



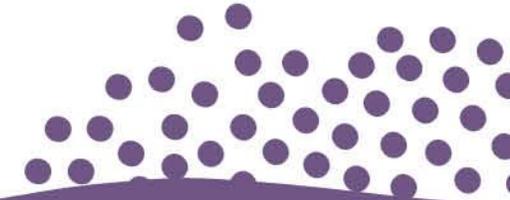
Investing in a better housing future for Queenslanders



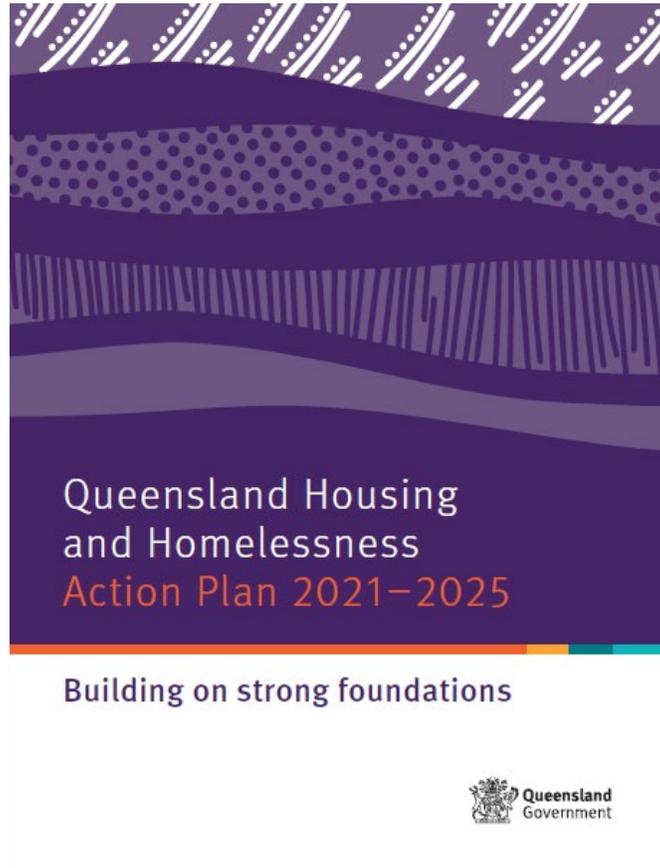
Queensland
Government



Housekeeping

- ✓ This session is **part of a procurement process**.
 - Our probity officer will talk more on that shortly.
 - ✓ Please **mute your microphone** and **turn off your camera**.
 - This will help network connectivity and reduce interference.
 - ✓ You are **welcome to add your questions into the chat**.
 - We will respond to as many as possible during the time we have available today.
 - Other answers, including questions asked at previous briefing sessions will be provided at www.qld.gov.au/HousingInvestment
 - ✓ You can also contact the Concierge via the QHIGI website.
- 

Building on strong foundations



- *The Queensland Housing Strategy 2017-2027* outlines our vision for the state’s housing system and our commitment to making sure all Queenslanders have a pathway to safe, secure and affordable housing.
- *The Queensland Housing and Homelessness Action Plan 2021-2025* continues to build on the vision of Housing Strategy with a focus on boosting housing supply, moving towards ending homelessness, supporting vulnerable people and securing a fair and accessible housing system.

\$1.908 billion total investment over 4 years
including **\$1.813 billion** to boost housing supply.

Queensland Housing Investment Growth Initiative (QHIGI)



- ✓ enables **strategic partnerships**.
- ✓ allows for proposals to access both **capital and subsidy funding**.
- ✓ provides **flexibility** to deliver projects that meet **local needs** and enables a **mix of housing types** to be delivered.
- ✓ opens up developments to include different funding models, including opportunities to access funds from **financial institutions**.
- ✓ ensures we maximise opportunities to **leverage state investment** into more social and affordable homes.

