

Social and Affordable Housing Investment Tool

FINAL INDUSTRY SEMINAR
8th March 2023

Presented by:

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Griffith University

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Griffith University

Agenda

- Introduction
- Background to our research
- Developing the SAHI Tool
- Using the tool
- Developing the web-based SAHI Tool
- Discussion



Image provided by BGC Residential

1.81 project team

Core SBEnc Partners

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

PSG Chair

Ian Carter AM

Project Partner

NSW Dept of Communities and Justice

Project Affiliates

Queenslanders with Disability Network - Creating Positive Futures - Urban Development Institute of Australia WA - Qld Treasury - WA Treasury - 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

Developing the SAHI Tool

Prior SBEnrc research

Rethinking social housing - nine impact domain

Valuing social housing domain tables

Composite Return on Investment approach including: SROI, wellbeing valuation, transformational narratives and the value of equity

Housing typologies and demographics

Liveability Framework

Network participants

Case Studies

Market-facing, mixed-used, mixed-tenure developments:

- Australian examples
- International examples from EU, UK, US and Canada

See snapshot reports at website.

Stakeholder consultation

Consultation period: 2 rounds between March and August 2022

Stakeholders consulted:

- BGC Group
- CHIA NSW
- Creating Positive Futures
- Development WA
- National Shelter
- NSW Communities and Justice
- Qld Communities, Housing and Digital Economy
- Qld Investment Corporation
- Qld Treasury
- WA Dept of Communities
- WA Treasury



