

HAFF Round 3

Call for Submissions Briefing
February 2026

*Improving housing
outcomes for
Australians*



Housing Australia



Acknowledgement of Country

Housing Australia acknowledges the Traditional Owners of Country throughout Australia and recognises their continuing connection to land, waters, community and culture.

We pay our respects to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Briefing Agenda



No.	Item
1	Overview
2	First Nations Funding Stream Parameters
3	Application Process
4	Assessment of funding applications
5	Concierge Service
6	Questions and next steps



The purpose of this briefing session is to provide information regarding the First Nations Stream, Call for Submissions documentation for funding under Round Three of the Housing Australia Future Fund (HAFF).

The information provided in this briefing is indicative only and is subject to further change.



HAFF Overview

HAFF: The momentum is building



Jan 2024



Funding Round 1 applications open



Dec 2024



Funding Round 2 opens to States and Territories



July 2025



279 projects committed, delivering 18,650 homes nationwide



Jan 2026



Housing Australia to launch Funding Round 3, the Program's largest to date



June 2029



Targeted completion of 40,000 new social and affordable homes

18 months

42 months

Round 3 objectives:



Closing the gap	Keys in doors	Geographic distribution	Well located dwellings	Enduring community value	Impactful partnerships
\$600 million in dedicated, ring-fenced funding will support more homes owned by First Nations-led organisations, and 10% of all social housing must be allocated to First Nations households.	Delivery certainty targeting support to homes that will be delivered in a timely way, seeking rolling completions from 2027 and all dwellings complete by June 2029.	Reach minimum state and territory target of 1,200 dwellings per jurisdiction and encourage more regional housing outcomes.	Fund well-located projects that improve livability, responding to acute housing needs.	Support proposals that demonstrate value for money and create long-term community value through Community Housing Providers, First Nations organisations and other eligible funding recipients.	Attract investors, developers, builders and other partners to enable outcomes.

Round 3: Four distinct pathways for a range of partners



Stream 1 First Nations

Support more homes being owned by First Nations led organisations



Stream 2 Housing diversity

Deliver diverse housing outcomes across locations and cohorts by funding a range of community housing providers and other eligible funding recipients



Stream 3 State & Territory

Partner with state and territory governments to unlock and accelerate delivery of more homes



Stream 4 Partnerships at Scale

Enable more homes, sooner by attracting partners that can deliver timely and efficient outcomes at scale



First Nations Funding Stream Parameters

Who is eligible?



- A First Nations Led Housing Provider:
 - has the primary purpose of improving, directly or indirectly, housing outcomes for Aboriginal or Torres Strait Islander people; and
 - is a registered charity
- CHP registration is not required unless applying for HAFF Senior Debt products
- State and Territory Government Applicants (where partnering with a First Nations Housing Provider to build or operate)
- HAFF SPV

Stream 1: First Nations



Objective: Support more homes being owned by First Nations led organisations

Eligible applicants	<ul style="list-style-type: none">• First Nations Housing Providers• State and Territory Government Applicants (where partnering with a First Nations Housing Provider to build or operate)• HAFF SPV
Dwelling funding	<ul style="list-style-type: none">• Allocation of \$600 million to Availability Payment funding• \$50m per jurisdiction (to July 2026)
Total affordable/social dwellings per application	<ul style="list-style-type: none">• 100% social
Portfolio size	<ul style="list-style-type: none">• Min. 5 dwellings
Operations	<ul style="list-style-type: none">• All projects will reach operations on all sites no later than 30 June 2029

Round 3: First Nations Stream funding products



Availability Payments (AP)

- The **primary funding product** under Round 3 available to all Streams
- Small grants that act as an ongoing quarterly, government-backed income source for a period of 25 years.
- **Ceiling or Fixed AP**
- Value for Money (VfM) Assessment
- Indicative Maximum AP range from \$22,700 - \$34,000

- Helps ensure there is enough money each year for 25 years to pay for the cost of providing a home for social housing.
- Payable when the home is available to tenants.