QHIGI EOI opened 28 October 2021



Help to Home (H2H)

- ✓ Target housing outcomes for up to 1,000 households eligible for social housing
- ✓ \$40 million over two-years



QuickStarts Qld (QSQ)

- ✓ Target 2,765 social housing dwellings
- ✓ \$1.593 billion capital investment
- ✓ Includes new developments, redevelopments of existing sites and strategic land purchases



Housing Investment Fund (HIF)

- ✓ Target 3,600 social housing dwellings, and additional affordable housing
- ✓ \$1 billion investment fund generating \$40 million each year

6,365

total state-wide
commencements
over four years

\$1.813 billion

Over 4 years capital investment through QHIGI will deliver new social housing and catalyse additional affordable homes for Queenslanders.

What are we looking for in your proposals?



Response to local need
Understanding your local housing need and how your proposal responds

1



Land/Property
Do you have land identified or available that would support local housing development.

2



Partners
Who can you collaborate with on the local housing developments? Are you a RCHP or have a connection in place?

3



Investment
Is the idea financially sustainable and what funds can be made available to support the proposal?

4



Timing
How progressed is your proposal? We are looking for projects that will commence before June 2025

5



Go to: www.qld.gov.au/HousingInvestment



Helping people most in need

- ✓ Four housing supply priorities have been targeted, to increase social and affordable housing across the state
- ✓ Through these housing supply priorities, long-term sustainable housing outcomes will be achieved for vulnerable people who face housing insecurities.



Through targeted housing supply priorities, stable long-term housing will be provided for Queensland's most vulnerable people



Homelessness & Rough Sleeping



Diverse Rental Supply



Housing Choice for Seniors



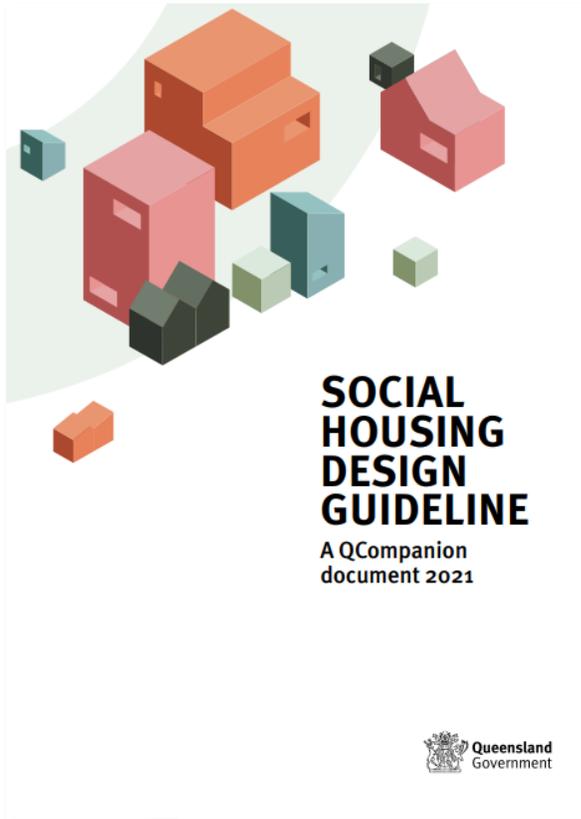
Homes for Large Households

Targeted cohorts include:

- people experiencing or at risk of experiencing homelessness
- women and children escaping domestic violence
- First Nations people
- single older women
- families
- young people
- seniors
- people with a disability



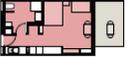
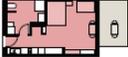
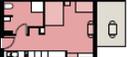
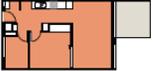
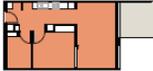
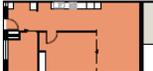
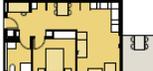
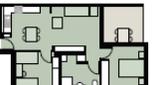
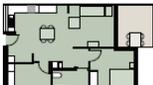
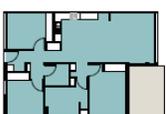
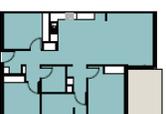
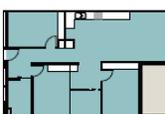
Good design in action



- ✓ Queensland is delivering social housing designed and constructed to enhance the well-being of residents, enhance local street scapes and better support our communities.
- ✓ Developed in partnership with the Office of the Queensland Government Architect, the Social Housing Design Guideline provides resources to ensure that new homes are:
 - are designed thoughtfully
 - meet service delivery requirements
 - minimise ongoing maintenance
 - contribute to diverse and sustainable communities.

