### 18/623: ACT Housing Strategy – Final

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| **Summary of Impacts** |
| * The proposal seeks to present the new ACT housing strategy, delivering on a commitment in the Parliamentary Agreement, as well as the commitment made to the ACT community during extensive consultations in the second half of 2017.
* The submission includes the new strategy founded on five key goals and an implementation plan that includes a suite of measures emerging from the extensive community engagement, including the inaugural Housing and Homelessness Summit, in 2017.
* The measures included in the implementation plan have been assessed against criteria for relevance, feasibility, ability to target those in most need, cost effectiveness and ability to make a meaningful, long-term contribution.
* The submission brings together existing Government effort across portfolios through the establishment of a new customer-focused website, offers some measures for immediate implementation and a second set for further investigation and/or progressive implementation, and outlines an ACT Government response to Commonwealth housing affordability measures.
* The proposal will largely result in positive social, economic and environmental outcomes.
* Implementation risks associated with this submission are limited to community concerns around the release of a new ACT Housing Strategy. Implementation risks associated with individual initiatives proposed to sit under the Strategy will be managed through effective program and risk management strategies within government.
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*Key to impacts: Red – negative, Blue - neutral and Green - positive.*

**Social**

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| **Access to social networks & community activities**  | * The submission supports social inclusion and access to safe accommodation for all Canberrans, which in turn assists in wrap around services being most effectively utilised by the community.
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| **Human rights** | * This submission supports human rights. Access to safe shelter provides respect for the inherent dignity of the human person.
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| **Indigenous and Multicultural** | * The Aboriginal and Torres Strait Islander community, refugees and migrants are given priority in the consideration of actions being explored in this strategy. Several of the initiatives will have direct positive impacts on Indigenous and multicultural Canberrans.
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**Economic**

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| **ACT Government Budget** | * The Strategy includes a number of measures which have been funded through the 2018-19 Budget. The policy principle to set aside 15 per cent of future land release programs for affordable, community and public housing targets, and the proposal to commit to further growth and renewal of the public housing sector will have financial implications.
* If any additional initiatives (including those currently marked for ‘further investigation’) are later considered important to progress further, there may be financial implications. It should be noted that any proposals marked for further investigation may not require any funding to proceed, or may be deemed unsuitable to progress further.
* It is also important to note that Government funding spent on housing support has been shown to reduce other costs to the budget. For example, research conducted by SGS Economics and Planning in Victoria in 2017[[1]](#footnote-1) quantified the economic benefits of preventing homelessness per person as follows:

| **Type of cost** | **Savings per year, per person**  |
| --- | --- |
| Health cost | $8,429 |
| Reduced crime  | $6,182 |
| Individual costs | $6,500 |
| Improved human capital | $4,236 |
| Other | $268 |
| **Total** | **$25,615** |

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| **Productivity and innovation** | * The provision of housing will assist in individual capacity to achieve gainful employment and participate in the community.
* Innovation is being encouraged and supported through the Innovation Fund to ensure new ideas can be explored and tested to promote affordable housing solutions.
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| **Investment and Economic Impacts** | * Affordable housing and an adequate overall supply of housing will help to attract and retain people in the ACT.
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**Environmental**

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| **Biodiversity** | Nil |
| **Heritage** | Nil |
| **Environmental quality** | * Improvements to energy efficiency in homes are being explored as part of the strategy through multiple ACT and national projects underway to review energy efficiency standards and buildings appropriate for the ACT’s current and projected climate, including the Climate Change Adaptation Strategy, the review of Climate Change Action Plan 2, the National Energy Productivity Plan, and the review of the ACT mandatory disclosure system and investigation of options to improve the efficiency of rental housing.
* The Strategy will also deliver programs to improve the energy efficiency of public housing so tenants reap the benefits of greater comfort and reduced living costs, while contributing to lower emissions and greater environmental sustainability for the public housing portfolio.
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1. Witte, E. 2017 ‘The case for investing in last resort housing’, MSSI Issues Paper No. 10, Melbourne Sustainable Society Institute, The University of Melbourne. [↑](#footnote-ref-1)