Elements of the SAHI Tool

Nine impact domains worksheets and dashboards



Community and culture



economy



education



employment



environment



health & wellbeing



housing



social engagement



urban amenity

Three context domain worksheets and dashboards



Transformational narratives



Network participants



Innovation



Funding social housing scenario tool – four clusters

70

Built form – Households – Connections - Interactions



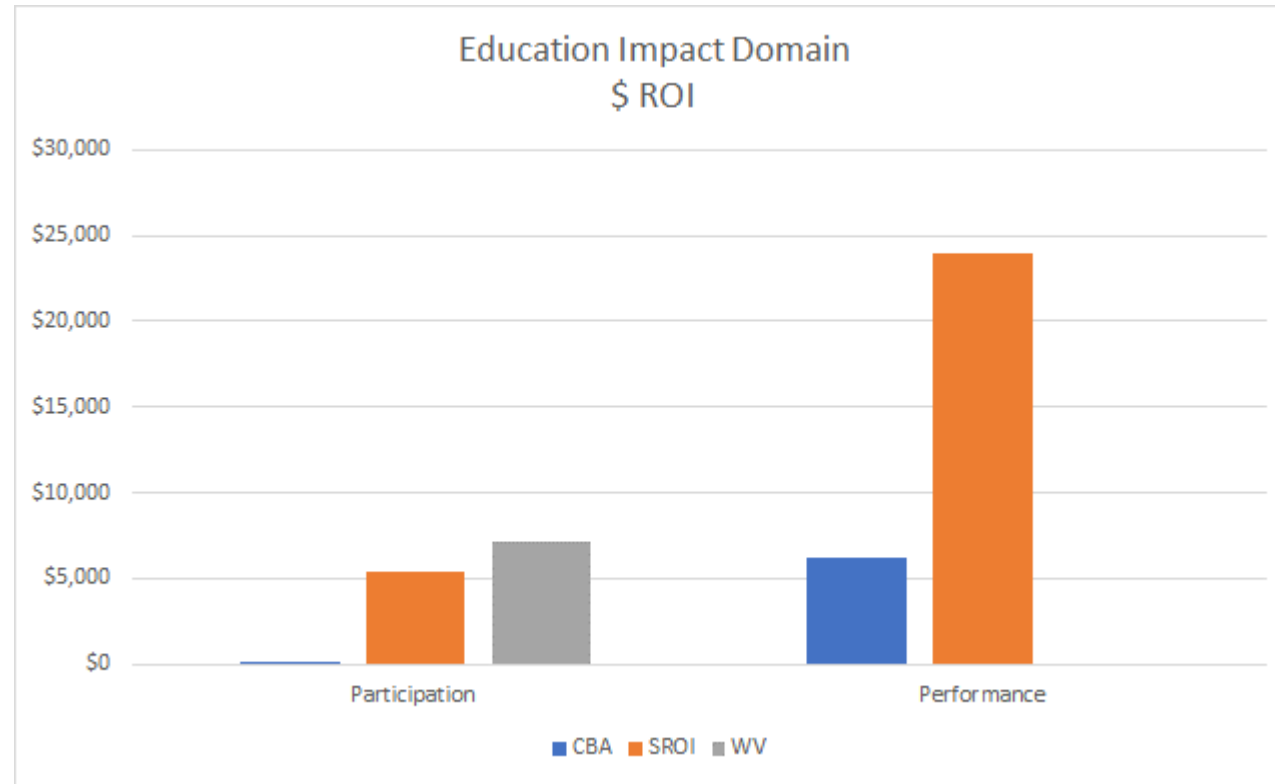
Example of Excel tool worksheets

	Core	Core indicators to be carried over to all prototypes										
	Elective	Non-core indicators for specific prototype										
	Project/program specific	Program/project specific indicators										
		Information not available										
		Information not yet compiled										
		Information assessed										
	NA	Not applicable										
ASSESSMENT AND INPUT REQUIRED - examples provided												
* Cost benefit (CBA,) social return on investment (SROI) and wellbeing valuation (WV) figures have been included from the available literature. These figures are provided as an indication only and are drawn from case specific findings. They can be used to provide a relative rather than an absolute indication of \$ based returns. As information become more accessible these figures can be updated to illustrate a more accurate finding.												
	OUTCOME	INDICATORS	Quantitative Rating	Qualitative Rating	CBA*	SROI*	WV*	QUANTITATIVE ASSESSMENT FINDINGS (CBA, SROI or WVA) FROM:	Details	QUALITATIVE ASSESSMENT FINDINGS FROM:	Details	
COMMUNITY AND CULTURE	Planning for community	Integrated and inclusive place-based planning						Design guidelines for new; audits for existing	Link to Queensland Treasury (2021). Invitation for expressions of interest: Housing Investment Fund Accelerating innovative housing partnerships. Brisbane, Australia.	e.g. CHP Surveys and interviews	Resident and community engagement and buy-in. Prioritise appropriate site selection.	
		Design character and culture						Design guidelines for new; audits for existing Qld Globe Heritage Register and Native Title Determinations - https://qldglobe.information.qld.gov.au/	Use of design to create places/spaces which enable resident engagement (e.g. planting). Create desirable spaces and places.	e.g. CHP Surveys and interviews		
		Economic diversity in spatial planning		NA				Via precinct planning at Commonwealth (smart cities), state (development plans) or local government		NA		
ECONOMY	Whole-of-life	Whole-of-life household accessibility		NA				Business case and design guidelines for new; audits for existing		Surveys / interviews		
		Effective whole of life asset maintenance costs						Design guidelines for new; audits for existing; Business planning; organisational data	Cost-effective, robust and people-friendly materials, fixtures and fittings for physical durability and low maintenance. Maintenance with minimal disruption to residents	Pre- and post-occupancy surveys and interviews		
EDUCATION	Increased participation in education	Internet access at home incl. quality					\$3,188	Case specific reports Design guidelines for new; audits for existing Datasets; surveys e.g. AURIN: Torrens University Australia - Public Health Information Development Unit, (2014): SD Internet Access at Home. ABS collected in 2011 and 2016 census. 2011 data available online at suburb level & up.	£1,875 access to internet (Trotter, Vine et al., 2014) p. 15. 1.7 times conversion applied	Surveys and interviews e.g. Parsell, C., et al. (2015). Brisbane Common Ground Evaluation findings		
		Spaces for learning and working incl. quality						Design guidelines for new; audits for existing		Survey / interviews		
ENVIRONMENT	Dwelling design - appropriateness and quality	Greenstar Rating						https://new.gbca.org.au/green-star/rating-system/homes/				
		Whole of life performance						Datasets; audits				
	Environment and sustainability	Net zero by 2050 Climate resilience						Design guidelines for new; audits for existing Design guidelines for new; audits for existing				



