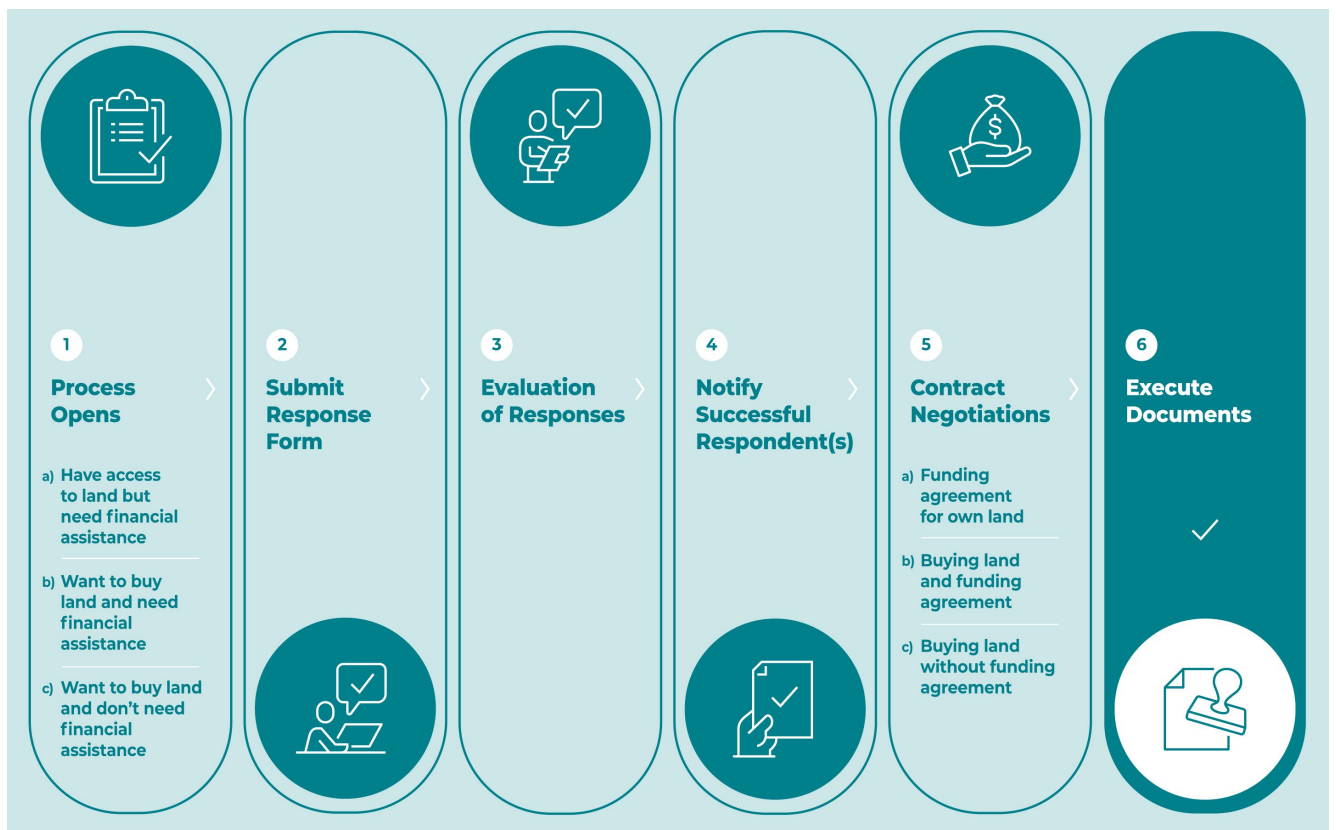


Supporting Community and Affordable Housing in Canberra



Your guide to the land and funding opportunity

This guide provides an overview of the *Request for Expressions of Interest for Land for Community Housing and Proposals for Financial Assistance for Affordable Rental (Request)*. We have put this together to summarise the process and help you understand it – but if any information contradicts what is in the Request, the Request takes precedence.



Who can participate?

The details about eligibility are included in the Request, but are summarised here:

- Any company can be a Respondent by lodging a Response Form, and you can form a consortium or a new company for the purposes of this process, however:
 - If you wish to buy Block 4 Section 23 Moncrieff and/or Block 4 Section 235 Gungahlin, or seek financial assistance for affordable rental on these sites, the entity buying the land must be a registered Community Housing Provider (CHP), and
 - If you have your own site for affordable rental which you are seeking financial assistance for, you need to include either the current or future Crown Lessee or demonstrate an exclusive right to purchase the identified site. Your own site can't have existing affordable housing requirements.

