

Social and Affordable Housing Investment Tool

Industry Research Symposium

29th March 2022
Assoc. Professor Sacha Reid

Presentation overview

- **Introduction to SBEnrc partners and program of research**
- **Summary of 1.71 outcomes and findings**
- **Overview of 1.81 activity to date**

1.81 Project team:

Core SBEnrc Partners

BGC Australia, Government of Western Australia, Queensland Government, Curtin University, Griffith University and RMIT University

PSG Chair

Ian Carter AM

Project Affiliates

Queenslanders with Disability Network - Creating Positive Futures - Urban Development Institute of Australia WA - Keystart Home Loans - Property Council of Australia - Qld Treasury - WA Treasury - Brisbane Housing Company Ltd - Common Ground Qld

Research Team

Griffith University – Sacha Reid, Judy Kraatz, Savindi Caldera
Curtin University – Amity James, Francesco Mancini, Tanja Glusac, Francesca Perugia.

SBEnc social and affordable housing program of research

1.81 Social and affordable housing investment tool

Developing an investment tool via previous research and industry partner engagement

2021 - 2023

1.71 Liveable social & affordable higher density housing

Liveability Framework via case studies and stakeholder interviews

2019 - 2021

1.61 Mapping the social & affordable housing network

Understanding and visualising network complexity

2018 - 2019

1.54 Procuring social & affordable housing

Social procurement criteria through understanding changing demographics and housing typologies

2016 – 2017

1.41 Valuing social housing

Composite return on investment – individual, organisational, society and equity

2015 - 2016

1.31 Rethinking social housing

Productivity-focused conceptual framework including the *9 domains*, and outcomes & Indicators

2014 - 2015

Building on previous SBEnrc research:

[Project 1.31](#) - 9 impact domains.

[Project 1.41](#) - Composite Return on Investment approach.

[Project 1.54](#) - Diversity in housing typologies and social procurement criteria.

[Project 1.61](#) - Social and affordable housing network participant groupings and elements.

[Project 1.62](#) - Precinct Design Framework for Sustainable Centres of Tomorrow

[Project 1.71](#) - 1.71 Liveable social & affordable higher density housing

9 impact domains



community



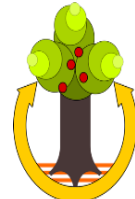
economy



education



employment



environment



health &
wellbeing



housing



social
engagement



urban
amenity

Project 1.71

Liveable social & affordable higher density housing



5 Green Square Close – supplied by Brisbane Housing Company

Research aim and challenges

Aim: Investigate how to better deliver people and place-oriented, liveable , social and affordable housing in medium and high-density urban precincts.

Challenges: what are the key opportunities for medium to high density social and affordable urban housing precincts :

- 1) Adoption of liveability and accessible design outcomes (e.g. economic, cultural and psychological)
- 2) Understanding long term value equation
- 3) Public, private and not-for profit partnerships
- 4) Community engagement and buy-in



Focus areas

➤ Social / Cultural value

- maximise liveability outcomes
- minimise risks associated with higher density

➤ Build value

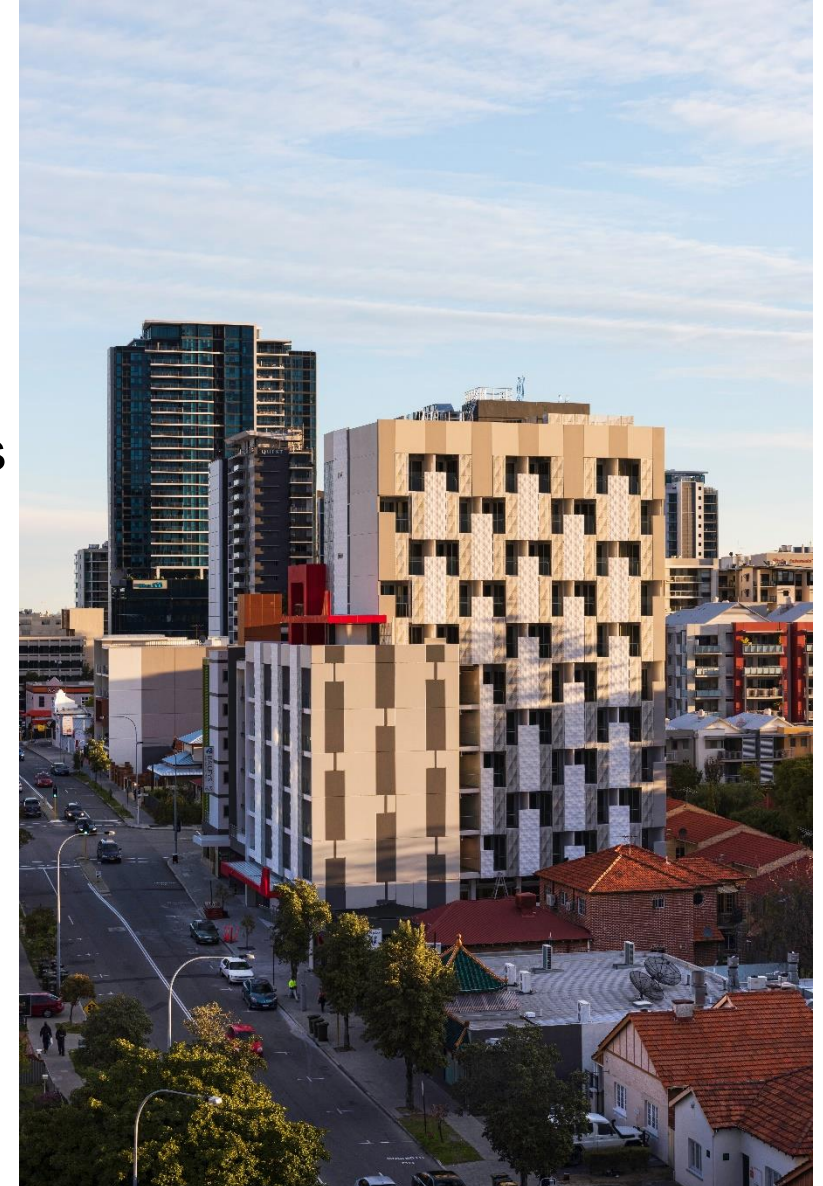
- Improved social, economic and environmental outcomes
- Balance upfront cost with whole-of-life benefits.

