



Triple Bottom Line (TBL) Assessment Summary

The Triple Bottom Line Assessment is required to be published in accordance with Part 4, section 23 (1)(b) of the Freedom of Information Act 2016

20/393 - Economic recovery package through social housing

Summary of impacts:

- Continues the implementation of the ACT Housing Strategy 2018
- Stable and affordable housing enables economic and social participation which benefits both individuals and the Canberra community.
- Ensuring public housing stock is better aligned to meet the needs and circumstances of current and future tenants, further supporting the viability of public housing now and into the future.
- Economic benefits of stimulating the construction industry
- Improved opportunities for people to access affordable housing, for purchase or rent
- Providing opportunities for public housing throughout the city consistent with salt and pepper principles reinforces Canberra as an inclusive, diverse, liveable and sustainable city

Level of impact	Positive	Negative	Neutral
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Social		
Level of impact	Impact	Summary
Positive	Gender Equality	<ul style="list-style-type: none"> • “Salt and peppering’ public housing stock through the suburbs will have a beneficial impact for all household types, particularly households with children • Public housing remains one of the primary responses for women and children experiencing domestic violence and homelessness • Improved community/affordable housing opportunities improves the opportunity to provide housing that best meets the needs of vulnerable people including older people, especially women
Positive	Health (Community and mental health)	<ul style="list-style-type: none"> • Housing is a universal determinant of health and wellbeing • Access to public housing provides some of the most vulnerable members of the ACT community the stability needed to make the most of the benefits of access health services • Access to health and other community services is a determinant in siting public housing and community housing properties
Positive	Access to services	<ul style="list-style-type: none"> • Tenants to be located in public housing will be consulted to ensure that existing services and support

		<p>needs will continue to be provided when they move into the new properties</p> <ul style="list-style-type: none"> Proximity to public transport, shops, health and other community facilities are important factors in siting public and community housing properties
Positive	Housing and affordable housing	<ul style="list-style-type: none"> New public housing that better meets tenants now and into the future will over time impact on public housing waiting lists and the time to allocate public housing Improved outcomes for affordable housing (own ad rent) will provide opportunities for people to exit public housing – moving through the housing spectrum – likewise having positive impacts on waiting lists and allocation times Maintenance costs will be reduced which will improve cost of living expenses for tenants e.g. enhanced energy efficiency; also reduced costs for Housing ASCT and community housing providers to maintain the properties
Positive	Homelessness support	<ul style="list-style-type: none"> Public housing remains one of the primary responses for women and children experiencing domestic violence and homelessness It will be important to ensure that people who are allocated new housing do not inadvertently lose access to existing formal and informal support networks, ensuring improved opportunities for social outcomes in the long term
Positive	Access to social inclusion/participation and community activities	<ul style="list-style-type: none"> Finding housing that best meets the needs of public and community housing tenants ensures improved opportunities for social outcomes in the long term Locating public and community housing throughout the city focuses on inclusive, diverse and liveable outcomes.
Positive	Human rights	<ul style="list-style-type: none"> The properties will be allocated to public housing tenants who are on low incomes – people on low incomes and facing disadvantage are often left behind in the current housing market The choice of location will take into account the needs of the tenants and any support they require
Positive	Aboriginal and Torres Strait Islander	<ul style="list-style-type: none"> Public housing remains one of the primary responses for vulnerable Aboriginal and Torres Strait Islander people. It is vital that public housing continue to be provided and operate in a way to enable participation outcomes for this group
Positive	Multicultural	<ul style="list-style-type: none"> Public housing remains one of the primary responses for vulnerable people from culturally and linguistically diverse backgrounds It is vital that public housing continue to be provided and operate in a way to enable participation outcomes for this group

Positive	Impacts on different age groups	<ul style="list-style-type: none"> Public housing properties will be constructed to either Class C Adaptable or Liveable Gold allowing people to age in place as they age retaining linkages that have been built up over time in local communities Locating properties throughout suburbs is likely to have beneficial social outcomes
Positive	Disability	<ul style="list-style-type: none"> Public housing properties will be constructed to either Class C Adaptable or Liveable Gold allowing people providing better accommodation for people with disabilities The choice of location will consider the needs of the tenants and any support they require
Neutral	Justice and Crime	<ul style="list-style-type: none"> Public housing is often part of an overall response to support people moving out of the justice system back into the broader community