These guidelines reflect our shared ambitions for social housing but may be used to inspire good development in all housing.

Good design in action

	GENERAL	SILVER	GOLD	PLATINUM
STUDIO	S-0 Internal: 31 m ² External: 9 m ² 	S-S Internal: 33m ² External: 9 m ² 	S-G Internal: 36 m ² External: 9 m ² 	S-P Internal: 48 m ² External: 9 m ² 
1 BEDROOM	1-0 Internal: 49 m ² External: 9 m ² 	1-S Internal: 49 m ² External: 9 m ² 	1-G Internal: 51 m ² External: 9 m ² 	1-P Internal: 63 m ² External: 12 m ² 
1 BEDROOM +	1+-0 Internal: 57 m ² External: 9 m ² 	1+-S Internal: 57 m ² External: 9 m ² 	1+-G Internal: 59 m ² External: 9 m ² 	1+-P Internal: 66 m ² External: 9 m ² 
2 BEDROOM	2-0 Internal: 58 m ² External: 10 m ² 	2-S Internal: 60 m ² External: 10 m ² 	2-G Internal: 65 m ² External: 10 m ² 	2-P Internal: 77 m ² External: 10 m ² 
3 BEDROOM	30 Internal: 93 m ² External: 13 m ² 	3-S Internal: 95 m ² External: 13 m ² 	3-G Internal: 100 m ² External: 13 m ² 	3-P Internal: 117 m ² External: 16 m ² 



- 1 Be a good neighbour, make a good neighbourhood
- 2 Make homes safe
- 3 Make homes affordable
- 4 Make homes resilient
- 5 Make homes accessible
- 6 Make homes practical
- 7 Make homes comfortable
- 8 Make homes outside
- 9 Make homes healthy
- 10 Make it happen



Help to Home (H2H)



Targeted approach to increasing housing supply and helping people eligible for social housing



DCHDE will directly headlease private market properties for two-years and sub-lease to approved RCHP



The RCHP EOI for Help to Home closes at **5pm on Friday 3 December 2021**. It's important to act now.

Applications are open to RCHPs

Organisations will need to be:

- ✓ Registered as a charity
- ✓ NRSCH or QRSCH registered or an exempt provider
- ✓ Compliant with all relevant laws including NRSCH or QRSCH requirements under the *Housing Act 2003*
- ✓ Funded to deliver community housing services in Queensland and compliant with funding agreement obligations.

All RCHP currently funded to deliver community housing services in Queensland are invited to submit an application and nominate their preferred areas of service delivery.

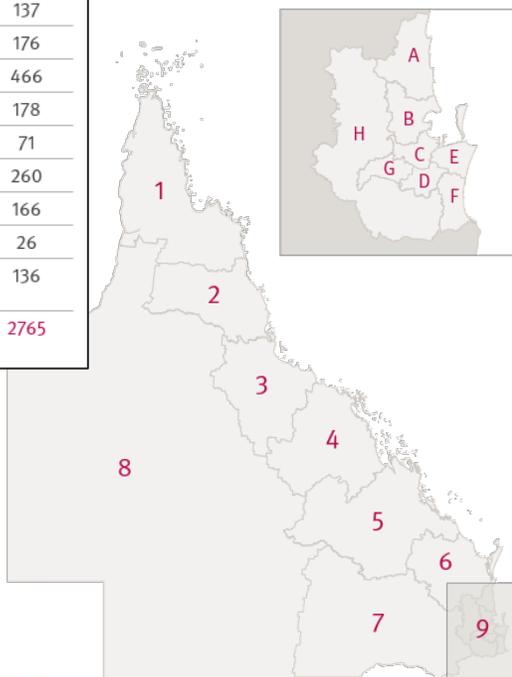
Property owners and landlords

- ✓ Property owners and landlords can progressively apply to headlease their property to the department once the RCHP process is complete.
- ✓ This will be a staged process, with locations open in multiple regions at the same time.
- ✓ Register for updates to be notified when property sourcing is open in your area.



