

Capital funding

Funding available for community housing providers

The Department of Housing and Public Works has made \$14 million available for community housing providers to undertake capital projects to grow community housing.

It is expected that a procurement process will commence in February 2016 through the [QTenders](#) website. Providers will be invited to apply for grants for capital projects in Caboolture, Ipswich, Gold Coast, Sunshine Coast, or Rockhampton.

Providers should consider:

- There is no department-owned land available for proposed projects.
- Financial contributions of 20 per cent (land/cash) is required.
- The department prefers projects that deliver one or two bedrooms.
- Proponents or lead provider of a consortium must be registered or being assessed for registration under the National Regulatory System for Community Housing (NRSCH).
- Projects will be secured via a Capital Assistance Agreement including a first-registered mortgage with the department.
- Projects must implement the Social Housing Program Specifications.
- Projects must be delivered under the Affordable Housing Program or the Long Term Community Housing Program.
- Projects are to be delivered in partnership with the department, therefore proposals should include other sources of funding.
- The projects will be used for the purpose of providing accommodation for tenants listed on the Housing Register.
- The department invests in social housing that is well located including:
 - the proximity to transport, services and employment opportunities
 - how the development will positively contribute to the diversity of the existing neighbourhood
 - consistency with local town planning
- Projects funded under this procurement must not require additional funding for service delivery or ongoing maintenance.
- All dwellings to be at least Gold standard and 20 per cent to be Platinum standard under the industry adopted Liveable Housing Design Guidelines.
- All projects must adopt the 'The Queensland Government Building and Construction Training Policy'
- Ongoing updates will be provided in the lead up to the release of the procurement documents. For any queries, please send an email to **HSContractSolutions@hpw.qld.gov.au**.