁷ can also be determined by this expert panel. This percentage is required as part of the *social return on investment* analysis which is proposed as part of *the composite return on investment method* (presented in a separate discussion paper).

A draft agenda for an Expert Panel workshop is included at the end of this discussion paper.

⁷ Ravi, A. & Reinhardt, C. 2011. The social value of community housing in Australia. Community Housing Federation of Australia (CHFA), PowerHousing Australia and Bankmecu

Figure 2 - HOME Mind Map⁸ modified for Valuing Social Housing Project



⁸ The Scottish Government (2008). Good Places, Better Health: A new approach to environment and health in Scotland - Implementation Plan. Edinburgh, Scotland, The Scottish Government.

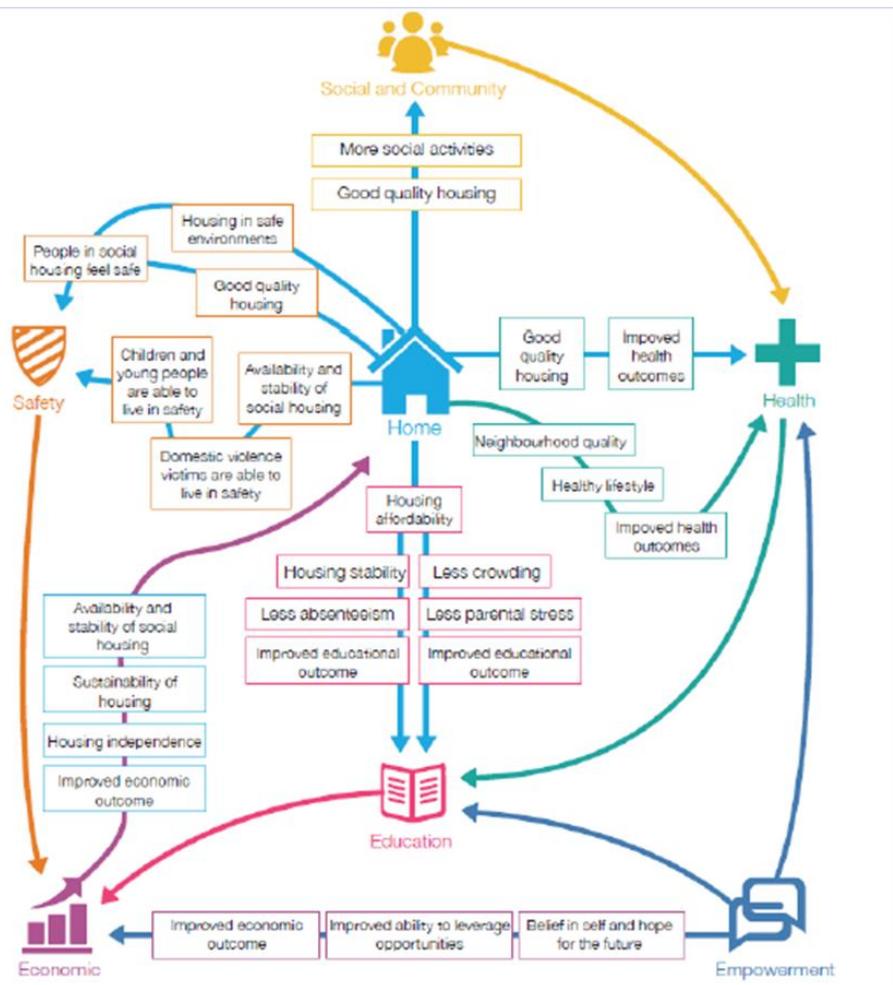


Step 3 - Consolidate findings:

Two tools are proposed for consolidating outcomes from this process:

- Causal webs - Figure 3 shows a causal web established by NSW Families and Community Services as a part of the Outcomes Framework focus. This aligns with the Canadian model of causal webs which is also informing this research⁹. This is proposed as an effective way of communicating the complexity of the inter-relationships for specific purposes and/or audiences where all the detail in the individual mind-maps is not required. Of note also is Section 3.5 of the Overcoming Indigenous Disadvantage Key Indicators 2016 report which identifies interactions across the report's framework¹⁰.

Figure 3 - Causal Web - NSW Human Services Outcomes Framework: Application to social housing¹¹



⁹ Canada Mortgage and Housing Corporation (CMHC) (2011). Measuring the Social, Economic, and Environmental Outcomes of Good Housing, Canada Mortgage and Housing Corporation (CMHC),.