QuickStarts Queensland (QSQ)

Region	4 year target
1. Cape York*	107
2. Far North Queensland*	234
3. North Queensland*	229
4. Mackay-Whitsunday	98
5. Central Queensland*	113
6. Wide Bay Burnett	170
7. Darling Downs	100
8. Outback*	98
9. South East Queensland	
A. Sunshine Coast	137
B. Moreton Bay	176
C. Brisbane	466
D. Logan	178
E. Redlands	71
F. Gold Coast	260
G. Ipswich	166
H. SEQ Regional councils	26
*These dwellings will be delivered in the identified QHIGI QuickStart Qld Regions	136
TOTAL	2765



- 2,765 new social housing commencements, state-wide, by 30 June 2025
- Working with registered community housing providers to build on the success of *Partnering for Growth*
- New capital projects may include
 - single and multi-unit accommodation
 - spot purchases of existing dwellings
 - redevelopment of State sites
- Through the Request for Detailed Proposal, we are asking the sector to bring forward all their proposals to accelerate much needed supply by identifying:
 - **priority projects** that can be commenced in 2021-22 and 2022-23
 - **pipeline projects** that can be contracted through to 2024-25



Projects that are ready to construct will be highly regarded.
The first round of QSQ closes on **21 January 2022 at 11:59am**.



QuickStarts Queensland (QSQ)

- The State is seeking to partner with:
 - Registered community housing providers
 - Organisations who will partner with a registered community housing provider; and/or
 - Organisations who are willing to become, or are in the process of becoming a registered community housing provider

October 2021

21 January 2022

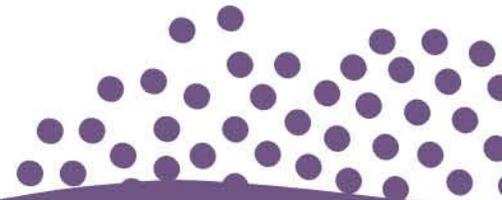
Jan – June 2022

- Expression of Interest for Queensland Housing Investment Growth Initiative released
- QuickStarts Qld Request for Detailed proposal closes.
- Priority projects (21/22 contracting) will be assessed in the first instance
- Assessment of priority proposals
- Contract negotiations with RCHPs

The Housing Investment Fund (HIF)



- ✓ Enables strategic partnerships.
- ✓ It provides flexibility to deliver projects that meet local needs and enables a mix of housing types to be delivered.
- ✓ Opens up developments to include different funding models, including opportunities to access funds from financial institutions including the National Housing Finance and Investment Corporation (NHFIC).
- ✓ It ensures opportunities to leverage state investment to deliver more social and affordable homes.
- ✓ Non-competitive procurement with proposals being developed and evaluated in a staged manner on their merits as they are submitted



The HIF responds to market dynamics



Finance costs may have reduced in recent years, demand has increased construction extended delivery timeframes.

- That's why it's important to start now as we look for priority projects that can commence before June 2025.



You may need to scale in order to make some projects work.

