

SAHF Phase 2

CHP Briefing | 13 December 2017

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Welcome



The purpose of today's event

- Part of our Market Engagement and Market Soundings process
- Further opportunities to engage with SAHF prior to EOI opening
- A brief overview of SAHF
- Focus on SAHF Phase 2, Q and A's and feedback

What is the SAHF?

- Established under an MoU with NCOSS and IPA
- Seed capital of \$1.1bn in the ring-fenced SAHF NSW Fund (T Corp)
- Additional fund earnings will go to provision of further housing
- Procurement under NSW PPP Guidelines
- Phase 1: 5 agreements for 2200 dwellings

Commercial Principles

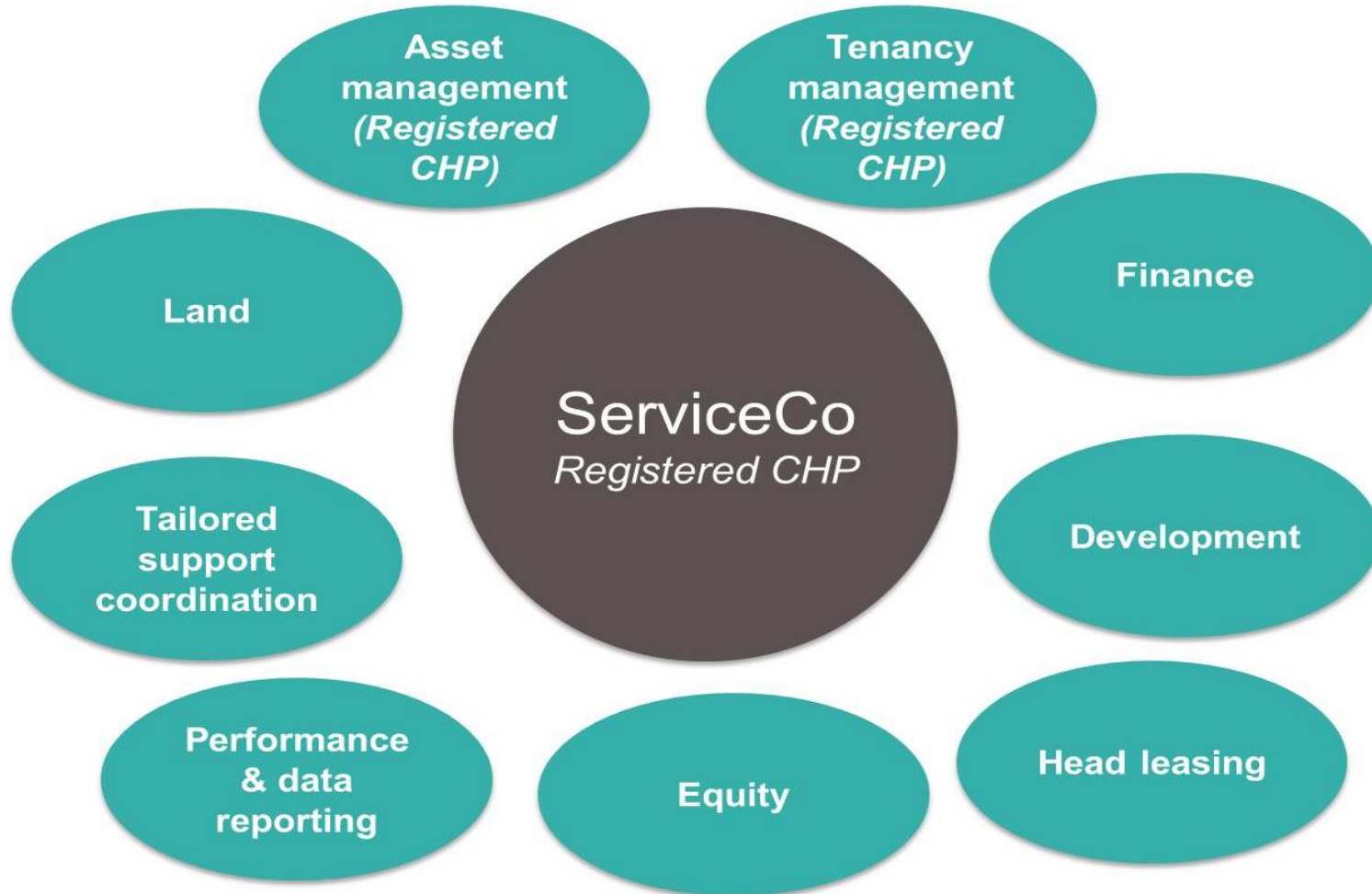
- Overall Commercial Principles continue
- Redacted SAHF Phase 1 Service Agreements are now on our website
- Particularly seeking feedback on how we can apply the CP's in Phase 2 in a way that minimizes bid costs and streamlines SAHF contract processes and documentation

Key Elements

- FACS purchasing packages involving 5 services
- Contracts for 25 years, or varied if market indicates
- Service Co must be or become a registered T1 or T2 CHP
- Single entities, consortia or variations can participate

Elements of a successful ServiceCo

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Key elements: program targets

- Minimum Package Sizes: 500 Metro, 200 Regional
- 30% in Regional areas
- Bids can be metro, regional or a mix
- Metro is Sydney, plus Newcastle and Wollongong LGAs
- 70% of each bid must be social housing

Key elements: program outcomes

- Encouraging bids aimed at Women 55+
- 3 year period to deliver dwellings
- Monthly Service Payments with Abatement Regime
- Monitoring and Reporting against the Outcomes Framework
- Government does not take an interest in the Assets

