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Welcome to our annual report for 2012/2013. This year has seen a change of Directorship for HACRU as Keith Jacobs’ award of a prestigious Australian Research Council (ARC) Future Fellowship has meant he has stepped aside from this role until 2016 and I have been appointed to replace him. This is an exciting opportunity to contribute to housing and urban policy and research by further developing HACRU’s research capacity and maintaining its excellent record of rigorous and innovative research.

Nationally we are in an election year which inevitably brings with it some uncertainty about future directions in the housing and urban environment. The issue of affordable housing remains a critical concern with the most recent ABS data showing that while housing supply growth was fairly strong in 2010-11 this was largely due to relatively high levels of public sector building as part of the Social Housing Initiative rather than private sector growth. For 2011-12, leading indicators point to supply growth declining sharply. The failure of housing supply to keep up with demand has seen declining levels of rental affordability that has especially impacted on low income groups. The effects are evident in an increase in the number of people living in severely overcrowded conditions and other marginal housing, declining levels of home ownership, especially amongst couples, including those with children, and an increase in the number of young people living at home. Although the National Partnership Agreement on Homelessness has had some success in reducing the number of rough sleepers these pressures mean that we should not be surprised that the size of the homeless population is increasing.
Despite the importance of these issues for national well-being they appear to have slipped off the political agenda. Governments are reducing their involvement in the direct delivery of social housing, the 2013/14 budget provided no new measures to stimulate housing supply and there is uncertainty about the government’s commitment to the National Rental Affordability Scheme and the National Partnership Agreement on Homelessness. It is to be hoped that both the government and the opposition will commit to these initiatives before the end of the year and that measures to address the crisis in housing will form part of their election platforms.

This year has seen significant research achievements and policy contributions from HACRU staff. Keith Jacobs’ ARC award will provide him with an opportunity to provide new knowledge about the housing policy process that can enable policy makers to address the challenges of the housing affordability crisis. The grant is for five years and includes extensive collaboration with overseas researchers. We have also won two large three-year ARC Linkage grants. Adrian Franklin will investigate how the economic benefits associated with the establishment of the Museum of Old and New Art in Hobart can stimulate urban regeneration and Daphne Habibis will investigate Aboriginal race relations and governance through survey research and innovative use of social media. Our success with AHURI grants continues, with two major projects funded, one on the housing and support needs of people with dementia and another on models of tenancy management in remote Aboriginal communities, led by Michelle Gabriel and Daphne Habibis respectively. Our new government and public sector contracts include a large project on how households on low-incomes can improve energy efficiency being undertaken by Michelle Gabriel with funding from the Department of Industry, Innovation, Climate Change, Science, Research and Tertiary Education. Continuing and completed projects include Daphne Habibis’ investigation of Aboriginal housing conditionality, undertaken with colleagues at the University of Queensland, and two projects on homelessness funded by the Department of Families, Housing, Community Services and Indigenous Affairs. The ‘tipping point’ study, led by Keith Jacobs, examined the question of whether there is a ‘tipping point’ for when services for homeless people do not lead to additional improvements in health and well-being, and Anne Coleman’s study considered the practice of outreach in responding to homelessness. It has also been a productive year for publications, with 34 journal articles and book chapters produced by HACRU researchers and the successful graduation of Peter Willans whose PhD investigated global financial markets and housing. Fiona Proudfoot also won an Australian Housing and Urban Research top-up scholarship.