Example of Excel tool dashboards

EDUCATION \$ Return on Investment			
	CBA	SROI	WV
Participation	\$168	\$5,411	\$7,120
Performance	\$6,209	\$23,948	\$0
Notes:			
CBA – \$ return per person, per year			
SROI – \$ return per person, per year			
WV – \$ benefit per person, per year			



Using the SAHI Tool

SOURCE SAHI TOOL

Outcomes and indicators across nine domain and three context worksheets

Community and culture

Economy

Education

Employment

Environment

Health and wellbeing

Housing

Social engagement

Urban amenity

Narratives

Network engagement

Innovation opportunities

DEVELOP SCENARIO-SPECIFIC TOOL

STEP 1 – SELECT INDICATORS AND IDENTIFY CLUSTERS

- Select core and elective indicators.
- Add program/project-specific indicators.
- Identify appropriate clusters.
- Carry indicators across to cluster worksheets for the new scenario.

STEP 2 – INPUT DATA AND INFORMATION

- Input data and information from organisational and other sources. Use stoplights to highlight status of assessment.
- Review indicators to identify gaps or latent opportunities not yet addressed.

STEP 3 – REVIEW AND REPORT

- Compile report using indicator table and graphical outputs (to be automated in web tool).
- Communicate findings to inform decision-making .
- Review implementation and outcomes.

FUNDING SOCIAL HOUSING SCENARIO

For example

Select core indicators

Select elective indicators

Program/
project-specific indicators

Establish clusters

Funding social housing clusters – example indicators

C1 Built form

Safety by design

Asset maintenance

C2 Household

Increase in secure tenure

Reduced spend on health after move into public housing

C3 Connections

Social connectedness

Integrated service provision

C4 Interactions

Improved earning potential

Property diversity

Philanthropic funding

Using the SAHI Tool

Access the tool, guidebook and supporting research at our project website:

[Social-and-Affordable-Housing-Investment-SAHI-Tool-1.xlsx \(live.com\)](#)



Reporting from the Excel-based SAHI Tool

FUNDING SOCIAL HOUSING SCENARIO – QUANTITATIVE RETURNS

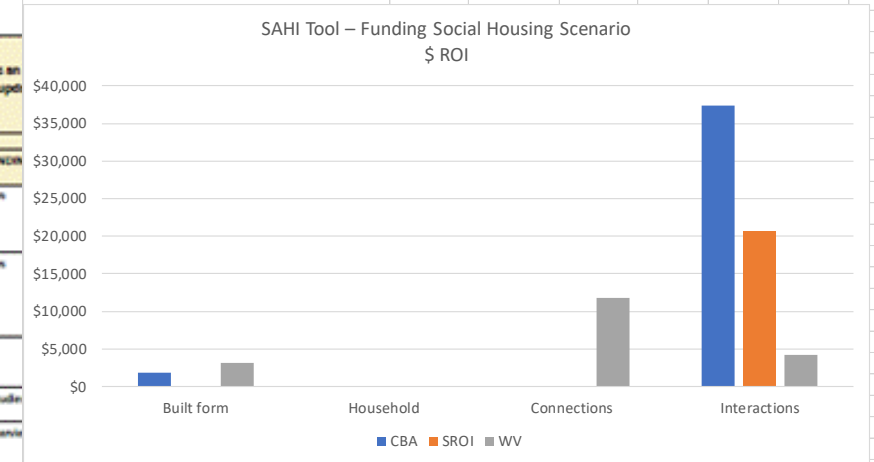
Cluster	CBA	SROI	WV
Built form	\$1,872	\$0	\$3,188
Household	\$0	\$0	\$0
Connections	\$0	\$0	\$11,784
Interactions	\$37,345	\$20,670	\$4,177

Notes:

CBA – \$ return per person, per year

SROI – \$ return per person, per year

WV – \$ benefit per person, per year



FUNDING SOCIAL HOUSING SCENARIO - INTERACTION ELEMENT

FOR EXAMPLE ONLY

Core	Core indicators to be carried over to all prototypes
Effective	Non-core indicators for specific prototypes
Project/program specific	Program/project specific indicators
ASSESSMENT STATUS	
	Information not available
	Information not yet compiled
	Information assessed
NA	Not applicable

