



Housing Australia

Housing Australia Future Fund Facility and National Housing Accord Facility

Program Fact Sheet

Older Women at Risk of Homelessness

January 2024

What are the Housing Australia Future Fund and the National Housing Accord?

The Housing Australia Future Fund (HAFF) and the National Housing Accord are Federal Government initiatives to improve housing outcomes for Australians and collectively support the delivery of 20,000 new social and 20,000 new affordable homes across Australia over five years.

The HAFF has been established to create a secure, ongoing pipeline of funding for social and affordable rental housing including housing to support acute housing need. The HAFF will be used to support the delivery of 20,000 social homes and 10,000 affordable homes under the Housing Australia Future Fund Facility (HAFFF). The HAFFF is the mechanism to support the delivery of these 30,000 homes.

The National Housing Accord (2022) brings together all levels of government, investors and the residential development, building and construction sectors to unlock quality, affordable housing supply over the medium term. The Accord includes a target to support the delivery of 20,000 affordable homes, with the Commonwealth supporting the delivery of 10,000 affordable homes and States and Territories supporting the delivery of the other 10,000 homes. The National Housing Accord Facility (NHAF) is the instrument through which Housing Australia will support via financing the Federal Government's commitment to deliver the 10,000 affordable homes.

The HAFFF and NHAF programs are administered by Housing Australia. Housing Australia (formerly the National Housing Finance and Investment Corporation) was established through the *Housing Australia Act 2018* to improve housing outcomes.

What is the current opportunity and key dates?

Housing Australia is seeking to finance new, quality, well located social and affordable housing so that more Australians can have a safe and affordable place to call home. Competitive, efficient and value for money applications are invited, which optimise the use of Government funding.

Housing Australia is calling for funding applications from eligible entities, to support eligible projects, through the First Funding Round under the HAFFF and NHAF program. The Call for Applications (CFA) for this First Funding Round opened on 15 January 2024. The application period closes 2.00pm AEDT

(Australia Eastern Daylight Time) 22 March 2024.

It is Housing Australia's intention that applicants will be advised on the outcome of their applications in quarter 3 of 2024.

Who is eligible to apply for funding?

The following entities are eligible to apply for funding:

- Registered charities, where they are either registered community housing providers (CHPs); or have a primary purpose of providing housing to Aboriginal and Torres Strait Islander peoples or to Australian Defence Force members or former members (veterans),
- State and Territory Governments and Local Governments,
- Special purpose vehicles (SPVs) with one of the other eligible entities (above) as a member.

In the case of SPVs, at least one of the members must be an eligible entity referred to in (a) and (b) above. The other members of the SPV do not need to be eligible entities, and therefore can include developers, investors, financiers, and other entities from the private, not-for-profit and non-government sectors. Housing Australia will require the eligible entity member (for example, if it is a registered charitable CHP) to demonstrate that they have a meaningful participation role in the governance and operations of the SPV.

What projects are eligible for funding?

To be eligible for funding, housing projects must deliver social and/or affordable housing.

Projects can include the construction or purchase of new homes, the renovation of existing residential dwellings that were otherwise uninhabitable, or the conversion of non-residential properties to residential dwellings.

To be eligible in the First Funding Round, projects must:

- have commenced construction,
- have completed construction, or
- have demonstrated that they will be ready to commence construction within 18 months after Contract Close.

All projects must reach the operational stage by no later than five years after Contract Close.



What type of funding is available?

The funding products that can be applied for under the HAFF and NHAFF are:

- Availability Payments (25-year term), and
- Concessional Loans (zero interest, 25-year loan term plus any Development Phase where applicable).

Upfront capital grants may also be made available by Housing Australia in exceptional circumstances where the proposed housing outcomes meet a high need, but the project is extremely financially challenging, for example housing in remote areas, housing for high need or particularly vulnerable cohorts, or housing for Aboriginal and Torres Strait Islander people.

Will there be future funding rounds?

Housing Australia expects multiple funding rounds over the five-year program, subject to further decisions from the Federal Government.

After the First Funding Round, Housing Australia expects to be able to provide further information about the timing, frequency and scope of future rounds.

Can I apply in more than one funding round?

Yes. Each funding round is separate. Applicants who are successful in the First Funding Round, and those who don't apply or who are unsuccessful in the first round, will be able to apply in future potential rounds, subject to their eligibility.

Where can I find more information?

View Frequently Asked Questions (FAQs) on the Housing Australia website for more information.

Detailed information including the CFA documents and a Q&A facility are available to Applicants within the Housing Australia Portal (HAP).

All contact with Housing Australia during the Call for Applications process is via the Q&A facility in the HAP. Should an Applicant have a technical enquiry related to the operation of the HAP, call 02 8925 1800 for support.

How can organisations providing services and/or advocacy to older women at risk of homelessness participate?

Organisations providing advocacy or support services to older women at risk of homelessness can apply for funding if

they meet the eligibility requirements and are seeking funding for the construction or purchase of eligible properties.

Organisations that do not meet the eligibility requirements can still be involved in the program by partnering with an eligible entity, including CHPs.

These partnerships could include providing access to land (on a sale or leasehold basis), financial co-contributions in the form of grants, loans or guarantees, the provision of tenant support services and assistance, information on demand or support to identify suitable tenants.

Is HAFF or NHAFF funding being provided for support services?

No. Funding through the HAFF and NHAFF in the First Funding Round is only for the provision of housing. Funding will not be provided through this round for any associated support services such as services related to mental health, family violence, disability or other forms of support.

Funding for these support services should be sought through other government departments and agencies where required.

Are older women at risk of homelessness a priority?

Yes. The Federal Government has identified older women at risk of homelessness as a priority for housing under this program.

Housing Australia is working towards funding 4,000 homes for older women at risk of homelessness and women and children impacted by domestic and family violence over the five-year program.

Housing for older women at risk of homelessness will be a priority in evaluating Applications. The application process requires Applicants to demonstrate how the proposed project benefits specific cohorts, including the number of dwellings for older women at risk of homelessness.

Additionally, Housing Australia will determine the mix of projects to be funded to support an equitable distribution of funding across Australia. One of these priorities is ensuring that over time housing is created for older women at risk of homelessness.

For more information visit [Housing Australia Future Fund Facility and National Housing Accord Facility | Housing Australia](#)

If you are an eligible Applicant you can register through the [Housing Australia Portal](#) to submit your application.

