

Social procurement criteria: Building the case for housing as infrastructure

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Social and affordable housing program of research

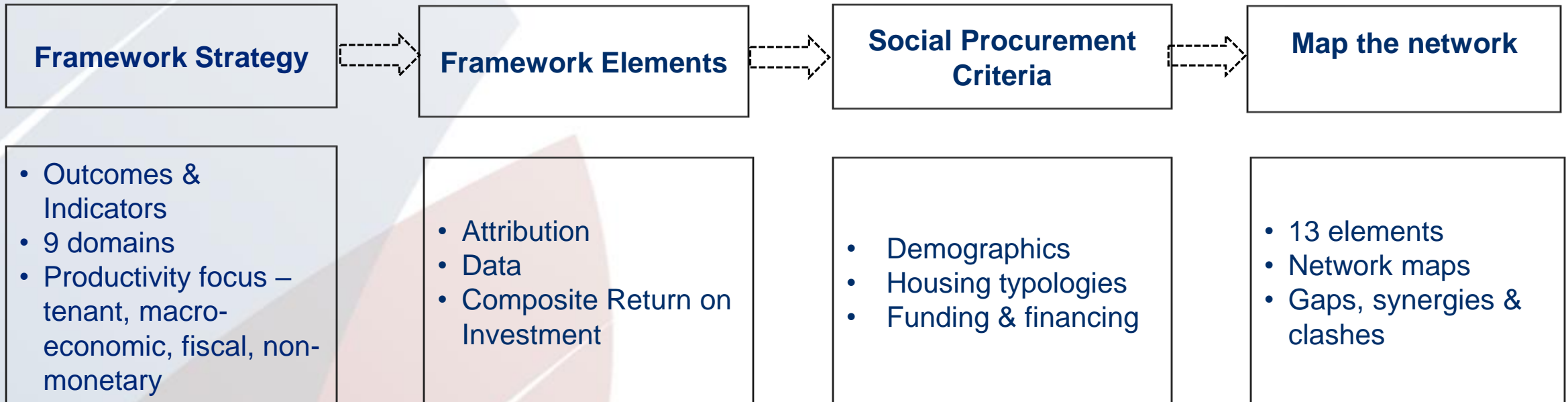


Rethinking social housing

Valuing social housing

Procuring social & affordable housing

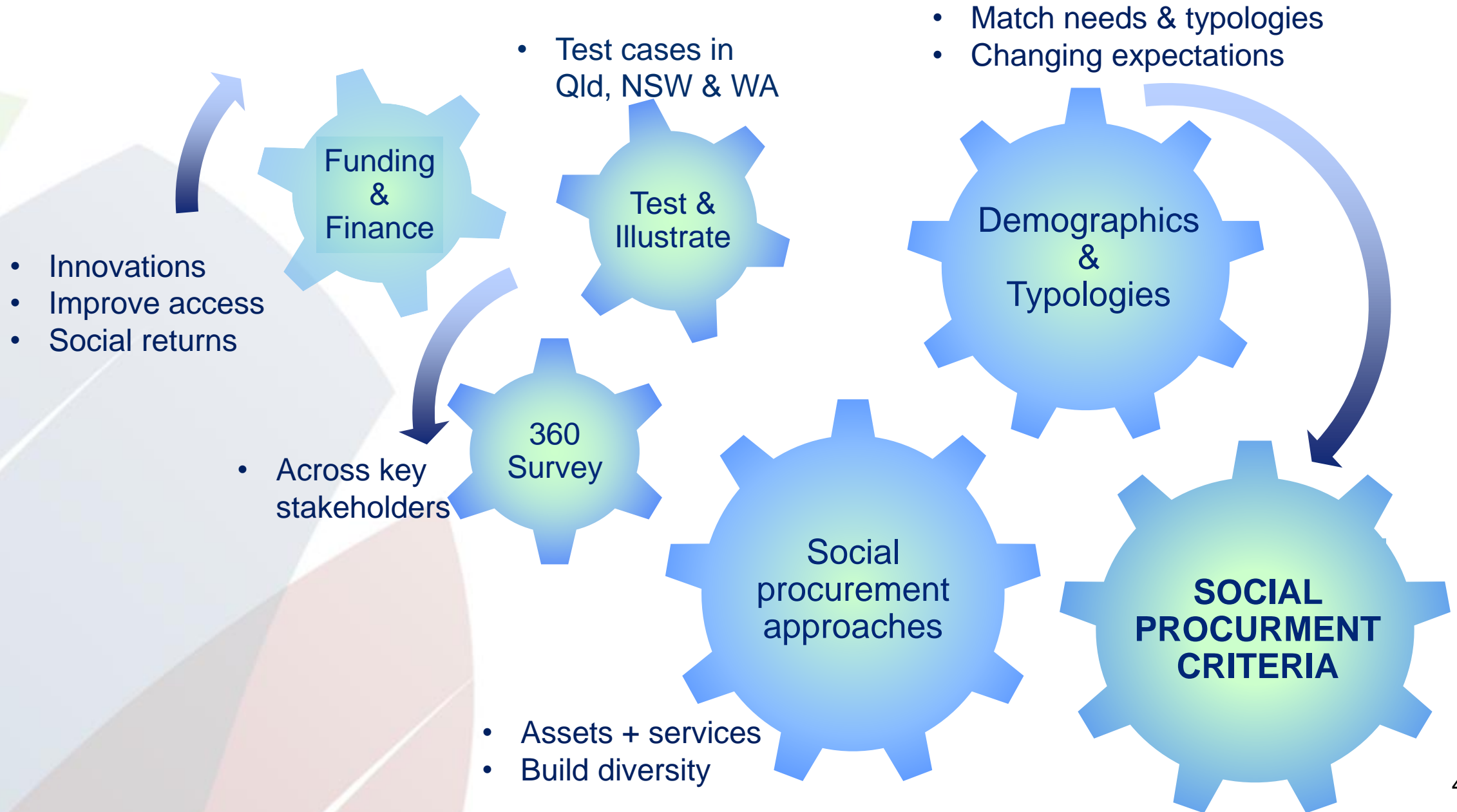
Mapping the social & affordable housing network



