

RESEARCH DIRECTIONS

Indigenous Community Housing

Dr Louise Crabtree of the School of Humanities and Communication Arts, together with Professor Peter Phibbs of the Urban Research Centre, Professor Carolyn Sappideen of the School of Law, Dr Hazel Blunden of the School of Social Sciences and Psychology, and Ms Nicole Moore, UWS PhD candidate, are looking at Indigenous housing options by researching community land trusts in Indigenous communities in NSW and the Northern Territory. This project is funded by the Australian Housing and Urban Research Institute (AHURI).

'Indigenous home ownership is a growing focus of housing policy and research,' says Dr Crabtree. 'The community land trust (CLT) is a community-based, affordable housing model that shows promise in providing long-term homes for Indigenous people. In this very flexible model, houses remain affordable and can deliver equity for homeowners. The CLT structure is based on ongoing relationships between residents and their community. CLTs have been used successfully in the US for decades and are now emerging in the UK. This project builds on a 2011 baseline study of CLTs for Indigenous housing - also funded by AHURI. Due to the high level of interest expressed, this project will develop a fully working model of CLTs within NSW for Indigenous communities and expand the research to include Northern Territory communities. Issues regarding CLT development particular to each jurisdiction will be identified, including economic, legal and policy issues and the support services, policies and tenure arrangements required.'

The project will be steered by two state-based Indigenous Advisory Groups. For the NSW work, information gathered from Indigenous communities and other stakeholders will be combined with a study of legislation to develop working documents and CLT financial models tailored for particular



Indigenous communities. A CLT decision making tool for Indigenous communities will also be produced.

Home ownership can often be difficult for Indigenous Australians and is affected by affordability, access to finance, policy and legal considerations. CLT models have the potential to provide affordable long-term housing for Indigenous Australians, adapted for the area they live in, whether urban, regional or remote. This will support the improved amenity, wellbeing and economic sustainability of Australian Indigenous communities.

Project Title: Community Land Trusts and Indigenous Communities: From Strategies to Outcomes.
Funding has been set at: \$135,796
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