

Nation Building – Economic Stimulus Plan – Stage Two of social housing initiative

The Australian Government has committed \$42 billion through the Nation Building – Economic Stimulus Plan to target critical community infrastructure in education, social housing, transport and the environment.

The plan's Social Housing Initiative aims to expand the supply of much-needed social housing in Queensland and maximise the involvement of the not-for-profit sector. Under this initiative, Queensland will receive approximately \$1.3 billion for social housing, to be spent on maintenance, upgrades and construction of approximately 4,000 new social housing properties between 2009 and 2012. The funding includes:

- \$80 million for repairs and maintenance of existing social housing, split equally over two years
- \$138 million for new social housing, bringing forward building projects already in the development pipeline, and
- \$1.1 billion for new construction of social housing over the next three years.

The initiative focuses on assisting the growth of large, independent and capable not-for-profit housing providers that can facilitate partnerships with government and the private sector.

Stage Two – Capital Grants and Tenancy Management

The Queensland Government is seeking involvement from not-for-profit providers in stage two of the Social Housing Initiative through capital investment and tenancy management (headleasing arrangements).

Capital investment opportunities

Proposals for suitable social housing construction projects are sought from providers that can demonstrate the capacity to increase their social housing portfolio by building, purchasing and leveraging their assets through borrowing and donations.

Applications were sought from April 2009 and will close on 1 June 2009 to ensure adherence to the Australian Government's requirement that jurisdictions submit project proposals by 30 June 2009. To apply for funding, not-for-profit providers should complete an [Application for Capital Grant Funding](#) available through the department's website. The Request for Offer/Expression of Interest available from the Department of Public Works website does not require completion.

Once the construction projects are completed, organisations may undertake tenancy management functions themselves or may elect to outsource this function to suitably qualified organisations whose primary focus is social housing tenancy management. Tenancy management arrangements must focus on sustaining tenancies for clients who are homeless or at risk of homelessness and on supporting the transition of clients to secure, long-term accommodation. Organisations not registered under the *Housing Act 2003*, and that wish to be involved, are encouraged to develop tenancy management partnerships with experienced registered providers.

Tenancy management opportunities

Expressions of Interest are sought from housing providers registered under the *Housing Act 2003* to manage new social housing properties constructed through the Social Housing Initiative. To apply for funding, providers should complete an [Expression of Interest - Tenancy Management of Social Housing](#) available from the department's website. The Request for Offer/Expression of Interest available from the Department of Public Works website does not require completion.

Under the initiative, department-owned properties will be leased to suitably qualified managing organisations whose focus is on sustaining tenancies for clients who are homeless or at risk of homelessness, and on supporting the transition of clients to secure, long-term accommodation. Properties will be available in various locations throughout the State.

The Queensland Government will seek to maximise not-for-profit management of housing delivered through this initiative. Management of properties by the Department of Communities will only be considered where management cannot occur through a suitable not-for-profit entity.

Expressions of interest will close on 6 July 2009.

How to apply

To apply for either the construction or tenancy management components of the Social Housing Initiative, applicants should download the relevant information packages from the department's website, including:

- [Investment in the not-for-profit social housing sector in Queensland](#)
- [Application for Capital Grant Funding](#), and
- [Expression of Interest - Tenancy Management of Social Housing](#).

All proposals will need to comply with both the Australian Government's requirements as set out in the Australian Government Social Housing Initiative Guidelines, and the performance criteria established by the Queensland Government.

For more information

For all general enquiries contact the Department of Communities (Housing and Homelessness Services) Call Centre on 1300 880 882.

For more information on this initiative in Queensland, please refer to the [Australian Government website](#), visit the [Department of Public Works website](#) or call them on 1800 617 198.