

Community Housing Program 2017 and 2018

Unity Housing Community Housing Program: Introduction

This analysis of the Unity Housing Community Housing Program focuses on those who entered the program during 2017 and 2018.

Community housing is central to Unity's overall housing portfolio, and provides longer-term rental options to people who are generally working with a support agency. Community housing is an umbrella term referring to rental housing that is an alternative to public housing and is designed to cater for the needs of people on very low to moderate incomes who may be experiencing rental stress in, or barriers to, the private market.

Partnerships are crucial to Unity's success. We provide tenants with information about community-based support through our many partner agencies who provide tenancy and social support, which is the key to independent living for many of our tenants. We place a high value on the development of positive and enduring relationships between ourselves, tenants, support agencies and local communities.

Our partnerships with support and specialist services means we are able to assist individuals with special or complex needs to maintain their tenancy.

This analysis of the Community Housing Program examines the outcome 'Temporary Accommodation to Social Housing'. The Australian Social Value Bank (ASVB) measurement process requires data inputs to estimate the benefits derived from the program and then calculates the total social benefits the program generates for tenants as well as more broadly for government.

Community Housing Program 2017: Analysis

The Community Housing Program received 129 new tenants during 2017. 32 tenants were in the 16-25 age group; 80 tenants were in the 26-64 age group; and 17 tenants were in the over 65 age group. New tenants comprised 13% of all tenants within the Community Housing Program. (Table 1 and figures 1 and 2 below shows a summary of key data relevant to 2017.)

The total social benefit of the Community Housing Program is simply the sum of the social benefits achieved by moving people from temporary accommodation to social housing. In 2017, the value the Community Housing Program created for all 129 new tenants over the 12 months that the benefits are assumed to last, and appropriately adjusted to allow for what would have happened anyway without the program, was \$13,916 per tenant. On a whole of program basis the total benefits achieved were \$1,795,175. This figure includes savings to government of \$677,513.

The total costs are the costs inputted and adjusted for opportunity cost and optimism bias. The total costs include everything required to deliver the program. The cost of providing the program to each tenant was \$9,314. The total cost of providing the program to the 129 tenants was \$1,201,551.

The net benefit and the cost-benefit ratio both give an indication of how the benefits created compare to the costs incurred. The net benefit is simply the total benefits minus total costs. The Community Housing Program achieved a net benefit of \$4,602 per tenant and \$593,623 on a program wide basis.

A positive net benefit or a cost benefit ratio of greater than one indicates that the program creates more social benefits than it costs. The cost-benefit ratio was \$1.49. That is, for every \$1 spent on providing the service there was a benefit of \$1.49 realised.

2017 Data Summary

Table 1

	Variable	Data
1.	Number of tenants entering Community Housing Program	129
2.	Total benefit per tenant	\$13,916
3.	Cost per tenant	\$9,314
4.	Net benefit per tenant	\$4,602
5.	Total benefits (including savings to government)	\$1,795,175
6.	Secondary benefits (including savings to government)	\$677,513
7.	Total cost	\$1,201,551
8.	Net benefits	\$593,623
9.	Cost-benefit ratio	\$1.49
10.	New tenants as a proportion of the total	13%

