

National Housing Infrastructure Facility Crisis and Transitional Housing (NHIF CT)

Fact Sheet 2025

March 2025



Housing Australia

What is the NHIF?

The National Housing Infrastructure Facility (NHIF) is a \$2 billion, demand-driven program administered by Housing Australia that provides grants and/or loans for:

- critical infrastructure to unlock and accelerate new housing supply (NHIF CI)
- new social and affordable housing (NHIF SAH)
- new crisis and transitional housing (NHIF CT).

More information on the NHIF for housing enabling critical infrastructure (NHIF CI) and social and affordable housing projects (NHIF SAH) can be found [here](#).

What is the NHIF Crisis and Transitional Housing (NHIF CT)?

Under the NHIF CT, Housing Australia will allocate grants and loans for new crisis and transitional housing projects – defined as short to medium term housing for:

- women or children who are experiencing family violence
- youth who are experiencing, or at particular risk of, homelessness.

How much funding is available for crisis and transitional housing under the NHIF CT?

\$1 billion is available for crisis and transitional housing:

- up to \$700 million for grants
- up to \$300 million for concessional loans which form part of a revolving permanent fund.

What can the NHIF CT grants and loans be used for?

The grants and loans can be used for:



constructing new crisis and transitional housing



acquisition and conversion of an existing residential building to crisis and transitional housing (resulting in an uplift to supply)



mixed tenure developments will also be considered subject to certain criteria.

Who is Eligible to apply?

Eligible applicants include:

- a state or territory
- a local governing body
- a local government-owned, state government-owned or territory government-owned corporation that is a constitutional corporation
- a registered community housing provider that is a registered charity and a constitutional corporation
- an entity that has the primary purpose of improving, directly or indirectly, housing outcomes for First Nations people, and is a registered charity
- an entity that is a special purpose vehicle (SPV) that is a constitutional corporation.



When does the program open?

From mid-April 2025, eligible applicants can apply online through the Housing Australia Portal for a grant and/or loan to fund the delivery of new crisis and/or transitional housing.

The Program will remain open until all the grant and loan opportunities are allocated.

Until 5 January 2026, eligible applicants can apply to draw funding from a set NHIF CT allocation for each State and Territory. Any unallocated NHIF CT funds for crisis and transitional housing after this date can be allocated to eligible projects regardless of where the project is located.

How to apply?

1. Review the NHIF CT Guidelines, the relevant Statement of Priority and the Frequently Asked Questions to ensure you are an eligible applicant and your proposed project would be considered eligible and aligns with the Investment Mandate
2. If required, book a consultation session with the Housing Australia team to discuss your project's eligibility for NHIF CT funding
3. Register for an account on the Housing Australia Portal (HAP) to submit your EOI. All EOIs must be submitted via the HAP
4. From 28 April 2025, submit essential information to Housing Australia in an EOI. Guidance on how to submit an EOI is available in the HAP once an applicant has successfully registered. The EOI process allows pre-screening of proponent and project eligibility and overall compliance with the Investment Mandate
5. If your EOI is successful, you will be invited by Housing Australia to submit a formal NHIF CT application via the HAP. Please note that during the caretaker period, while Housing Australia will continue the ordinary matters of government administration, funding decisions and decisions by Housing Australia to enter into contracts will be deferred until the outcome of the election is known.
6. Housing Australia will assess your application and determine if a grant and/or loan can be made available for the project
7. Housing Australia will notify you of the outcome in writing.

What is the role of the State and Territory governments during the EOI process?

Housing Australia is working closely with State and Territory Governments to ensure crisis and transitional housing projects supported under the NHIF CT deliver positive outcomes for the broader housing and homelessness system in each State and Territory.

To provide Housing Australia with assurance that a project will meet an identified housing need or gap in the current homelessness service system, we will be seeking advice from relevant State and Territory agencies during the EOI process.

If your project does not have support from the relevant State or Territory agency it may impact the outcome of your submission.



Need more information?

Housing Australia has published further information, including program guidelines, [here](#).

For any further questions contact Housing Australia at NHIFCT@housingaustralia.gov.au.