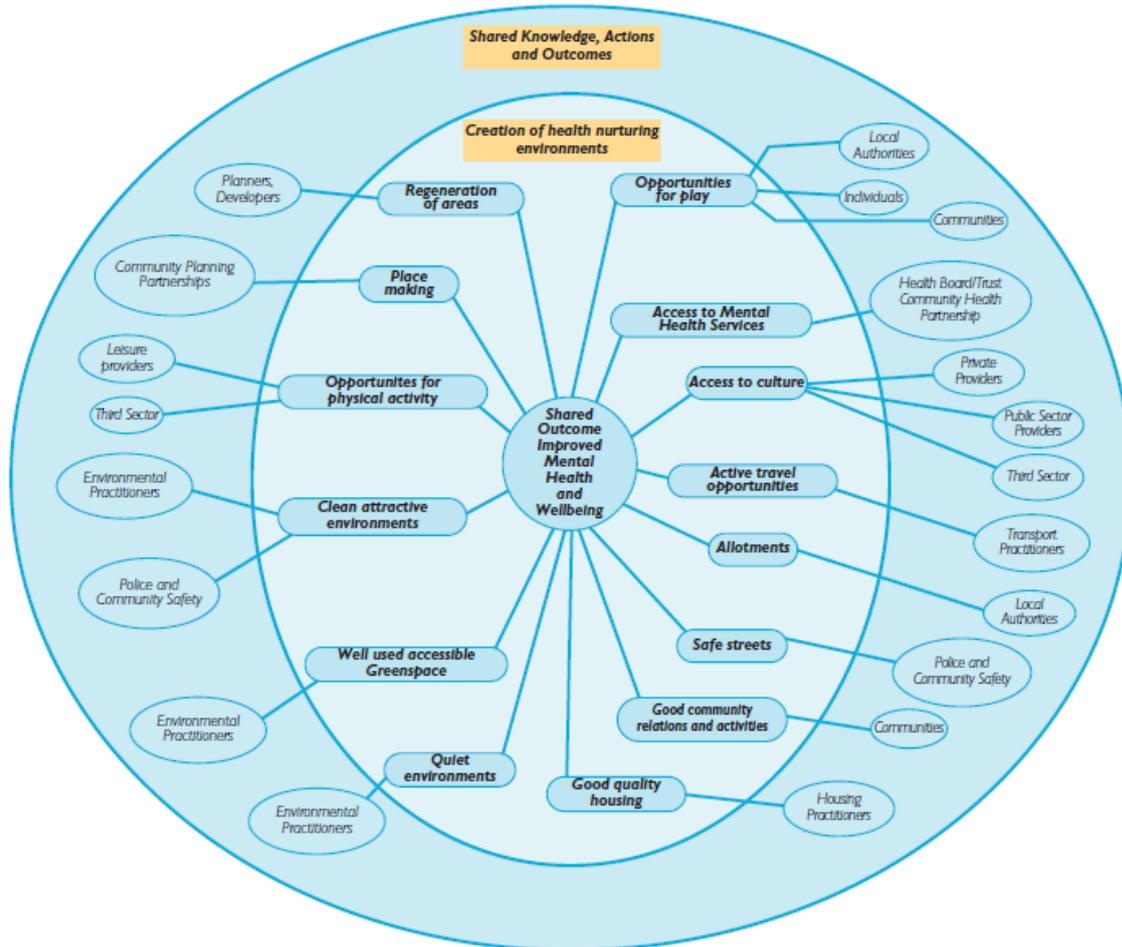
¹⁰ Steering Committee for the Review of Government Service Provision (2016). Overcoming Indigenous Disadvantage Key Indicators 2016 Report. Canberra, Australia, Productivity Commission

¹¹ Chilvers, M., Stewart, J., Rose, V. & Miller, J. 2016. NSW Human Services Outcomes Framework: application to social housing: Shared Outcomes Workshop. Sydney, Australia: NSW Families and Community Services. JAKraatz August 2016



- Globe of responsibilities - the globe presented in **Error! Not a valid bookmark self-reference.** can be used to identify and communicate those with key responsibilities, and with whom consultation needs to occur to deliver outcomes.

Figure 4 - Good Places Better Health - creating positive health nurturing environments through shared outcomes, knowledge and action¹²



¹² The Scottish Government (2008). Good Places, Better Health: A new approach to environment and health in Scotland - Implementation Plan. Edinburgh, Scotland, The Scottish Government. JAKraatz August 2016