ASSESSMENT AND INPUT REQUIRED - examples provided
 * Cost benefit (CBA), social return on investment (SROI) and wellbeing valuation (WV) figures have been included from the available literature. These figures are provided as an can be used to provide a relative rather than an absolute indication of \$ based returns. As information become more accessible these figures can be updated

OUTCOME	INDICATORS	Assessment Status	CBA*	SROI*	WV*	QUANTITATIVE ASSESSMENT FINDINGS (e.g. CBA, SROI or WV) FROM:		Assessment Status	QUALITATIVE ASSESSMENT FINDINGS
						QUANTITATIVE ASSESSMENT FINDINGS (e.g. CBA, SROI or WV) FROM:	Details (examples)		
COMMUNITY AND CULTURE	Integrated and inclusive place-based planning					Design guidelines for new; audits for existing	Link to Queensland Treasury (2021), Invitation for expressions of interest: Housing Investment Fund Accelerating Innovative housing partnerships, Brisbane, Australia.		e.g. CHP Surveys and interviews
	Design character and culture					Design guidelines for new; audits for existing Old Globe Heritage Register and Native Title Determinations - https://oldglobe.information.qld.gov.au/	Use of design to create places/spaces which enable resident engagement (e.g. planting). Create desirable spaces and places.		e.g. CHP Surveys and interviews
	Economic diversity in spatial planning					Via precinct planning at Commonwealth (smart cities), state (development plans) or local government		NA	NA
ECONOMY	Whole-of-life Whole-of-life household amenability Effective whole of life asset maintenance costs					Business case and design guidelines for new; audits for existing Design guidelines for new; audits for existing; Business planning; organisational data	Cost effective, robust and people-friendly materials, fixtures and fittings for physical durability and low maintenance. Maintenance with minimal disruption to residents		Surveys, interviews and case studies Post occupancy surveys and interviews
	Increased participation in education					Case specific reports Design guidelines for new; audits for existing Data sets; surveys e.g. AURIN; Torrens University Australia - Public Health Information Development Unit, (2014) SD Internet Access at Home, ABS collected in 2011 and 2016 census. 2011 data available online at suburb level & up.	£1,875 access to internet (Trotter, Vine et al., 2014) p. 15. 2.7 times conversion applied		Surveys and interviews e.g. Persell, C., et al. (2015); Brisbane Common Ground Evaluation findings
ENVIRONMENT	Water efficient appliances and fixtures					New design and audits/retrofit of existing. Economic return/benefits to be calculated on a case by case basis from https://www.gbec.org.au/green-star/rating-system/design-and-built/	Green Star rating https://www.gbec.org.au/green-star/rating-system/design-and-built/	NA	
	Thermal comfort e.g. microclimate					New design and audits/retrofit of existing. Economic return to be calculated on a case by case basis from https://www.gbec.org.au/green-star/rating-system/design-and-built/	Green Star rating https://www.gbec.org.au/green-star/rating-system/design-and-built/		Surveys, interviews and case studies
	Access to public transport including for those with disabilities					Matrix to be developed			Surveys, interviews and case studies
	Whole of life performance					New design and audits/retrofit of existing. Economic return to be calculated on a case by case basis			Surveys, interviews and case studies
	Environment and sustainability Net zero by 2050					Design guidelines for new; audits for existing. Economic return and emissions reduction to be calculated on a case by case basis. Green Star rating	Implement passive design and low emissions technology in line with Australian Government targets see Department of Industry, Energy and Emissions Reduction (2022). Australia's long-term emissions reduction plan: A whole-of-economy Plan to achieve net zero emissions by 2050. Australia. Green Star rating https://www.gbec.org.au/green-star/rating-system/design-and-built/	NA	Surveys, interviews and case studies Access to public and active transport options for households



Developing the web-based SAHI tool prototype

- The [Griffith App Factory](#) - within the School of Information and Communication Technology
- Role is to encourage students to participate in industry projects, through developing software solutions
- Purpose of this project - convert the existing tool to function within a web-based environment
- Main objective - generate a report from the web tool that comprises of statements, numbered values, graphs, and charts that are stored in a database
- Time line – Q1 & 2, 2023



Discussion

- Sharing the tool – Website, Guidebook, Final Industry Report, YouTube video
- Implementing the tool – within your organisation and with partners
- Other opportunities



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/>

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