Figure 1

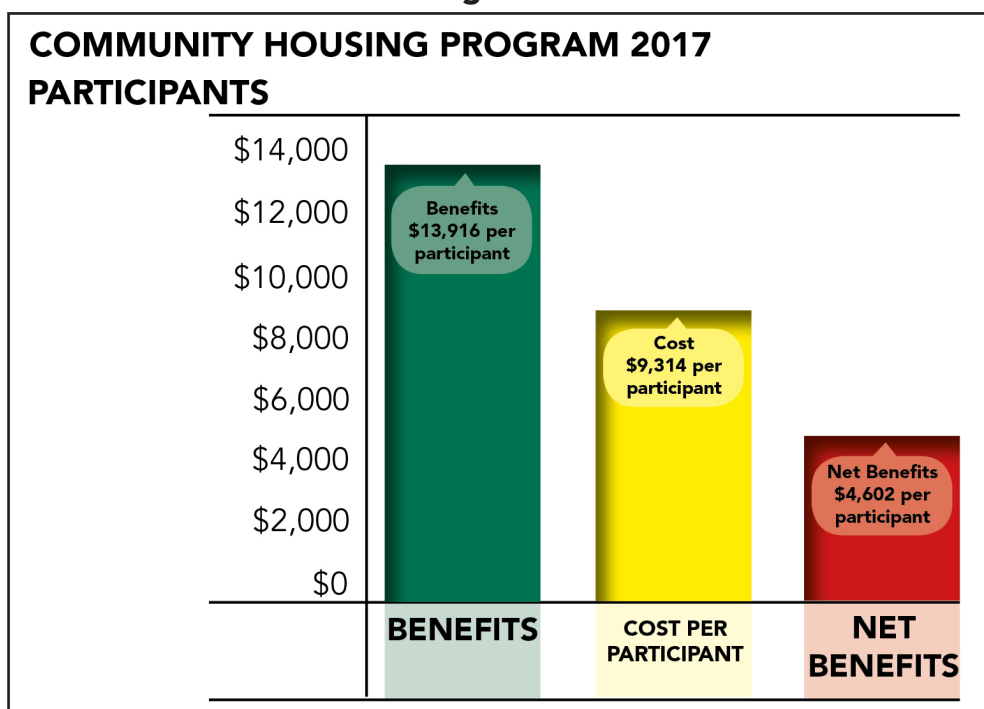
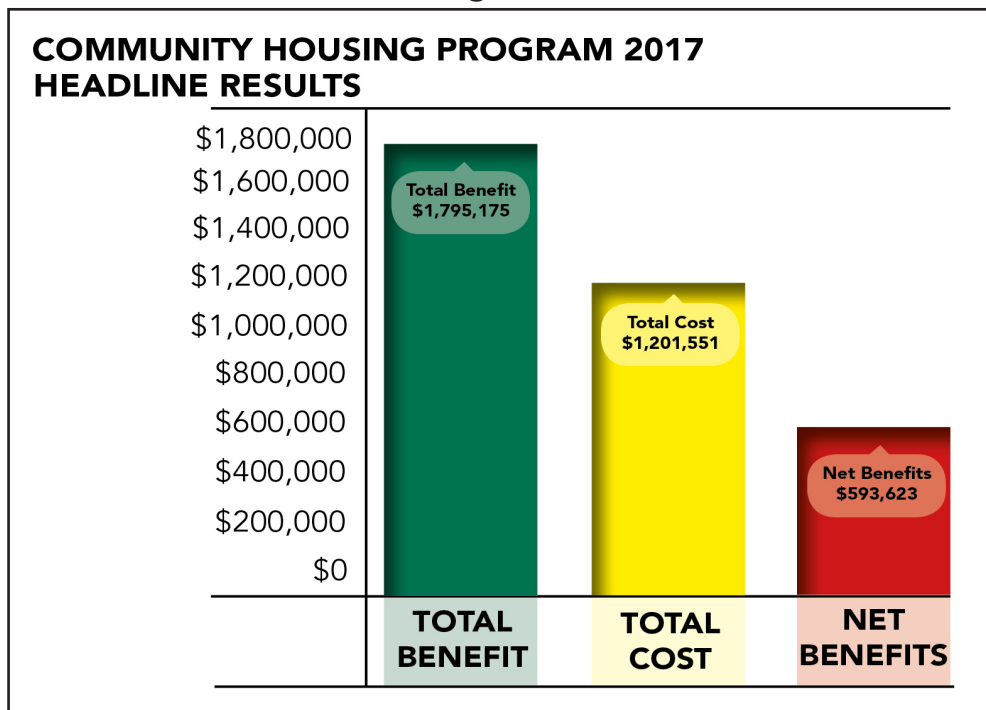


Figure 2



Community Housing Program 2018: Analysis

The Community Housing Program received 98 new tenants during 2018. 21 tenants were in the 16-25 age group; 53 tenants were in the 26-64 age group; and 24 tenants were in the over 65 age group. New tenants comprised 12% of all tenant days within the Community Housing Program. (Table 2 and figures 3 and 4 below shows a summary of key data relevant to 2018.)

