



NSW Regional Housing Fund

A \$30 million grant program is available to support large regional cities experiencing high growth and/or under housing supply pressures.

The NSW Regional Housing Fund will incentivise councils to respond to the recommendations of the Regional Housing Taskforce by creating pathways for new housing development.

Introduction

In November 2021 the NSW Government released the Regional Housing Taskforce findings of investigations into housing supply pressures in regional NSW. The report identified 5 recommendations to address the barriers to housing supply through the planning system.

1. Support measures that bring forward a supply of “development ready” land.
2. Increase the availability of affordable and diverse housing across regional NSW.
3. Provide more certainty about where, when and what types of homes will be built.
4. Investigate planning levers to facilitate the delivery of housing that meets short term needs.
5. Improve monitoring of housing and policy outcomes and demand indicators.

As part of a broader response to the Taskforce’s recommendations, the NSW Government is launching the NSW Regional Housing Fund. The aim of the Fund is to support large regional cities across NSW that are experiencing high rates of growth and/or under housing supply pressures.

The NSW Regional Housing Fund program will provide funding to eligible regional councils to deliver new infrastructure and open space projects that directly support the delivery of new housing supply.

The purpose of the fund is to incentivise the large regional cities to prepare and implement a plan to address the five recommendations, and to directly support housing delivery through infrastructure investment.

To qualify for participation in the program, councils will need to demonstrate a commitment to land use and infrastructure planning initiatives that support new affordable and market housing in their local government area.

Objectives of the program

The objectives of the NSW Regional Housing Fund program are to:

- unblock and accelerate new housing capacity in regional NSW;
- bring forward construction and the opportunity for jobs and economic activity in the short to medium term; and
- support investment in critical development infrastructure and high-quality public and open spaces.

How to apply

Councils will be requested to apply for participation in the program. If they qualify, they will be invited to apply for project funding.

An application for participation must demonstrate how the council will respond to the recommendations of the Regional Housing Taskforce outlined above, with a commitment to undertaking meaningful action before 31 December 2022.

Further information on the detailed application format and specific requirements is available in the program guidelines.

Stage 1 - Program participation:

21 councils are eligible to apply for participation in the program by submitting a program outline plan, which addresses the five recommendations of the Regional Housing Taskforce outlined above at a local level. Councils will be required to identify actions and complete them by 31 December 2022.

The eligible councils recommended are Ballina, Bathurst Regional, Bega Valley, Broken Hill, Central Coast, Eurobodalla, Goulburn Mulwaree, Griffith, Kempsey, Lismore, Lithgow, Mid-Coast, Mid-Western Regional, Orange, Queanbeyan-Palerang, Richmond Valley, Singleton, Snowy Monaro, Tamworth Regional, Tweed Shire and Wagga Wagga.

More information on how to prepare a program outline plan and address the Taskforce recommendations is available in the program guidelines.

Applications open 3 February 2022. Eligible applicants can submit applications via a SmartyGrants link on the [NSW Regional Housing Fund webpage](#).

Applications close 11 March 2022.

Assessment process

Stage 1 – participation and stage 2 – project selection & delivery, will be supported by an independent selection panel overseen by an inter-agency oversight committee made up of NSW Government representatives

The oversight committee will make its recommendations to the Minister of Planning and Homes for final approval of participation and project selection.

The Oversight Committee will provide regular reports to the Regional Housing Taskforce.

A probity advisor will also oversee the program.

Stage 2 - Project selection & delivery

Participating councils will be invited to nominate projects for funding under the program. Councils will be eligible to receive up to \$1.4 million for development infrastructure projects that will directly support the delivery of new housing supply, or public and open space projects that enhance liveability in areas that are experiencing high rates of growth.

Development infrastructure will service planned or proposed housing development and can include transport (public transport, roads and active travel), water, wastewater, public and telecommunications assets, drainage, detention, landscaping or land acquisition.

It may also include the social or recreational infrastructure needed in new housing developments, such as community facilities, libraries, parks, playing fields, or early childhood centres.

Open and public space projects will need to be regional or district open space projects, regional trails or water-based recreation. They will be required to improve the community's access to nature, parkland and recreation. Projects can also include high street upgrades, civic plazas and high-quality active travel connections.

Councils are encouraged to part-fund the nominated projects, but this is not mandatory.

Nominations should include a brief description of the project or projects that can be delivered by 31 December 2023, and that will meet the assessment criteria outlined in the guideline.

Program Timeframes

Activity	Date by
Stage 1 applications open	3 February 2022
Stage 1 applications close	11 March 2022
Participation Agreements offered to eligible councils	8 April 2022
Participation Agreements returned to DPIE	22 April 2022
Participating councils announced, stage 2 applications open	26 April 2022
Stage 2 applications close	3 June 2022
Funded projects announced	1 August 2022
Stage 2 funding agreements executed, (first payment)	19 August 2022
Construction commences, from	19 August 2022
Councils complete commitments in Stage 1 before (second payment)	31 December 2022
Construction complete	31 December 2023

More information

For more information, please see the program guidelines and FAQs available on the [NSW Regional Housing Fund webpage](#).

If you have any questions, please contact the Regional Housing Fund team:
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