Availability
Payment

Rent

=
25-year
Operating
Costs

** Figures are indicative and subject to change. Applicants should not rely on any summary information provided by Housing Australia, including in this Market Briefing, and should instead refer to the Call for Expressions of Interest documentation.*

Funding Round 3: First Nations Stream funding products



Concessional Loan

- **First Loss Interest-free loan** for a term of 25 years with a bullet repayment at maturity
- \$145,000 Fixed Concessional Loan
- Guidance at Launch
- VFM assessment



HAFF Senior Debt/Stretch Senior

- Core **senior debt product** offered as term finance under multiple structures
- **First mortgage loan** for a term of 25 years with amortised repayments
- Applicants can access this or **arrange their own finance** from other sources

HAFF Loans

- Concessional Loans provide applicants with additional funding bandwidth to commence development.
- Senior Loans deliver more affordable long-term debt compared with traditional lending pathways.

Capital Cost

Senior Debt

Other funding

Concess. Loan

Partnerships



Long-term economic and social benefit for First Nations organisations and communities

Shared decision making, governance and transparency, including a clear plan to operationalise

Clear and equitable benefit-sharing arrangements in place

Closing the Gap Priority Reforms

Demonstrate cultural capability and commitment to building shared knowledge, equity and capacity and capability development

Intellectual property is subject to the free, prior, and informed consent



Application process

First Nations stream approach



Stage One			Stage Two			Ongoing
Pre-Application	EOI	Invitation to Application	Application	Decision	Contracting and Disbursement	Reporting and Monitoring
<p>Housing Australia will provide proponents with the opportunity to have an informal discussion about the feasibility of their proposal.</p> <p>This initial stage helps guide proponents on key issues that need to be addressed for EOI (and then application process) as well as prioritising projects that are shovel ready vs. WIP</p>	<p>The EOI stage will undertake an early assessment, allowing only relevant proposals that meet all Eligibility Criteria to advance to the application phase.</p>	<p>A decision based on the EOI review will be progressed.</p> <p>Proponents are notified of the decision.</p>	<p>The application stage invites successful EOIs to provide a comprehensive, detailed application for their proposal.</p> <p>This stage evaluates the proposal's value for money, construction risks, the funding model, proposed financing and anticipated outcomes</p>	<p>A final funding decision based on the application review will be progressed.</p> <p>Proponents are notified of the decision.</p>	<p>This stage finalises the funding arrangement through standard contracts and establishes the terms for disbursing funds based on the funding model.</p>	

Concierge Service Support



Assessment of funding applications

Round 3: Keys to success



Thoughtful Proposals

- High-quality proposals which are carefully considered at time of submission
- Focus on clarity, alignment to Stream objectives and delivery timeframes



Identify **well located, quality projects** that you have a **high degree of confidence** in the pathway to deliver.



Identify the partners that will ensure projects are delivered, operated and maintained to **provide long term outcomes**.



Demonstrate a **meaningful partnership with an Eligible Applicant**, through roles in governance and mechanisms to provide lasting value.



Demonstrate Additionality of dwellings.



Secure your capital partnerships to achieve Value for Money.