In the pages that follow we have outlined our current projects and those that have recently been completed as well as our publications.
Conflicts and challenges: a sociological investigation of key problems in contemporary Australian housing policy making (Funder: Australian Research Council, Future Fellow Grant)

Keith Jacobs

This four-year project is investigating what conflicts in relation to housing reveal about the social divisions in Australian society and the operation of government, and the causes and impact of these social divisions and conflicts. Its findings will provide insights about the conduct of social policy and the capacity of governments to address contemporary housing problems. It will focus on three major problems – how to (i) reduce housing stress among low-income households in the private rental market (ii) overcome the barriers that impede housing organisations from gaining development approval for new affordable housing development, and (iii) address the welfare needs of households residing in social housing at a time of budgetary constraint.
2. CURRENT PROJECTS

Housing: a Post War History
Keith Jacobs

The book will provide an historical study to consider the most significant housing issues in the contemporary world including: the political economy surrounding homeownership; the role of public housing, the problem of homelessness; the ways that housing performs in accentuating social and economic inequality; and how suburban housing has transformed city life. Reaktion Press will publish the book in late 2014.

Telling it like it is: Aboriginal perspectives on Aborigines, Euro-Australians and race relations (Funder: Australian Research Council, Linkage Grant)

Daphne Habibis
Maggie Walter
Catriona Elder

This three-year project aims to identify Aboriginal views on how to improve race relations in Australia. The findings will be used as a basis for improving racial harmony in Darwin and as a model for achieving this in other areas of Australia. Central to the research will be the lived accounts of Aboriginal views on race and race relations. By uncovering Aboriginal perspectives on Euro-Australians the research will reposition the normativity of Euro-Australian culture which is essential for reconciliation. By gaining insights into the diversity and complexity of Aboriginal lives in the Greater Darwin area the research will also challenge stereotypes and provide a robust evidence base for effective service provision.

Creating the Bilbao Effect: MONA and the Social and Cultural Coordinates of Urban Regeneration Through Arts Tourism (Funder: Australian Research Council, Linkage Grant)

Adrian Franklin
Justin O’Connor
Nikos Papastergiadis

MONA (Museum of Old and New Art) has been described as the most important cultural event in recent Australian history only topped perhaps by the opening of the Sydney Opera House. It has achieved international recognition not only for its astonishing innovation in generating new ways in which art can be experienced but also in generating economic benefits that create a platform for significant and sustainable urban regeneration. This project is dedicated to discovering how these impacts and effects happened and how they can be capitalized on and grown.
2. CURRENT PROJECTS

New and Emerging Models of Tenancy Management in Remote Indigenous Communities (Funder: National Housing Research Program Grant)

Daphne Habibis
Rhonda Phillips

Housing reforms in remote Indigenous communities have resulted in a variety of tenancy management arrangements with management spread across state, community and private housing sectors. This research project will identify the different models of tenancy management, assess their cost effectiveness and housing outcomes, and share the policy and practice lessons across jurisdictions.

Future Housing and Support Needs of People with Dementia (Funder: National Housing Research Program Grant)

Michelle Gabriel
Christine Stirling
Deborah Faulkner

This research project aims to provide policy-makers and housing practitioners with new knowledge into the future housing and support needs of people with dementia. It will investigate how to advance strategies to support tenants, extend their capacity to age-in-place and improve service coordination in this area.
2. CURRENT PROJECTS

Aboriginal Lifeworlds, Conditionality and Housing Outcomes (Funder: National Housing Research Program Grant)

Paul Memmott
Daphne Habibis
Christine Birdsall-Jones

This three-year project will consider how housing assistance can be used to foster certain social norms and associated behaviours that contribute to positive housing outcomes for Indigenous people. It considers what modes of conditionality are most effective and in which contexts and the role of Indigenous cultural and social norms—including kinship obligations and reciprocity—in developing social capital and improvements in housing outcomes. A key hypothesis to be tested is that for positive outcomes, an intercultural recognition space is required which involves mutual recognition of the moral relationships of duty and care between housing administrators, Indigenous community leaders and tenants.