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- Respondents that are Aboriginal Community Controlled Organisations (ACCOs), including ACCO-led consortia, will be prioritised in evaluation of the Request.
- Some of the possible scenarios (as long as the Minimum Number of Affordable Rental Dwellings are proposed) are explained here:

| | Eligibility | Financial Assistance |
|--|---|--|
| I am interested in buying one of the Blocks (Gungahlin or Moncrieff) | <ul style="list-style-type: none"> • The entity buying the Block must be a Community Housing Provider. | <ul style="list-style-type: none"> • Available to support buying the Block, developing and operating Affordable Rental Dwellings. • Cost Estimate calculated per Affordable Rental Dwelling. Other uses excluded. |
| I am interested in buying both of the Blocks (Gungahlin and Moncrieff) | <ul style="list-style-type: none"> • The entity buying the Block must be a Community Housing Provider. • Two separate Response Forms must be completed, one for each Block. | <ul style="list-style-type: none"> • Financial Assistance assessed separately for each Response. • Available to support buying the Block, developing and operating Affordable Rental Dwellings. • Cost Estimate calculated per Affordable Rental Dwelling. Other uses excluded. |
| I already own my Own Site | <ul style="list-style-type: none"> • The current Crown Lessee must be included. • Separate Response Forms must be completed if applying for more than one Own Site. | <ul style="list-style-type: none"> • Financial Assistance assessed separately for each Response. • Available to support developing and operating Affordable Rental Dwellings. • Cost Estimate calculated per Affordable Rental Dwelling. Other uses excluded. |
| I have an exclusive right to purchase my Own Site | <ul style="list-style-type: none"> • You must demonstrate your exclusive right to purchase. • Separate Response Forms must be completed if applying for more than one Own Site. | <ul style="list-style-type: none"> • Financial Assistance assessed separately for each Response. • Available to support buying the Own Site, developing and/or operating Affordable Rental Dwellings. • Cost Estimate calculated per Affordable Rental Dwelling. Other uses excluded. |

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How do interested companies apply?

The details about how the process works is listed in the Request. You should:

- **Read the Request document** – this includes information about eligibility, assessment criteria, processes, lodging a Response, and timeframes. The Request is a legal document and includes the terms and conditions.
- **Read the Response Form** – this includes all the information you will need to provide us, including where you will need to tell us about what you propose to develop, your experience and where you will need supporting evidence and referees.
- **Contact the experts** – you should consider what advice you may need to seek as part of preparing your Response Form, including about your proposed development and financial capacity. This could include legal, financial and planning advice.
- **Complete, sign and upload the Response Form** – including all sections and the signature page.
- **Upload any supporting attachments** – this will include the completed letter from your financier or accountant, along with any other attachments. Please note that if attachments are not referenced in the Response Form, or go over the page limits, they may not be considered.

What are the timeframes and how to ask questions?

The timeframes are in Section 7 of the Request:

- There will be an Information Session on 27 November 2024. Email communityhousing@act.gov.au if you'd like to attend or submit questions to be answered on the day.
- After the information session you can still ask questions by emailing communityhousing@act.gov.au before 10 January 2025.
- Answers to questions will be made available online and via email.
- You need to have submitted your Response by 2.00pm AEDT 21 January 2025.

What happens next?

After the process closes, we will evaluate Responses:

- Responses will be compared to each other, even if they are for different sites.
- Responses will be first assessed to be compliant, then assessed against the Threshold Assessment Criteria. Responses which pass the Threshold Assessment Criteria will then be assessed against the Weighted Assessment Criteria and ranked.
- There may be multiple Successful Respondents. We aim to let Respondents know outcomes by mid-2025.

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Why are we running this process?

- In line with the [ACT Housing Strategy](#), the ACT Government is seeking to increase the supply of Affordable Rental Dwellings in the ACT, support CHPs, and support ACCOs that are also CHPs.
- As part of the 2024-25 Budget, the ACT Government increased the Affordable Housing Project Fund by \$20 million, and the [Indicative Land Release Program 2024-25 to 2028-29](#) included Block 4 Section 23 Moncrieff and Block 4 Section 235 Gungahlin for community housing.
- The ACT Government has also committed to the [ACT Aboriginal and Torres Strait Islander Agreement 2019-2028](#) and the [National Agreement on Closing the Gap](#).
- This initiative supports the domains of 'Housing and home', 'Living standards', and 'Identity and belonging' in the [Wellbeing Framework](#).