Developing a social and affordable housing investment tool

The current social and affordable housing (SAH) market is facing several challenges relating to persistent issues around long waiting lists and homelessness. Developing government and investment ready language to validate investment in this market as an asset class can help address this. COVID impacts will be considered in developing this tool, recognising disruptions such as labour force and supply chain shortages, difficulties in worker mobility, and extremely low vacancy rates and rising rental costs. This investment tool will help address these issues and expedite investment and delivery in social and affordable housing.

The research will operationalise previous SBEnrc research including the 9 impact domains, the composite return on investment (CROI) framework, and industry network maps which can be found at www.sbenrc.com.au. As industry-focussed collaborative research, industry, government, not-for-profit and research partners will work together to develop this tool, identifying ways to improve delivery and help facilitate whole-of-government spending in this sector.

The tool will help address lagging supply and increased demand for SAH through providing:

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

The research aims to contribute to improved industry practice through having active engagement with both State housing agencies and Treasury in both WA and Qld, and commercial and not-for profit partners to improve alignment between government and market mechanisms.

The *SAH Investment Tool* and associated materials will become available at our project website as developed: https://sbenrc.com.au/research-programs/1-81/

Further information regarding this research can be obtained by contacting: Sacha Reid (Project Leader) s.reid@griffith and Judy Kraatz j.kraatz@griffith.edu.au

About the SBEnrc

This research has been developed with support provided by Australia's Sustainable Built Environment National Research Centre (SBEnrc). SBEnrc develops projects informed by industry partner needs, secures national funding, project manages the collaborative research and oversees research into practice initiatives. Core Members of SBEnrc include BGC Australia, Government of Western Australia, Queensland Government, Curtin University, Griffith University and RMIT University. This research would not have been possible without the valuable support of our core industry, government and research partners.

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