Evaluation criteria - EOI



First Nations Impact

Capability and Capacity

Delivery Strategy

Eligible Funding Recipient

Well-located

Additionality

Evaluation criteria – Detailed Application



First Nations
Housing Provider
Benefit

Validation of EOI

Financial evaluation
and value for
money

Commercial and
risk

Eligible Funding
Recipient Capability
and Capacity



Concierge Service

First Nations Concierge Service offering



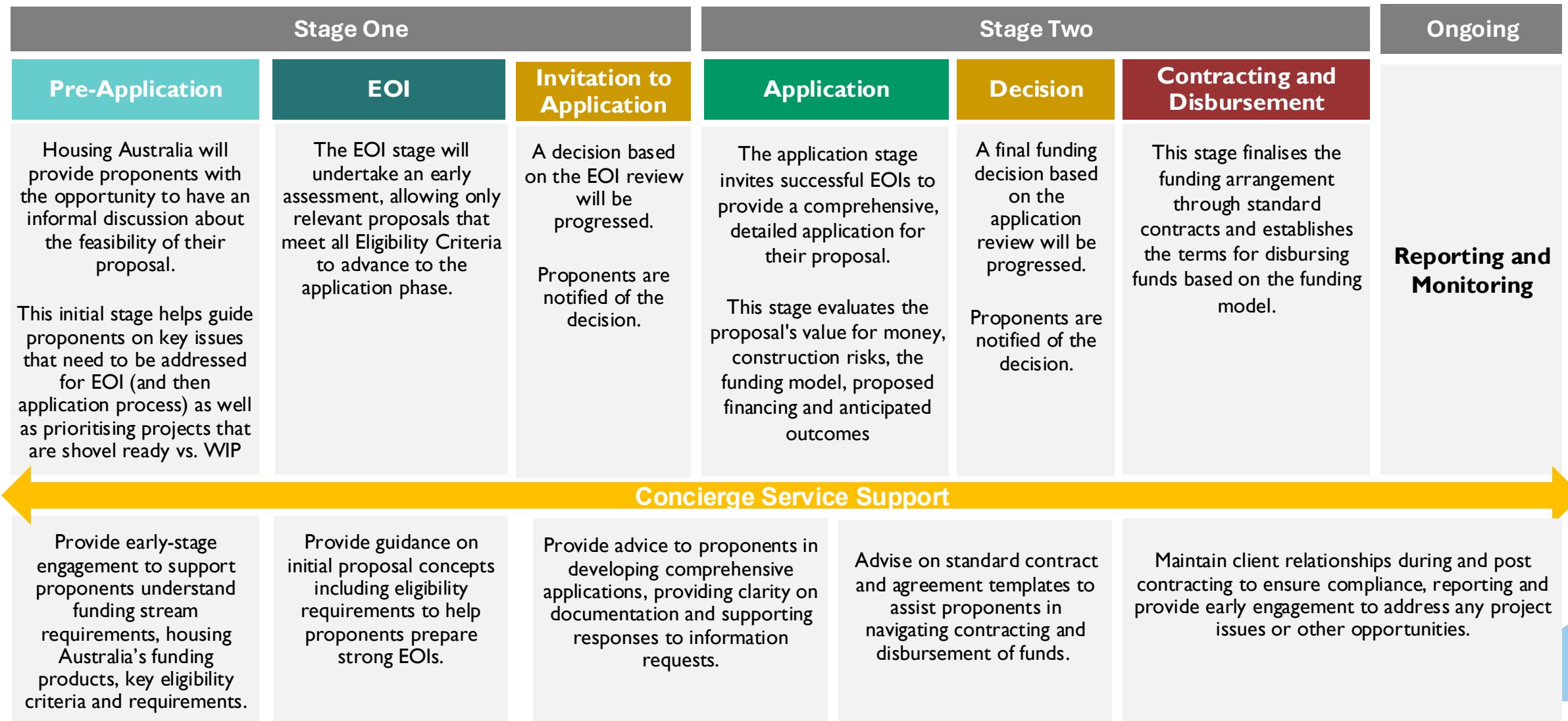
The service has been designed to deliver culturally safe support and improve First Nations housing outcomes.

Relationship management, engagement and connection	Tailored product support	Program reporting and design in Housing Australia
<ul style="list-style-type: none">• Build and sustain long-term, trust-based relationships• Engage respectfully• Coordinate stakeholders to unlock housing opportunities• Strengthen collaboration with state and territory governments	<p><u>EOI and Application-support</u></p> <ul style="list-style-type: none">• Lead early engagement and explain Funding processes• Provide support to strengthen the quality of applications and ensure program timelines are met.• Provide support, including guidance on financial modelling• Help First Nations communities understand and navigate Housing Australia products and wider housing system opportunities	<ul style="list-style-type: none">• Facilitate collaboration and alignment between stakeholders• Program reporting and performance monitoring,• Leveraging insights and lessons learned from First Nations people• Continuous improvement in Housing Australia's program delivery.

First Nations stream approach

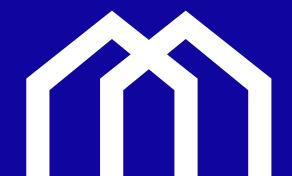


How the concierge could support in practice.





Questions and next steps



Housing Australia