



Queensland Affordable Housing Consortium Ltd

- ◆ Collaborative model to deliver up to 5,000 new affordable rental homes in Queensland over the next 4 years & a further 5,000 Nationally
- ◆ A Consortium of not-for-profit housing providers, local authorities, developers, private investors and a University
- ◆ Registered as a not for profit company and endorsed by the ATO as a Charitable Institution
- ◆ Skill based board of directors nominated by UDIA, LGAQ & QCHC



Brokerage and Streamlining Process

- ◆ A single point of contact with the Commonwealth and State Government's through a central governance arrangement
- ◆ Streamlining legal and financial contract arrangements
- ◆ A single set of arrangements for 'Local / Regional' regulated not-for-profit management of stock
- ◆ Secured Income Stream for investors
- ◆ Project management on behalf of equity investors
- ◆ Central negotiation of other contributions and processes eg local authority assistance

Consortium Update

- ◆ Three projects approved in Round 1
- ◆ 5 projects approved in the flexi-round
- ◆ 2,261 properties submitted under Round 2 which closed on 27th March 2009- decision pending August.
- ◆ Substantial support from Local Governments
- ◆ First stock already under management and tenants in place
- ◆ Opportunity to package NRAS and NAF & Social Housing Investment





KEY ISSUES

◆ Market Education

- What is affordable housing
- What is NRAS
- How does it work
- Tenants
- What are the risks and returns

◆ Market & Government Timeline Requirements

- Developers
- Applicants
- Investors



Key Issues Cont..

- ◆ Institutions, liquidity, scale, income security
- ◆ Valuations
- ◆ Documentation
 - Heads of Agreement
 - Headlease
 - Property Management Agreement
 - Insurance – ‘Secured Income Stream’
 - Roles & Responsibilities:- inc Compliance
 - Payment arrangements
- ◆ Financing Development & Investment
 - Equity
 - Debt

CONTEXT

- ◆ Need [Continuum of Need]
- ◆ Policy Response
 - NAHA & SH Stimulus
 - Supply Council
 - NRAS & HAF
 - FOHG
 - Government Land
 - State Planning Policies
- ◆ Restructuring Markets
 - Long Term secure rentals
- ◆ Role of not for profits
- ◆ Development of an Industry

