

Developing a Social and Affordable Housing Investment Tool

October 2021 - June 2023

The current social and affordable housing (SAH) market is facing several challenges relating to persistent issues around long waiting lists and homelessness. Developing government /investment ready language to validate investment in SAH as an asset class can help address this. COVID impacts will also be considered, affecting labour force and supply chains, difficulties in worker mobility, and extremely low vacancy rates and rising rental costs. The research will provide a SAH investment tool to help address these issues and expedite investment and delivery in SAH. This research will operationalise previous SBEnrc research through a process of engagement with government housing agencies, Treasury and industry partners.

Objectives

This research will provide a SAH investment tool for government/ industry/financier interaction to help address lagging supply and increased demand for SAH through providing:

1. A mechanism to support growth in investment in the SAH market (i.e. private investors, PPPs, government regulations or policy levers) across a broad range of mechanisms (e.g. subsidies, concession streams).
2. A focus on a benefits-based approach rather than traditional cost-based model, in line with 9 domains and CROI approach.
3. A pathway to address non-traditional delivery such as mixed tenure, mixed use markets to integrate market facing larger development opportunities.
4. A mechanism to help align economic and social benefits of government environment with market capacity.

Industry Outcomes

The SAH Investment Tool will contribution to improve industry practice or competitive advantage:

1. To value social housing investment, i.e. investment evaluation framework.
2. State Treasury and industry engaged model (WA and Qld) for expediting investment in and delivery of SAH.
3. Improved alignment between government and market mechanisms.



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