- The HIF subsidy is aimed to underpin larger portions of community housing within mixed-use developments and allows for a more significant scale of housing delivery in appropriate locations



You understand this market better than anyone

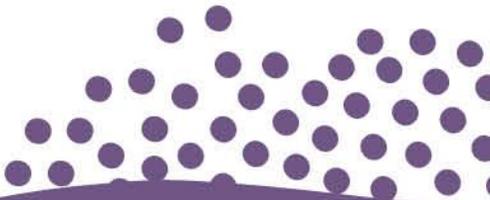
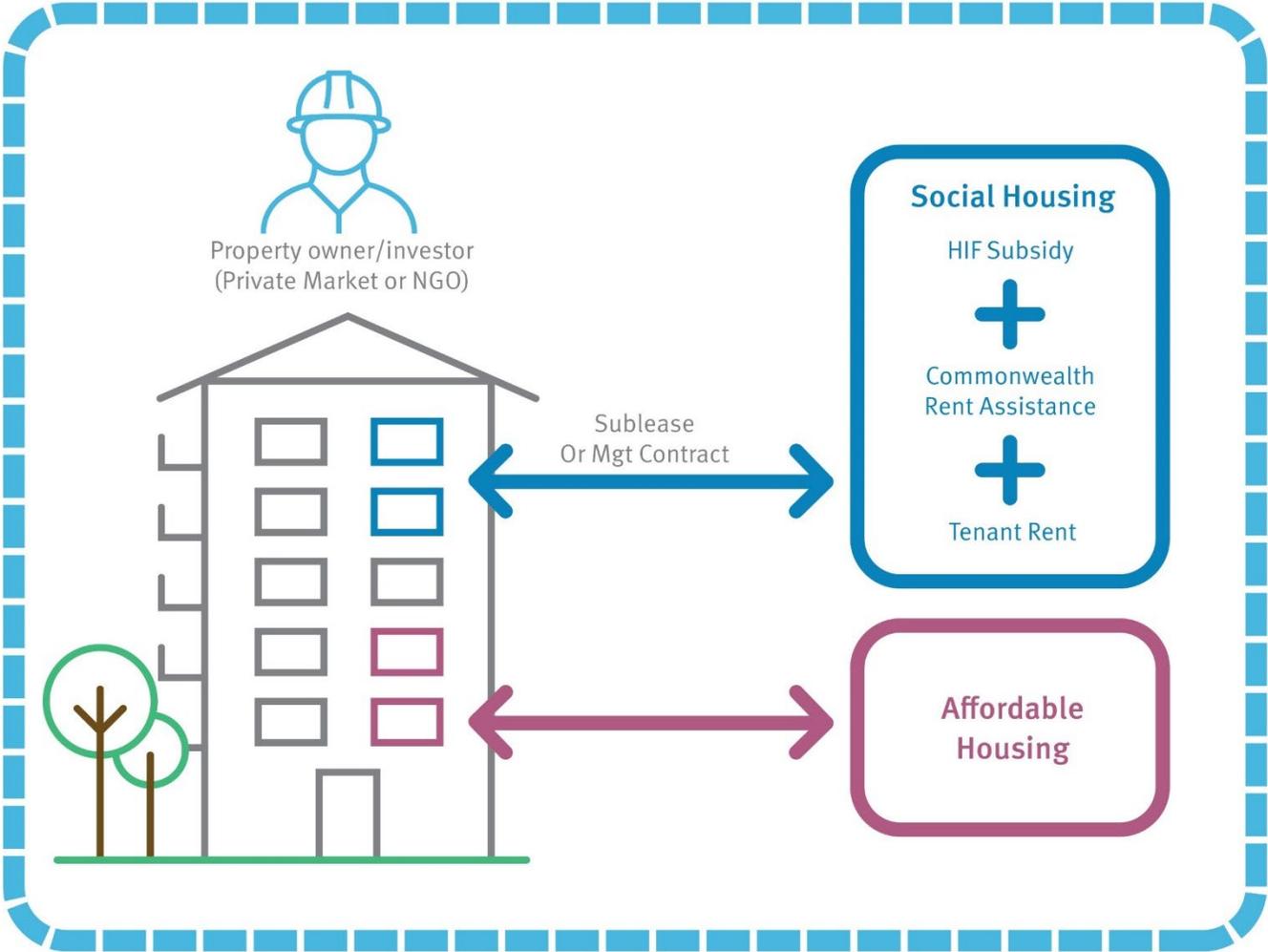
- The HIF has been structured to be flexible and encourage innovation through adaptable commercial models, legal structures and design parameters.