➤ Government role

- Regulation and policy roles to drive new urban forms.

➤ Improved adoption

- Universal access beyond the minimum standards.
- Access across the many stages of a person's life.



Bennett Street, Perth – supplied by Foundation Housing



Literature review

- Review of literature, incl. government policy and strategy, SBEnrc, AHURI and international – to inform draft framework.
- Themes include co-design, technology-based enablers; leading practice; value equation/cost benefit; national and state regulation and adoption; and pandemic responses.

Case studies (incl 23 stakeholder interviews)

- 5 Green Square Close, Fortitude Valley, Qld
- 67 Bennett Street, East Perth, WA
- Drummond Precinct Ellenbrook, WA

Liveability Framework for Higher Density Social and Affordable housing

- Main project output – to provide a practical tool to inform/assess future higher density housing policy and developments.



QUALITY OF LIFE

Liveability – place-based & community-focused

Physical & virtual infrastructure
Community & culture
Environment & sustainability
Governance

Accessibility – person-centered & community-focused

Physical services & infrastructure
Individual & social services
Economic systems

LIVEABILITY FRAMEWORK

*For medium and higher
density housing
precincts*

EXTERNAL ENVIRONMENT

Social, environmental and economic value – building the value equation

Whole-of-life
Balancing economic equation
Building social value

ENABLING ENVIRONMENT

Improving adoption

Known barriers
Improving adoption

Regulatory and policy environment

Existing environment
Forward-looking & aspirational



Liveability framework elements page 1 of 3

Liveability – place based & community focused

Physical and virtual infrastructure	Physical connectedness to social infrastructure
	Virtual connectedness
	Asset maintenance
	Healthy by design
	Safety by design / safety awareness (addressing anti-social behaviours)
	Future proofing
Community and culture	Integrated and inclusive place-based planning
	Community, character and culture.
	Community and social wellbeing
	Community in mixed tenure environments
	Social connectedness
Environment & sustainability	Carbon neutral-positive approach
	Climate resilience
	Connectivity to nature-loving & biodiverse spaces
Governance	Addressing overcrowding
	Equality and equity
	Pandemic responsiveness
	Collaboration
	Cohort appropriate environment/community



Accessibility – person centred & community focussed

Physical services & infrastructure	Whole of life accessibility
	Precinct safety
	Precinct accessibility
	Integrated service provision
	Access to vital services
Individual & social services	Walkability
	Universal design / equitable access
	Visitability
	Simple, intuitive and perceptible elements
	Local shared mobility
Economic systems	Tracking accessible housing in marketplace
	Accessibility to employment
	Spaces for learning and working

Social , environmental and economic value – building the value equation

Whole of life	Whole of life accessibility
	Balancing upfront cost with long term benefits
	Property diversity
	Asset maintenance
Balancing economic equation	Value capture
	Property affordability
	Composite return on investment
Building social value	Economic stimuli for local community
	Improving social and economic participation – creating demand



Regulatory and policy environment

Existing environment	National regulatory and policy issues
	State regulatory and policy issues
	Local regulatory and policy issues
Forward looking / aspirational	Managing jurisdictional conflicts
	Enabling diversity of outcomes
	Evidence for continuous improvement

Improving adoption

Known barriers	Barriers to uptake of liveability features
	Barriers to uptake of accessibility features
	Economic barriers
	Attitudinal and behavioural barriers
Improving adoption	Adoption levers and market update
	Building mixed tenure environments

Reports, full framework and checklist available at the [project website](#)



Impact of the Research

Project 1.81

Developing a social and affordable housing investment tool



5 Green Square Close – supplied by Brisbane Housing Company

To develop a *SAH investment tool* through:

- i. Drawing upon past SBEnrc research and operationalises past research outcomes
- ii. Engagement with state agencies and industry to develop the tool.
- iii. Being responsive to both person and place, addressing specific criteria in medium and higher density urban housing case studies to test and develop the investment evaluation framework.

