



**Aboriginal
Housing
Office**



**NSW
GOVERNMENT**



Factsheet: Social Housing Accelerator Fund (SHAF)

Factsheet 1 – SHAF for Aboriginal Community Housing Providers (ACHPs)

1 February 2024

New Supply and Upgrade Grants

This is the first in a series of factsheets to summarise the frequently asked questions for all topics under the SHAF ACHP New Supply and Upgrade Grants. This factsheet relates to general information about the program.

What is SHAF?

How much funding has the Aboriginal Housing Office (AHO) secured under SHAF?

What is the scope of SHAF?

When will SHAF ACHP be delivered?

Funding allocation

What funding streams are available within the ACHP allocation?

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About SHAF

What is SHAF?

SHAF is a \$2 billion Australian Government program aimed at increasing social housing properties across Australia.

SHAF is designed to rapidly fund new social housing supply, providing \$2 billion in funding to states and territories. Funding has been allocated on a per capita basis with a minimum of \$50 million allocated to each state and territory.

Currently, there is a massive shortfall in both social and Aboriginal housing across NSW. The initiative is also aligned to the Closing the Gap Outcome 9: *Aboriginal and Torres Strait Islander people secure appropriate, affordable housing that is aligned with their priorities and need.*

How much funding has the Aboriginal Housing Office (AHO) secured under SHAF?

The AHO secured \$130.1m – targeting shovel-ready pipeline projects across both the AHO and the ACHP sector and the refurbishment of long-term vacant properties to increase social housing supply.

What is the scope of SHAF?

Under this funding the AHO has committed to deliver 222 new homes by June 2027.

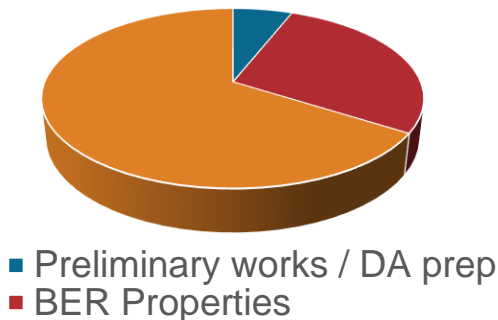
The program has two streams:

- SHAF AHO New Supply: 125 of the new homes will be from shovel-ready projects delivered by the AHO.
- SHAF ACHP Delivery: 97 new or refurbished vacant homes will be delivered by ACHPs across the Sector. This factsheet relates to this second stream under SHAF.

When will SHAF ACHP be delivered?

SHAF ACHP will be delivered over a 3.5 year period, concluding in June 2027.

Grant funding for ACHP New Supply and Upgrades (\$44m)



What funding streams are available within the ACHP allocation?

The program is open to all registered ACHPs or those who can partner with a registered ACHP.

There are three proposed funding streams to be targeted within the ACHP new supply funding allocation:

1. **Stream 1 - \$2.5m** – Preliminary works to support ACHP with DAs to be shovel ready
2. **Stream 2 - \$12.5m** – Long-term vacant properties categorised as beyond economical repair
3. **Stream 3 - \$29m** – Shovel ready developments for ACHP delivered new supply

Where and how will the program be delivered?

Where will the program be delivered?

SHAF is a state-wide investment. Projects can be in metro, regional, remote and very remote areas of NSW.

How will the program be delivered?

The ACHP delivered SHAF component will be awarded via an application process.

How does an ACHP apply?

ACHPs can lodge an application via the SmartyGrants portal. The application will go live on Tuesday 19 March 2024 and will remain open until 11.59pm Friday 12 April 2024.

What is SmartyGrants?

SmartyGrants is an online grants application tool. Any applications made for SHAF ACHP funding grants will need to be submitted online via the SmartyGrants website.

You can register for access to SmartyGrants now. When the application opens on Tuesday March 19 2024 you can search for the grant name SHAF ACHP New Supply and Upgrades. The Project Team at the AHO will also circulate a link for easy access to the application.

Once you begin your application via Smartygrants, you can save your progress and return to complete your application at a later time while ever the application period is open.

When your application is finalised and submitted, you will receive an email confirming your application has been lodged.

Visit www.smartygrants.com.au for further information or to register an account.

What are the delivery options under SHAF?

There are two delivery options available to ACHPs:

1. ACHP Delivered

This option is best for larger, high-performing organisations. Under this option ACHPs can:

- appoint their own contractors (with preference for local Aboriginal contractors)
- have responsibility for all aspects of delivery and can be allocated a project management fee
- report regularly to the AHO on the progression of the project

There are no caveats on ACHP property titles under this option.

2. AHO Delivered

This option can be utilised by smaller organisations for smaller projects. Under this option:

- the AHO can assist with the delivery of small projects for ACHPS without capacity to delivery on their own to ensure they do not miss out.

There are no caveats on ACHP property titles under this option.

Scope for funding opportunities under SHAF for ACHIPs

What is in scope for SHAF for ACHPs?

Shovel-ready projects

Priority will be given to an ACHP that has already obtained Development Application (DA) approval and is ready to commence building. Funding could be provided to engage a builder and a project manager for the Project. Pricing for both should be included in your submission.

Beyond Economic Repair (BER) and long-term vacant properties

Funding can be provided for an ACHP to undertake significant repairs or upgrade works on a property that has been vacant for long period of time, due to a high maintenance liability, or that was deemed BER.

Partnerships

ACHPs are encouraged to explore options with managing providers/NSWALC/other providers for building and re-development opportunities.

If an ACHP does not hold registration status with the AHO, they should consider partnering with a registered organisation, as per the AHO Registration Policy.



Transportable homes

Funding can be provided for an ACHP to purchase transportable or modular homes for any vacant blocks they may have in their portfolio. This could be a quicker solution to full construction/new build scenarios.

Pre-DA preparation

Have a project that is not quite shovel ready? This funding could assist with preliminary start up works and or DA preparation works.

What is out of scope for SHAF for ACHPs?

- Works on any locations outside of NSW
- Tenanted ACHP dwellings
- Dwellings or land not owned by an ACHP
- Community owned homes not managed by a registered ACHP or where there is no willingness to partner with a registered provider.
- Acquisitions of existing houses

Key Dates for the Program



Where to go to for further information or assistance

We are here to help. AHO has a dedicated team to provide you with help and guidance throughout the duration of the SHAF ACHP grant process.

For further information, or to ensure we have your best contact details, you can contact our dedicated AHO team via email at: shaf.achp@aho.nsw.gov.au