Social housing is important community infrastructure that enables organisations to demonstrate their corporate social responsibilities.

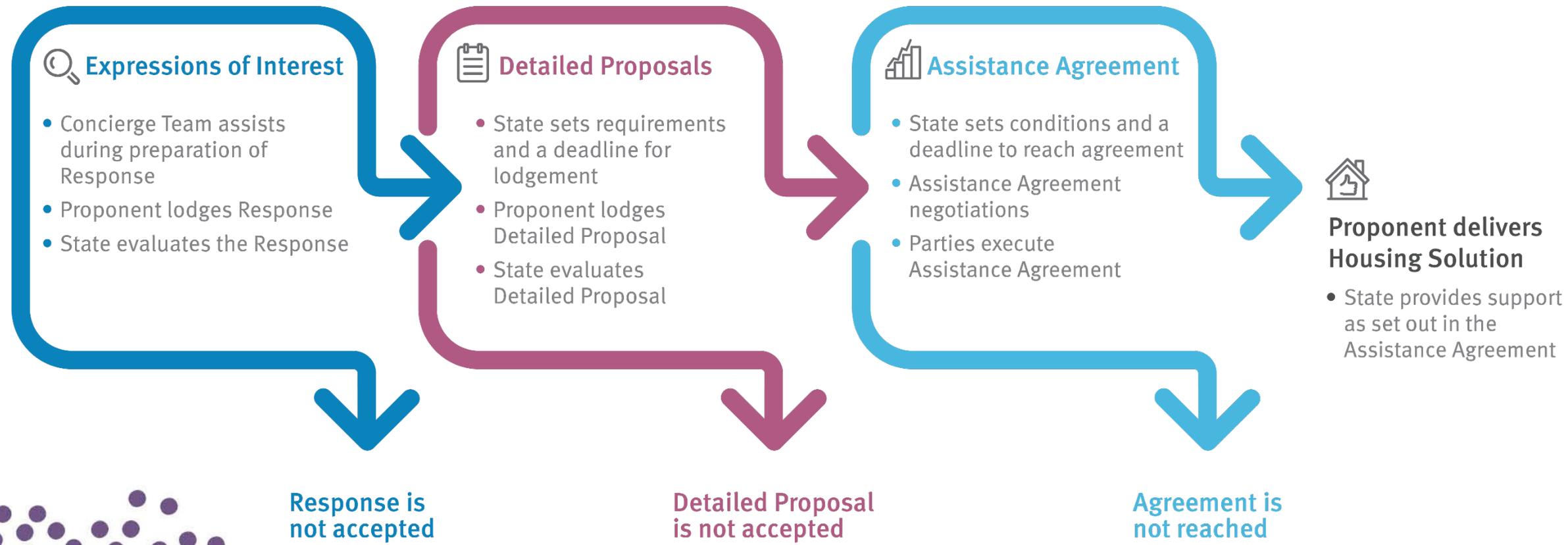
The HIF Subsidy model



Housing Development



The HIF procurement process





Getting involved is easy



Go to www.qld.gov.au/HousingInvestment to complete a pre-lodgement form. This step by step form is a simple way to provide information about your proposal for consideration.

Once your pre-lodgement is submitted it will be assessed for completeness by a dedicated **concierge service** who will contact you regarding the next steps to take with your EOI



Contact **peak groups** to connect with registered community housing providers

- Q Shelter www.qshelter.asn.au
- CHIA <https://www.communityhousing.com.au/chia-queensland/>
- Aboriginal and Torres Strait Islander Housing Queensland www.housingqueensland.com.au

You can also contact the **Queensland Housing Registrar** on 07 3008 3450 about registering to become a housing provider through the Queensland State Regulatory System for Community Housing (QSRSCCH)

