

SOCIAL HOUSING & AFFORDABLE HOUSING: SOCIAL & GREEN BENEFITS CALCULATOR



ABOUT THE PROJECT

The revenue generated from operating social and affordable housing in Australia is insufficient to finance new social and affordable homes. As a consequence, the provision of social and affordable housing is dependent on government subsidy, internal resources or philanthropic grant funding to become financially viable.

Social and affordable rental housing does, however, provide a series of wider social and economic benefits (WSEB) that generate cost savings across public and private sectors.

This project involves developing a tool that enables social and affordable housing project proposals to estimate these project-specific, wider social and economic benefits, and in turn strengthen the business case for new developments. It will provide comprehensive economic justifications for the use of external resources that would assist new supply, arguments that more accurately reflect the social outcomes that occur through the provision of social and affordable housing.



Community Housing
INDUSTRY ASSOCIATION

PROJECT OUTCOMES

1

An excel based module for estimating project specific direct WSEB arising from the tenure and housing affordability aspects of new social and affordable rental housing.

2

Australia specific estimates of household benefits from access to urban green space and / or property design features such as private gardens, balconies.

3

An excel based module for estimating project specific WSEB associated with wellbeing, environmental and climate impacts of new social and affordable rental housing developments.

4

A user / training module that provides guidance on how to use the two excel modules; and how to incorporate results in business case development.

THE TOOL WILL HAVE TWO MODULES



1

Tenure and affordability related outcomes – such as the cost of homelessness, public sector health cost offsets, stress and anxiety costs and Wellbeing Values attributable to tenure stability and affordability.



2

Environmental / green benefits attributable to housing design such as access to communal and private green space provision, dwelling design features (e.g. balconies) and air quality, pollution reduction associated with green infrastructure (e.g. green roofs, parks, street greening).

PHOTO: Community Housing Ltd's (CHL) newly built Specialist Disability Accommodation in Woolloowin, Brisbane.

FUNDRAISING

We have already received grant funding from philanthropic sources and donations from other non profit organisations totalling \$80,000.

We are seeking support from government agencies, the private sector, and other non profits to get us to our goal of \$140,000.

There is no minimum contribution – all are welcome. Our goal is to hit our funding target by the end of April 2022.

WHO WILL DO THIS WORK?

Swinburne University of Technology will take the lead. The research team (A/ Prof C Nygaard and Dr T. Kollmann) have previously undertaken work developing the illustrative social cost-benefit analysis that informs this project.

Simetrica-Jacobs - are leaders in social value analysis, wellbeing research and econometrics. They provide research and consultancy advice to governments and organisations around the world. Simetrica-Jacobs will undertake research to quantify the benefits of access to green space and/ or property design features.

Australian Social Value Bank – will provide the Wellbeing Values which capture the social benefits associated with the provision of social and affordable homes.

Community Housing Industry Association (CHIA) and Shelter NSW

The project is being managed by CHIA, the peak body representing not for profit community housing organisations (CHOs) across Australia. On behalf of our diverse range of members CHIA undertakes research, policy development and advocacy in relation to social and affordable housing issues.

CHIA will be assisted by Shelter NSW, a policy and research advocacy body. Shelter NSW is an independent, non-profit, member-driven organisation that has been advocating for better housing outcomes since 1975.

The independent review of the National Housing Finance and Investment Corporation (NHFIC) is just the latest publication to highlight scale of the challenge.

The Review estimated the number of additional social and affordable housing dwellings Australia needs over the next 20 years as almost 890,000.

That's around 45,000 homes a year. Instead, even after we take into account programs such as the Victorian Big Housing Build we are only planning to add around 5500 homes p.a. to the existing total.

CONTACT

WENDY HAYHURST CEO, CHIA

Email: wendy.hayhurst@communityhousing.com.au

Tel: 0421 046 832

JOHN ENGELER CEO, Shelter NSW

Email: John@shelternsw.org.au

Tel: (02) 9267 5733



SIMETRICA Jacobs



Shelter
NEW SOUTH WALES