Types of social procurement

	Focus	What is procured	Implications
Type 1	Not for profits	Social programmes with public good	Competitive tendering of goods and/or services
Type 2	Housing infrastructure with social outcomes	Housing infrastructure with additional social benefits	Both hard and soft outcomes from a single contract
Type 3	% from social businesses	Non-traditional services	Shift from competitive tendering to positive discrimination
Type 4	Ethical goods and services	Procurement from ethical business	Purchasing not necessarily related to goods and service

Develop social procurement criteria



Changing demographics of social and affordable housing cohorts



Image: WA Department of Communities Housing

- Lowest quintile incomes
- The ageing
- Young people
- Single person households
- Single parent family
- Multi-generational households
- People with disability
- Indigenous Australians
- Victims of family & domestic violence
- Those exiting from Justice system
- Key workers
- Migrants
- Those experiencing homelessness

Current and emerging housing typologies...

Existing typologies

detached housing : semi-detached : granny-flat : mobile home :
caravan : tiny house : shelters : boarding home : hostels : duplex :
dual occupancy : terraces : townhouses : low rise units : studio
apartments : mixed-use developments : high rise apartments

Emerging typologies

Duplexes : townhouses : courtyard apartments : co-housing :
dual/multiple occupancies : small lot housing : micro lot villages



Social procurement approaches

Mainstream

Public housing transfers & renewal

Housing for remote indigenous communities

Housing for those with a disability

Community Housing Providers (CHPs)

Partnerships

Shared equity (in some states)

Emerging

Housing for those with a disability

CHPs - private rental agencies & rent to buy

Inclusionary zoning & value capture

Partnerships

Shared equity

Cooperatives / co-housing

Social benefit bonds

Build to rent

Using vacant infrastructure

Examples of procuring with social outcomes

Cohort

Housing elements

Add access to:

Procurement approaches

Single parent

Open space
Higher space needs
Good lighting

Employment
Education
Green space

Partnerships – Gov.,
Community Housing
Providers & other service
providers; private sector; co-
housing

Ageing

Accessible design
Lesser space needs
Community access

Health services
Community facilities

Key workers

Access to workplace
Lower space needs
High density OK

Employment
Transport

Shared equity; cooperatives;
inclusionary zoning

Social procurement in action ...



