



LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

SELECT COMMITTEE ON ESTIMATES 2024-2025

Ms Nicole Lawder MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Miss Laura Nuttall MLA

ANSWER TO QUESTION ON NOTICE

Asked By: Ms Jo Clay MLA

Addressed to: Minister for Housing and Suburban Development

Reference: Budget Outlook page 62

Hearing Date: 26 July 2024

In relation to: Treasury and Affordable Housing Project Fund

QON lodgement Date: 29 July 2024

Answer Due date: 5 August 2024

Given the Affordable Housing Project Fund commits \$80 million funding for up to 479 dwellings:

- (1) Is the average subsidy per dwelling expected to be \$167,000 for a 15 year rental subsidy? If not, what is the anticipated per dwelling cost to government.
- (2) Does the ACT Government receive any assets or services in exchange for funding.
- (3) Is the only obligation of the subsidy to private developers or community sector organisations to provide subsidised private rental accommodation or community accommodation for a period of 15 years.

Yvette Berry MLA: The answer to the Member's question is as follows:

- (1) Table 3.2.1 of 2024-25 Budget Outlook (see below) notes that as of June 2024 the Affordable Housing Project Fund includes funding committed or under consideration for up to 479 affordable rental dwellings.

Table: 3.2.1: Affordable Housing Project Fund commitments as of June 2024

	Estimated affordable rental dwellings ¹
Funding committed (approved projects announced or under negotiation)	282
Funding under consideration (outcomes to be finalised in early 2024-25) ²	Up to 197
Total	Up to 479

Notes:

1. The estimated number of properties may change subject to planning approvals.
2. This includes projects that are dependent on external decisions, including through the Housing Australia Future Fund.

The \$80 million Affordable Housing Project Fund is not fully subscribed as a result of these projects and is intended to support additional projects.

The per dwelling funding for approved projects and for projects under consideration is commercial-in-confidence as negotiations are not yet finalised.

- (2) The Affordable Housing Project Fund provides grant funding to Community Housing Providers to support them to deliver new affordable rental dwellings.

As the funding is intended to support development of the Community Housing sector and increase the long-term supply of affordable rental dwellings available for rent by eligible tenants, assets will remain with Community Housing Providers and will not transfer to the ACT Government.

- (3) Projects supported under the Affordable Housing Project Fund are required to deliver affordable rental dwellings for a minimum of 15 years in a manner consistent with the approved proposal. Providers will have regular reporting requirements to Government over the term of the agreement (15 years from the affordable homes being rented).
- a. In addition to delivering the affordable rental dwellings for a minimum of 15 years, providers are required to deliver the key parameters put forward in an approved proposal, including any registration as a community housing provider.

Approved for circulation to the Select Committee on Estimates 2024-2025

Signature:



Date:

05/08/24

By the Minister for Housing and Suburban Development, Yvette Berry MLA