Get Bill Smart (Funder: Department of Industry, Innovation, Climate Change, Science, Research and Tertiary Education)

Michelle Gabriel
Philippa Watson

Get Bill Smart will trial an innovative, community capacity-building approach to the implementation of energy efficiency upgrades for low-income households. The aim is to improve householder engagement and education levels regarding energy efficiency and to empower low-income households to be more energy efficient. This community capacity-building approach will be compared with a more conventional approach of in-home education and upgrades, a combination of the two approaches, and a control group that does not receive direct support through the project.
2. CURRENT PROJECTS

Evaluation of National Partnership Agreement on Homelessness Programs (Funder: Housing Tasmania)

Daphne Habibis
Michelle Gabriel
Barbara Lloyd
Joel Stafford

The National Partnership Agreement on Homelessness establishes a partnership between state and federal governments with the goal of making a positive difference to homeless people and those at risk of homelessness. This project evaluates homelessness services in Tasmania which are directly funded by the Agreement or are closely linked with it.

The Economic Contribution of the Salamanca Arts Centre - A cost benefit analysis (Funder: Salamanca Arts Centre)

Keith Jacobs

Salamanca Arts Centre is a high-profile Tasmanian Arts organisation located in Hobart. This project provides a cost-benefit analysis of its social, economic and cultural contribution to the community.
2. CURRENT PROJECTS

The practice of outreach and its role in responding to primary homelessness (Funder: Department of Families, Housing, Community Services and Indigenous Affairs)

Anne Coleman
David McKenzie (Swinburne)

This project is an exploration of outreach as an integral part of responding to street (or primary) homelessness. The research team will examine and document outreach practices currently employed in capital cities and regional centres in Victoria, Queensland and Tasmania.

Is there a ‘tipping point’ at which additional services for homeless people do not lead to additional improvements in health and well-being? A study of the STAY service in Tasmania (Funder: Department of Families, Housing, Community Services and Indigenous Affairs)

Keith Jacobs
Michelle Gabriel
Stewart Williams
Kathleen Flanagan
Anne Coleman

An evaluation of Housing Tasmania’s Specialist Intervention Tenancy Service. The project will consider the views of policy makers and the users of services to gauge the optimal point or points of intervention at which different services might become more effective. It is envisaged that the findings from the study will provide policy makers with insights about the level and form of support that is the most effective in assisting homeless people settle in suitable accommodation.
Marginal rental housing and marginal renters (Funder: Australian Housing and Urban Research Institute)

Robin Goodman (RMIT)
Tony Dalton (RMIT)
Anita Nelson (RMIT)
Michelle Gabriel
Keith Jacobs

With greater demand for affordable housing and critically inadequate supply, low-income households are likely to be forced into living in marginal rental housing, such as a rooming house, boarding house, hostel, hotel/motel and caravan park. This project aims to provide a comprehensive analysis of the dynamics driving the use of various forms of marginal rental housing and the experiences and circumstances of renters.

Identities, Disadvantage and Belonging (Funder: UTAS community engagement grant)

Max Travers
Keith Jacobs
Roberta Julian

The project entails an innovative collaboration with residents of three public housing areas in Hobart to research social disadvantage and stigma. The aim is to contribute, in a modest way, to breaking down stereotypes and developing a relationship between interested communities and the University of Tasmania.

The practice of outreach and its role in responding to primary homelessness (Funder: Department of Families, Housing, Community Services and Indigenous Affairs)

Anne Coleman
David McKenzie (Swinburne)

This project is an exploration of outreach as an integral part of responding to street (or primary) homelessness. The research team will examine and document outreach practices currently employed in capital cities and regional centres in Victoria, Queensland and Tasmania.
3. COMPLETED PROJECTS

**Women’s housing pathways and priorities**
Michelle Gabriel
Phillipa Watson

This project identified a new set of housing pathways and priorities among young women compared with their mothers and grandmothers. These include: an appreciation of property ownership as the key to long term financial security; a displacement of the home as a site of family, care and work; the reorientation of residential location towards place of employment; and recognition of the home as a place in which particular ethical modes of living, such as a mindfulness of energy and water consumption, can be enacted.

