



Inquiry into annual and financial reports 2024–2025

Answer to question on notice

Asked by: Ms Chiaka Barry MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Redirected to:

Reference: CMTEDD

Hearing: 10/11/2025

In relation to: Affordable Housing Project Fund

Question received: 11/11/2025

Answer Due: 25/11/2025

Your report says you have a pipeline of more than 800 affordable rental homes at the end of 2024-25, across nine key projects. But only two (CHC and MaryMead) covering 124 affordable rental homes were funded.

1. What is the process for consideration of Affordable Housing projects?
 - a. Are these always generated by a request from a potential investment partner, or does CMTEDD proactively seek proposals? (if so, how?)
2. What is the indicative timeframe from initial project proposal to agreement and funding?
3. Can you describe the decision-making process?
 - a. Who is the ultimate decision-maker?
 - b. Who has to be consulted before a decision is made?
 - c. What involvement do Unions have in the decision-making process?
 - d. What involvement does the Minister have in making the decision?

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

1. **What is the process for consideration of Affordable Housing projects?**
 - a. **Are these always generated by a request from a potential investment partner, or does CMTEDD proactively seek proposals? (if so, how?)**

Affordable Housing projects funded through the Affordable Housing Project Fund are considered through Request for Proposals (RFP) processes. Community Housing Providers (CHPs) and Build-to-Rent (BtR) providers are advised of the ability to submit RFPs.

- a. The Affordable Housing Project Fund (Fund) was announced in the 2023-24 Budget and the ACT Government has run four RFP processes to date.

2. What is the indicative timeframe from initial project proposal to agreement and funding?

Timeframes depend on the complexity, prior status and nature of the projects. In general, the timeframe from initial project proposal to agreement and funding is between eight months to three years, with the construction phase of projects generally a further year to two years. Projects that have more complex planning requirements (for example lease variations and development application processes) and/or multiple parties (for example the creation of Special Purpose Vehicles or involvement of Housing Australia) are likely to take more time than projects without these requirements.

3. Can you describe the decision-making process?

a. Who is the ultimate decision-maker?

The Under Treasurer is the financial delegate of the Affordable Housing Project Fund RFP processes. Funding recommendations for all proposals to date have been considered and endorsed through budget processes.

b. Who has to be consulted before a decision is made?

An Evaluation Team is formed for each Request for Proposal Process (Request) to receive, respond to, and evaluate Responses received as part of the Request.

The Evaluation Team is comprised of a Delegate, Members, Advisors, and Administrators. All Delegates, Members, Advisors and Administrators are responsible for maintaining confidentiality and probity, including completing Conflict of Interest declarations. The use of formalised Advisors allows for advice to be sought, if necessary, on technical and / or complex policy question arising from proposals.

No-one outside the Evaluation Team is consulted before a decision on the RFP stage of the process is completed.

Once the RFP stage of the process is completed, a business case is prepared for consideration through the budget process detailing the recommendations of the Delegate. This process includes input and advice from various areas of Treasury and other areas of government as per standard budget consideration processes.

c. What involvement do Unions have in the decision-making process?

Unions are not involved in the decision-making process.

d. What involvement does the Minister have in making the decision?

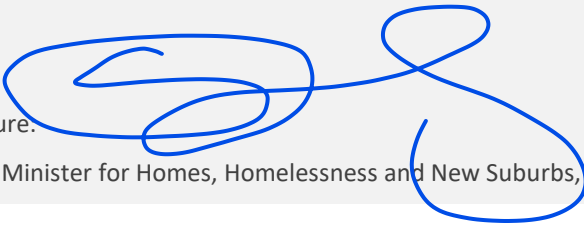
The Minister is not involved in assessing the proposals or the recommendations of the Evaluation Team.

The Minister is responsible for endorsing business cases reflecting the recommendations of the Delegate for Expenditure Review Committee of Cabinet and Cabinet consideration.

The Expenditure Review Committee of Cabinet and Cabinet are responsible for considering the business cases and funding recommendations for the proposals in the business cases.

Approved for circulation to the Standing Committee on Social Policy

Signature:

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a horizontal line and a large loop.

Date:

01/12/25

By the Minister for Homes, Homelessness and New Suburbs, Yvette Berry MLA