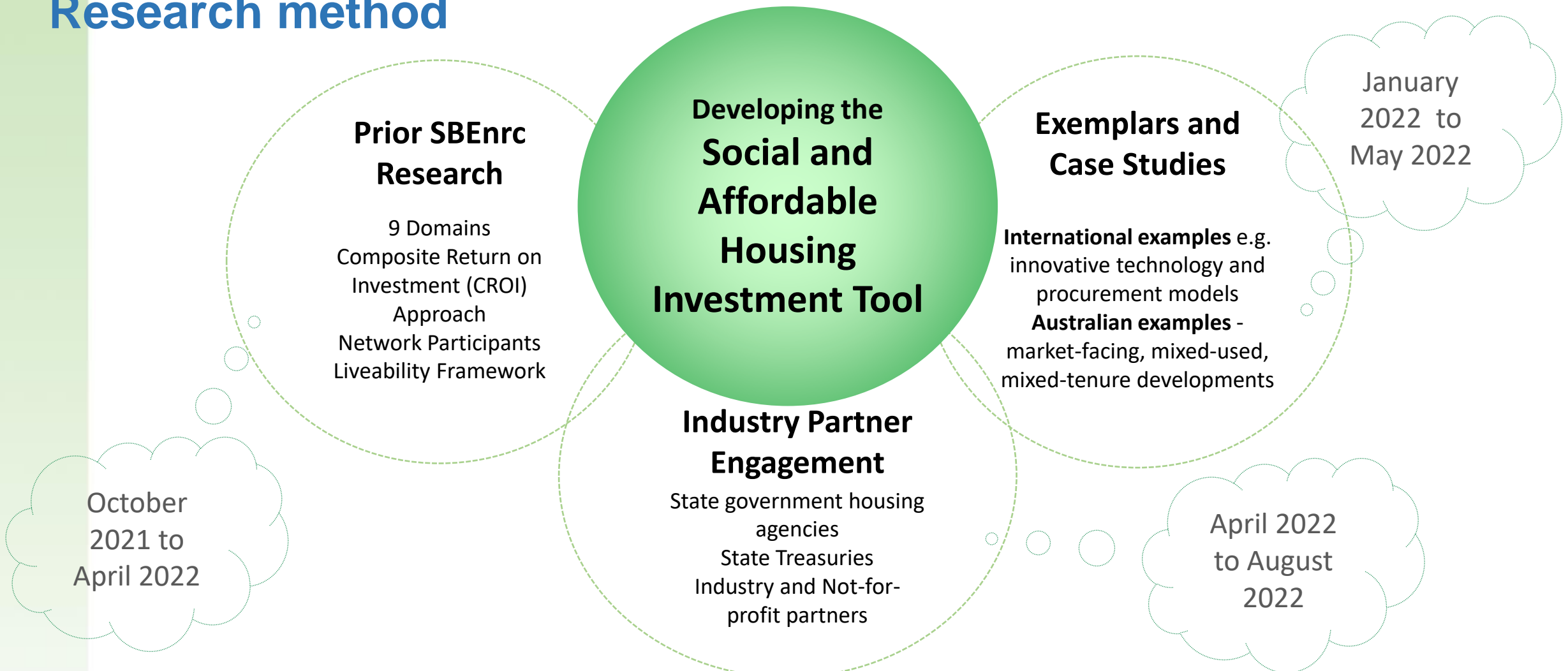


Address identified industry needs

- Shortage of social and affordable housing
- Labour and material shortages compounded by difficulties in mobility for workers
- Extremely low vacancy rates, rising rental costs and rising construction costs
- How can technology be used
- Delivery capacity/capability and operating environment for Community Housing Providers (CHPs) and the affordable housing sector environment
- Establishing, developing and maintaining delivery partnerships
- Emerging community demands for minimum accessibility provisions
- Availability of suitable land



Research method



community



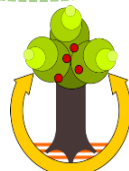
economy



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employment



environment



health & wellbeing



housing



social engagement



urban amenity



International Context

- CIB W69 Residential Studies Working Group - <https://cibworld.org/>
- European Network of Housing Researchers - <https://enhr.net/>



Social and Affordable Housing Investment Tool: <https://sbenrc.com.au/research-programs/1-81/>

Liveable social and affordable higher density housing: <https://sbenrc.com.au/research-programs/1-71/>

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/>

THANK YOU

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