The total social benefit of the Community Housing Program is simply the sum of the social benefits achieved by moving people from temporary accommodation to social housing. In 2018, the value the Community Housing Program created for all 98 new tenants over the 12 months that the benefits are assumed to last, and appropriately adjusted to allow for what would have happened anyway without the program, was \$13,744 per tenant. On a whole of program basis the total benefits achieved were \$1,346,951. This figure includes savings to government of \$514,700.

The total costs are the costs inputted and adjusted for opportunity cost and optimism bias. The total costs include everything required to deliver the program. The cost of providing the program to each tenant was \$8,520. The total cost of providing the program to the 98 tenants was \$834,951.

The net benefit and the cost-benefit ratio both give an indication of how the benefits created compare to the costs incurred. The net benefit is simply the total benefits minus total costs. The Community Housing Program achieved a net benefit of \$5,224 per tenant and \$512,000 on a program-wide basis.

A positive net benefit or a cost-benefit ratio of greater than one indicates that the program creates more social benefits than it costs. The cost-benefit ratio was \$1.61. That is, for every \$1 spent on providing the service there was a benefit of \$1.61 realised.

2018 Data Summary

Table 2

	Variable	Data
1.	Number of tenants entering Community Housing Program	98
2.	Total benefit per tenant	\$13,744
3.	Cost per tenant	\$8,520
4.	Net benefit per tenant	\$5,224
5.	Total benefits (including savings to government)	\$1,346,951
6.	Secondary benefits (including savings to government)	\$514,700
7.	Total cost	\$834,951
8.	Net benefits	\$512,000
9.	Cost-benefit ratio	\$1.61
10.	New tenants as a proportion of the total	12%

Figure 3

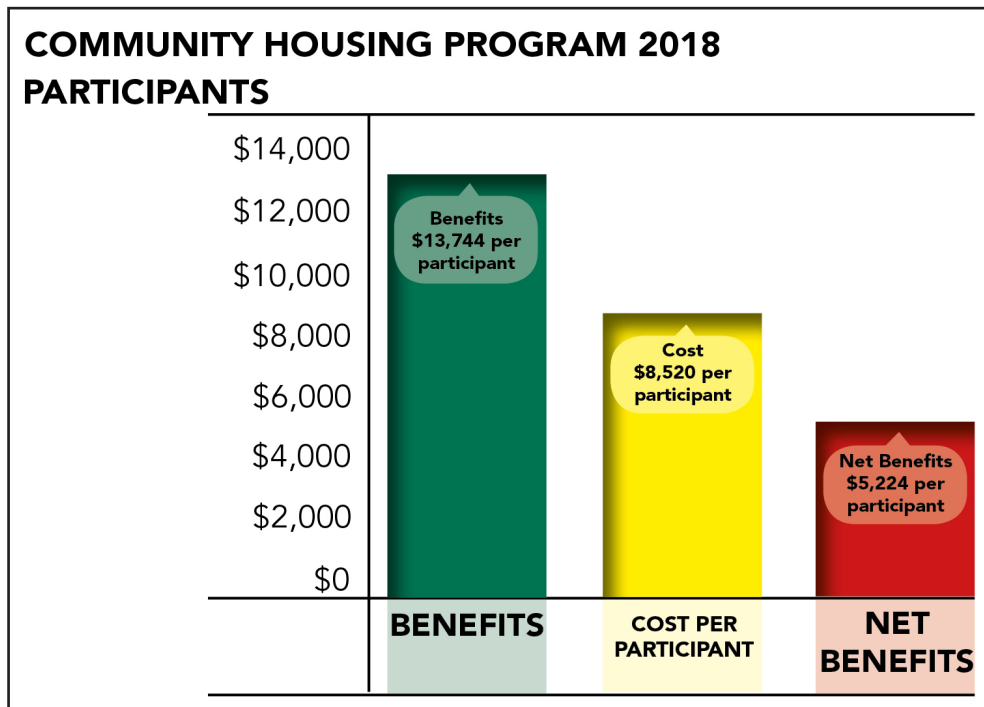
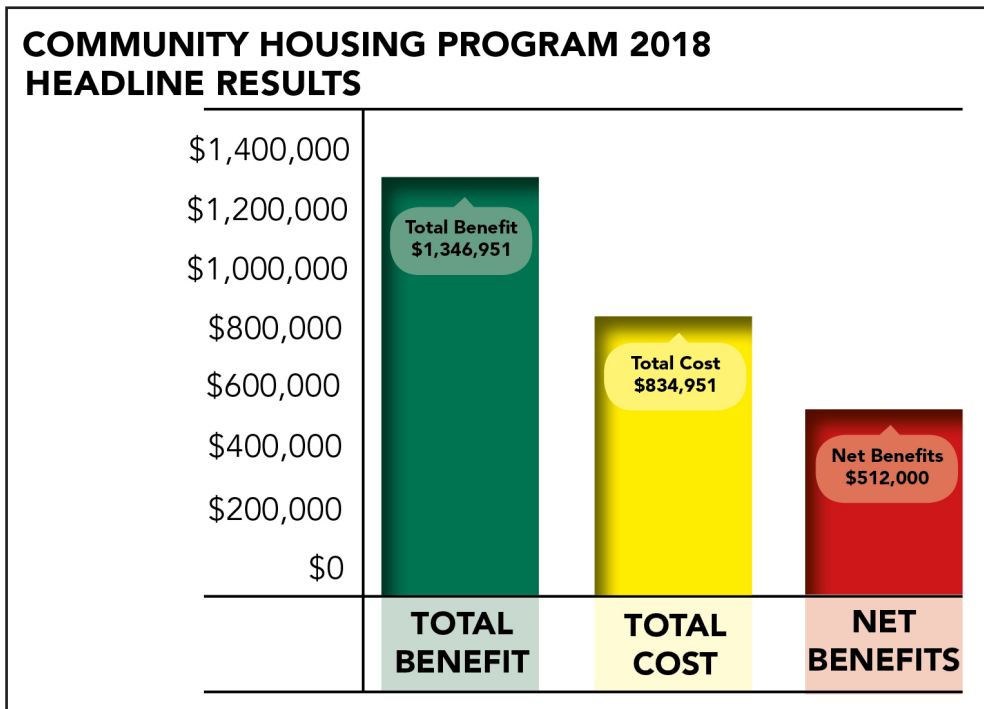