Key elements: dwellings and tenants

- New Build, refurbishment or Head Lease allowed.
- Ordinary Planning requirements apply and proponents are responsible for securing Planning approvals
- Dwellings must meet relevant standards and demonstrate how they support achievement of SAHF Objectives
- Social Housing tenants to be drawn from the NSW Housing Register and managed under Residential Tenancy Agreements

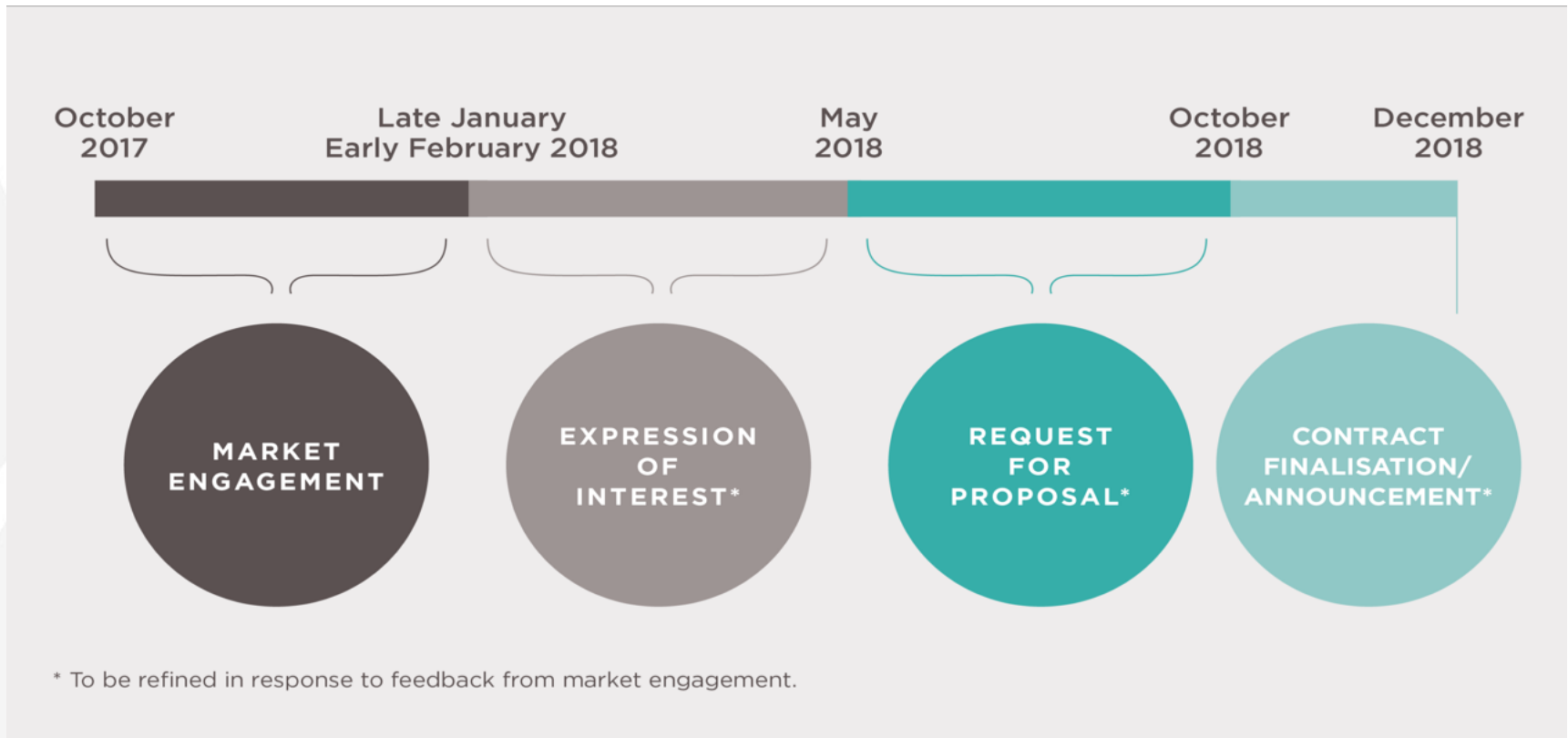
Unlocking concessional land

- A key element of the design of SAHF
- An increased emphasis placed on this in Phase 2
- Needs to be well located and proposals need to demonstrate how it is offered to the program at a discount or at no cost
- Phase 1 Feedback suggested Government could do more to help identify suitable land
- Concessional land is seen as an important part of the value solution for SAHF

The SAHF bidding process

- SAHF Phase 2 will have a two stage procurement process – Expression of Interest (EOI) and Request for Proposal (RfP).
- The EOI process for the Social and Affordable Housing Fund (SAHF) Phase 2 will commence in February 2018.
- Indicative timeline
 - **Late January/ early February 2018:** Registration for an invitation to the EOI
 - **March 2018:** Closing date for submission of EOIs
 - **April 2018:** EOI process completes, shortlisted applicants announced
 - **May 2018:** RfPs issued to the shortlisted applicants
 - **November 2018:** RfP process completes, contract finalisation process commences with the Preferred Proponents

Next steps



- Any additional questions, please email SAHF@facs.nsw.gov.au
- If you have not done so already, please ensure you register your interest via the FACS portal (www.surveymonkey.com/r/SAHFPhase2) to ensure you are kept informed on SAHF 2 updates

Questions and Answers

Closing