

Facilitating investment in social and affordable housing

Finding affordable housing is a significant challenge for many Australians. Challenges also exist in delivering social and affordable housing for government, not-for-profits and the private sector. As housing prices have skyrocketed, many Australians have been forced out of private rental markets putting increasing pressure on already long social and affordable housing waitlists. A perfect storm exists as housing purchase and rental prices have gone up, along with construction costs in response to labour and material shortages. Issues also abound in the uptake of technology to aid construction productivity and the delivery capacity of Community Housing Providers and government agencies.

This research project will use investment ready language to develop a tool to encourage investment in this sector as critical social infrastructure to help address these challenges. This will create a *Social and Affordable Housing Investment Tool* to facilitate greater delivery of social and affordable housing.

Tool development will focus on a benefits-based approach rather than traditional cost-based model, in line with nine domains established by this program of research (community and culture, economy, education, environment, employment, health and wellbeing, housing, social engagement and urban amenity). The draft tool, being developed using Excel, comprises the following worksheets:

- [SAH Dashboard](#) – which includes high level outcomes-based tables and graphs to capture a summary of the detail findings. A stop light system will be used to highlight those areas which have been addressed and those needing greater resolution.
- [Social Return on Investment and Wellbeing Valuation tables](#) - are informed by [previous SBEnrc research](#)¹, as well as drawing on more recent work in both Australia and New Zealand. They provide examples of attribution, references, costed benefits, and databases.
- [Liveability and Accessibility](#) - includes outcomes and indicators from [previous SBEnrc research](#)² across the five components of liveability, accessibility, value equation, regulation and policy implications, and adoption benefits.
- [Transformative narratives](#) – the value of considering individual narratives across each of the nine domains is recognised as an important way of communicating personal impacts of access to safe and secure housing.

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

² <https://sbenrc.com.au/research-programs/1-71/>

- Network participant consultation – highlights evidence of discussions with representatives across the 13 participant groupings identified in [previous SBEnrc research](#)³, to help ensure more complete opportunities and impacts are identified, considered and accounted for.
- Value of equity – captures the value to society of greater equity. International research supports this approach which identifies impacts on state and national gross domestic product of a more equitable society.

Through this it is intended that the *SAH investment tool* will provide a mechanism to support growth in investment in this market. These investments can, for example, be in the form of high density developments including mixed tenure and mixed use. Importantly it will provide a mechanism to help align economic and social benefits of government environment with market capacity.

Research findings will be posted to the [project website](#), with final findings available in April 2023 - <https://sbenrc.com.au/research-programs/1-81/>

For further information or engagement with this research contact: Sacha Reid (Project Leader) s.reid@griffith or Judy Kraatz j.kraatz@griffith.edu.au

About the SBEnrc

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Media contact:

Ryan Liang, Centre Manager, Sustainable Built Environment National Research Centre

Tel: 08 9266 1110

Email: r.liang@sbenrc.com.au

Web: <https://sbenrc.com.au/research-programs/1-81/>

LinkedIn: [Sustainable Built Environment National Research Centre \(SBEnrc\), Australia: My Company | LinkedIn](#)

Interviews:

Sacha Reid, Associate Professor, Department of Tourism, Sport and Hotel Management, Griffith Business School

Tel: (07) 3735 6559

Email: s.reid@griffith.edu.au

Web: <https://sbenrc.com.au/research-programs/1-81/>

LinkedIn: <https://www.linkedin.com/in/sacha-reid-1533532b/>

³ <http://sbenrc.com.au/research-programs/1-61/>