Economic		
Level of impact	Impact	Summary
Neutral	ACT Government Budget	<ul style="list-style-type: none"> The submission does not have any Budget impact – separate submissions will be submitted for initiatives that require funding New public housing properties require reduced maintenance which contributes to the long-term viability of public housing
Positive	Productivity	<ul style="list-style-type: none"> Construction of new dwellings will stimulate the construction industry
Positive	Innovation	<ul style="list-style-type: none"> There will be the opportunity for institutional investors to participate in a build to rent initiative that is designed to encourage innovative delivery forms that can deliver different housing products into the ACT
Positive	Employment and labour force	<ul style="list-style-type: none"> Employment in the construction industry and associated industries will be stimulated Public housing has a focus on better social and economic outcomes for tenants – with better accommodation and support/linkages providing tenants with the increased capacity for economic participation
Positive	Small business impact	<ul style="list-style-type: none"> Employment in the construction industry and associated industries, including small businesses, will be stimulated
Positive	Skills	<ul style="list-style-type: none"> Stimulating the construction industry and offering innovative opportunities will maintain demand for skill sets
Positive	Education	<ul style="list-style-type: none"> Stimulating the construction industry and offering innovative opportunities will maintain demand for education facilities

Positive	Investment and Economic Growth	<ul style="list-style-type: none"> The initiatives will contribute to maintaining confidence in the ACT economy by signalling future activity – avoiding constriction in the business and construction industries There will be flow-on and multiplier effects on the SACT economy as a whole – including workforce and Budget outcomes
Positive	Competition	<ul style="list-style-type: none"> Improved public housing portfolio outcomes supports the Territory's credit rating
Positive	Cost of living	<ul style="list-style-type: none"> Providing dwellings that are more energy efficient and cheaper to run reduces utility costs for people who are on low incomes improving their cost of living outcomes Locating dwellings near shops, health, education, employment and public transport also reduces living costs.
Neutral	Procurement	<ul style="list-style-type: none"> All procurement will be undertaken with the objective of achieving value outcomes for the Territory.

Environmental		
Level of impact	Impact	Summary
Neutral	Biodiversity	<ul style="list-style-type: none"> Any development will seek to maximise existing vegetation on the sites
Positive	Landscape changes	<ul style="list-style-type: none"> Development of public housing properties will lead to material landscape changes – significant trees will be integrated into the site and the advice of the Tree Protection Unit will be sought The sites will be landscaped with the aim of maximising sustainability and urban amenity outcomes
Neutral	Heritage	<ul style="list-style-type: none"> Limited heritage properties are expected to be involved
Positive	Environmental Quality	<ul style="list-style-type: none"> Environmental quality outcomes will be achieved through more energy efficient buildings and appliances Locating dwellings close to public transport, shops, employment, education and other community facilities/services encourages active travel Water efficient appliances encourages reduced energy consumption
Positive	Climate Change mitigation	<ul style="list-style-type: none"> All new constructions will implement water and energy savings to ensure there is a deduction in the amount of greenhouse gas emissions All housing will meet or exceed a 6-star energy rating. This includes orienting the dwelling to maximise solar gain, include wall and ceiling insulation, energy efficient glazing and draught proofing to the doors and windows

Positive	Climate Change adaptation	<ul style="list-style-type: none"> Dwellings will be designed will be designed and constructed to sit within the landscape/built form and reduce any impact it has on the surrounding areas
Positive	Water	<ul style="list-style-type: none"> Development of the properties will incorporate water efficient appliances and infrastructure that requires some level of water harvesting Landscape designs will incorporate water sensitive design requirements while providing an outcome that is sustainable and achieves high level of urban amenity
Positive	Urban Heat	<ul style="list-style-type: none"> It is expected that the development of the properties will lead to improved micro-climate outcomes e.g. overshadowing and increased traffic movements will be minimised
Positive	Visual quality	<ul style="list-style-type: none"> A high level of design and build quality, consistent with contemporary built form is important to ensure the dwellings do not identify as public housing properties
Neutral	Waste	<ul style="list-style-type: none"> Use of existing waste services is proposed.