Figure 4



Unity Housing Community Housing Program for 2017 and 2018

The following analysis shows average or combined amounts calculated over this two-year period. Table 3 is a summary of the costs and benefits over this two-year period. The same calculation model was used for both years.

Importantly, there were 31 more new tenants in 2017 compared to 2018 and consequently unit costs for both are different and any comparison needs to take this into account. Overall, there were 227 new tenants who entered the program.

The total benefit of Unity Housing providing this program, including savings to government, over this period was \$2,036,502. The total benefit per tenant was an average of \$13,830.

The total cost of providing the program to the 227 new tenants was \$2,036,502 while the average cost of providing the service was \$8,917 per tenant.

The net benefits achieved over this period were \$1,105,623. The net benefit per tenant was an average of \$4,913.

Table 3

	Variable	2017	2018	Combined
1.	Number of tenants entering the program	129	98	227
2.	Total benefit per tenant	\$13,916	\$13,744	\$13,830*
3.	Cost per tenant	\$9,314	\$8,520	\$8,917*
4.	Net benefit per tenant	\$4,602	\$5,224	\$4,913*
5.	Total benefits (including savings to government)	\$1,795,175	\$1,346,951	\$3,142,126
6.	Secondary benefits (including savings to government)	\$677,513	\$514,700	\$1,192,213
7.	Total cost	\$1,201,511	\$834,951	\$2,036,502
8.	Net benefits	\$593,623	\$512,000	\$1,105,623
9.	Cost-benefit ratio	\$1.49	\$1.61	N/A
10.	New tenants as a proportion of the total	13%	12%	N/A

** indicates an average amount over 2017 and 2018*

The values used in these calculations, provided by the Australian Social Value Bank, are owned by Alliance Social Enterprises (www.asvb.com.au). They have been produced by Simetrica, using best practice methodology for policy evaluation. These values are used under licence # [W8LqXY] expiry date: [2020-02-06 12:14:45]