**Home comfort**
Michelle Gabriel

This project interrogated changes in societal and individual expectations surrounding housing form and comfort, in particular, the increasing reliance of households on energy-intensive heating and cooling systems to manage household comfort levels. It will provide insight into differences in the living standards and comfort levels of households across low and high-income neighbourhoods. The project is important in understanding how the transition to a lower carbon society may potentially exacerbate differences in the household experiences of home comfort and hence the quality of life of low and high-income households.

**Lifestyle migration towns in transition**
Felicity Picken
Nick Osbaldiston (Monash)
Angela Ragusa (Charles Sturt)

The project attempts to locate, explore and analyse some of the effects of lifestyle migration in Australia. It is particularly interested in investigating the effects that are played out through housing including gentrification and displacement, housing market indicators and possible response mechanisms.
4. POSTGRADUATE RESEARCH

Current Doctoral Students

Corporate expertise and its impact on organisational capacity and governance
– Erica Altmann

Neo-liberal ideologies and their impact for government service providers
– Kathleen Flanagan

Youth, language and identity in a new African diasporic community in Australia
– Meredith Izon

The experiences of social housing practitioners providing tenancy management services to Aboriginal tenants
– Fiona Proudfoot

Sustainable housing for equity and energy efficient outcomes
– Phillipa Watson


5. PUBLICATIONS


2012 Williams, S, ‘Coherent unity or fracture and flow: the problematic island polity’ in G. Baldacchino (ed.) The International Political Economy of Divided Islands, Palgrave Macmillan

2012 Williams, S, ‘Rendering the untimely event of disaster ever present’, Landscape Review 14 (2) 86-96.


5. PUBLICATIONS


2013 Travers, M, ‘Comparing juvenile justice systems: towards a qualitative research project in East Asia’, *Asian Journal of Criminology*. (8), 115-128.

The Housing and Community Research Unit is located in the School of Social Sciences. It receives core funding from Housing Tasmania and the University of Tasmania along with other funding through AHURI and the Australian Research Council and other small NGO funders via small-scale consultancy work. The unit began in 2002 as a collaborative research venture between Housing Tasmania and UTAS to undertake housing and community related research that would both support the policy environment in which Housing Tasmania operates as well as producing rigorous academic work of a national and international standing. A range of outputs by the Unit includes peer-reviewed articles, articles for the housing policy press, seminars for housing practitioners and reports for Australian Housing and Urban Research Institute.

The work of the unit is centred on housing, urban and community issues. Within this broad remit there is a focus on the following areas:

- Housing affordability
- Gentrification and neighbourhood change
- Indigenous and regional housing issues
- Diversity and social inclusion
- Housing, crime prevention and community safety
- Migration, demographic change and housing impacts
- Regulation of the ‘not-for-profit’ sector
- Environmental planning and mitigation.
Core staff

Assoc. Prof. Daphne Habibis (Director)
Indigenous housing, complex needs

Prof. Keith Jacobs
Social exclusion, social housing, urban policy

Dr Michelle Gabriel (Research Fellow)
Housing affordability, environmental sustainability

Dr Anne Coleman
Homelessness, policy implementation and social housing.

Dr Felicity Picken
(AHURI Postdoctoral Fellow)
Homelessness, urban planning

Dr Kris Natalier
Homelessness, criminal justice, young people

Dr Stewart Williams
Risk management, environmental disaster planning

Associate staff

Prof. Adrian Franklin

Prof. Rob White

Dr Max Travers

Assoc. Prof. Maggie Walter

Assoc. Prof. Bruce Tranter

Ms Helen Norrie

Dr Kate Booth

Prof. Stephen Loo

Dr Rowland Atkinson
(University of York)

Prof. Jim Kemeny
(Honorary research fellow)

Dr Jesse Shipway
(Honorary research fellow)

Dr Jed Donoghue
(Honorary research fellow)

Dr Jan Forbes
(Honorary research fellow)

HACRU postgraduate students

Erica Altmann
Meredth Izon
Kathleen Flanagan
Fiona Proudfoot
Phillipa Watson

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