Sources : WAHA 2015 +

One on Aberdeen, Perth

- 41% of 161 apartments available low-to-moderate income earners
- Shared equity (Keystart & WA Gov.)
- Affordable & social rentals
- Access to public & active transport, educational, cultural & medical facilities.

Ivanhoe Redevelopment, Sydney

Approx. 1000 social housing

128 affordable housing dwellings

Carbon neutral, 5 star with low cost energy

Close to jobs, education, transport, health and community facilities

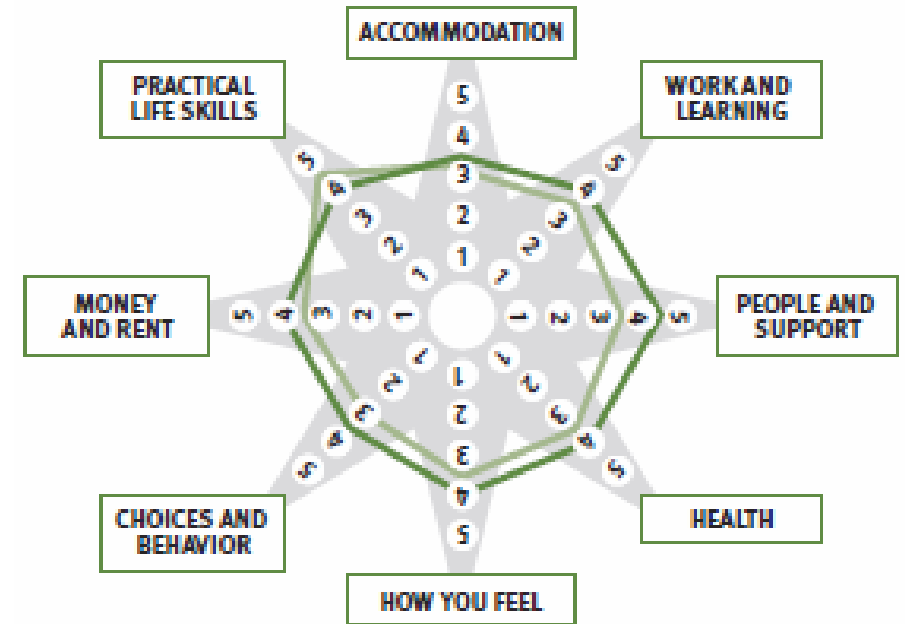


Compiled from Chilvers 2017 and Curran 2017

Social procurement in action ...

QDHPW Youth Foyers

- 6 year program
- Housing, employment, education, personal growth, life skills, links to community
- Support to achieve independence
- Gov., NFP and private investors



Sample of the Young Person's Outcomes Star™



Lendlease at Yarrabilba

- Social enterprise build with AES/Access Community Services
- Home/land package - \$375-\$390,000
- 9 star NatHERS rating
- Upskilled 10 young people in local area
- Karen Greeves – Sustainability Innovation Leader



Social procurement criteria – reveal latent potential

System focus

Builds partnerships
Builds housing pathways
Builds diversity in housing stock
Builds financial capacity of system

Supply chain focus

Stimulates industry-wide innovation
Supply chain maturity
Builds sector capacity
Successful models/pilots

Organisational focus

Benefits/outcomes measurement (life trajectory and financial)
Time frame for benefits realisation
Integrated service and asset delivery
Manages risk distribution

Person focus

Addresses diverse cohort needs
Addresses diversity, choice and aspirations in housing needs
Builds financial capacity of individuals
Supports sustainable and affordable living outcomes

Flexibility

Agility and responsiveness
Appropriate scalability
Location-specific responsiveness



Core Partners



Project Partners



Project Affiliates

Access Housing - Common Ground Qld - KPMG - Community Housing Industry Association - PowerHousing - UDIA NSW - Wladyslaw Obod Architects - Victorian Social Housing & NDIS Reform Group - Brisbane Housing Company

Mapping the social and affordable housing network:

<http://sbenrc.com.au/research-programs/1-61/>

Procuring Social and Affordable Housing:

<http://sbenrc.com.au/research-programs/1-54/>

Valuing Social Housing:

<https://sbenrc.com.au/research-programs/1-41/>

Rethinking Social Housing:

<http://sbenrc.com.au/research-programs/1-31/>

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THANK YOU