

# NSW Statement of Priorities

---

## National Housing Infrastructure Facility – Crisis and Transitional Housing

March 2025



---

## Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this Statement of Priorities.

### **NSW Statement of Priorities**

Published by Homes NSW  
[nsw.gov.au/homes-nsw](https://nsw.gov.au/homes-nsw)

First published: March 2025

Department reference number: SUB25/14021

### **Copyright and disclaimer**

© State of New South Wales through the Department of Communities and Justice 2025. Information contained in this publication is based on knowledge and understanding at the time of writing, March 2025, and is subject to change. For more information, please visit [nsw.gov.au/copyright](https://nsw.gov.au/copyright).

# Contents

<b>1</b>	<b>NSW Statement of Priorities .....</b>	<b>1</b>
<b>2</b>	<b>NSW priority investment areas .....</b>	<b>2</b>
2.1	Target groups.....	2
2.2	Locations.....	3
2.3	Property type.....	3
2.4	Service models.....	4
2.5	Alignment with existing service system .....	4
<b>3</b>	<b>Rationale for priority investment areas .....</b>	<b>6</b>
3.1	Target groups.....	6
	Youth who are experiencing, or at particular risk of, homelessness.....	6
	Women or children who are experiencing family violence.....	6
	Aboriginal specific housing options.....	7
3.2	Location.....	7
	New Supply Commissioning Data Supplement .....	7
3.3	Property type and service models .....	8
<b>4</b>	<b>Proposed jurisdictional support.....</b>	<b>9</b>
4.1	Capital contributions.....	9
4.2	Operational contributions .....	9
4.3	Land contributions .....	9
4.4	Other forms of support .....	9
	Collaboration with Homes NSW .....	9
	Collaboration with Aboriginal Housing Office (AHO) .....	9

---

# 1 NSW Statement of Priorities

The NSW Government is committed to ensuring a financially sustainable housing and homelessness system, where homelessness is rare, brief and not repeated because people have a safe home and the support to keep it.

The NSW Government is pleased to partner with the Commonwealth Government to maximise the benefit for people in NSW of funding from the National Housing Infrastructure Facility – Crisis and Transitional Housing (NHIF CT).

NHIF CT is a \$1 billion facility which comprises up to \$700 million in grants and up to \$300 million in concessional loans nationally, for the provision of new crisis and transitional housing for:

- Women or children who are experiencing family violence
- Youth who are experiencing, or at particular risk of, homelessness.

Up to \$304.3 million in grants and loans can be secured for projects in NSW.

The NSW Government and the NSW housing and homelessness sector welcome the Commonwealth Government's investment in crisis and transitional housing under NHIF CT. The NSW Statement of Priorities outlines the NSW Government's preferences for investment of NHIF CT in NSW, the rationale for those preferences, and the extent of NSW Government support for projects.

## 2 NSW priority investment areas

### 2.1 Target groups

Within the target groups specified by the Commonwealth Government for NHIF CT, the NSW Government prefers increasing supply of crisis and transitional housing for young people who are experiencing, or at risk of, homelessness. This preference recognises:

- The funding recently made available by the Commonwealth and NSW Governments for social, crisis and transitional housing options for women or children who are experiencing family violence, and
- The critical undersupply of housing options for young people in NSW.

The NSW Government has also identified the following priority needs for NSW for NHIF CT:

NHIF CT specified target group	NSW priority target groups
Youth who are experiencing, or at particular risk of, homelessness	<ul style="list-style-type: none"> <li>• Aboriginal and Torres Strait Islander young people</li> <li>• Young men experiencing family violence</li> <li>• Young women experiencing family violence</li> <li>• Young people exiting out of home care (OOHC)</li> <li>• Young people with disability</li> <li>• Young people at risk of entering correctional facilities, including youth justice centres</li> <li>• Young people exiting correctional facilities, including youth justice centres</li> <li>• Young people living in an overcrowded family home</li> </ul>
Women or children who are experiencing family violence	<ul style="list-style-type: none"> <li>• Aboriginal and Torres Strait Islander women and children</li> <li>• Women or children with disability</li> <li>• Older women without children, experiencing homelessness for the first time</li> <li>• Women with teenage children, including male children over 12</li> <li>• Women or children in regional and remote areas</li> <li>• Women exiting custody, including where care of children was disrupted during custody</li> <li>• Young women who are pregnant, or who have parenting responsibilities for babies or very young children.</li> <li>• Women with caring responsibilities, including intergenerational caring responsibilities</li> </ul>

---

## 2.2 Locations

The NSW Government recognises there is demand for crisis and transitional housing across NSW.

The NSW Government encourages proponents to demonstrate need for new supply under NHIF CT with reference to:

- **Demand for crisis and transitional housing** available in the forthcoming New Supply Commissioning Data Supplement in the local area (see section 3 below).
- **Availability of social housing** including wait list numbers and wait times.
- **Incidence of housing stress** from publicly available data.
- **Other relevant data** e.g. data collected from local service provision and/or relating to relevant target group/s.

The NSW Government has also identified the following priority locations for NHIF CT:

- **Northern NSW** based on ongoing housing vulnerability due to the significant impact of recent climate disaster (floods) and disruption due to increased migration to the area as a result of COVID-19.
- **Illawarra and Shoalhaven** based on ongoing housing vulnerability due to the significant impact of recent climate disaster (bushfires) and disruption due to increased migration to the area as a result of COVID-19.
- **Western NSW** based on high rates of domestic violence related assault in the Far and North West of NSW and ongoing housing vulnerability due to the significant impact of recent climate disaster (floods). Aboriginal communities and housing were particularly impacted by the recent floods.

This is not a comprehensive or exclusive list of preferred locations.

---

## 2.3 Property type

The NSW Government has identified the following property preferences for NHIF CT:

- New supply of transitional housing, rather than crisis accommodation.
- Housing types which are suitable to be used as long-term social housing after the NHIF CT designated use period has expired. Refer to the NHIF CT program guidelines for further detail on designated use requirements.
- Housing types which allow greater individual independence and privacy for residents e.g. individual bathroom facilities rather than shared facilities; single rooms or small shared rooms rather than large dorm-style accommodation.
- Redevelopment of existing crisis accommodation as replacement or expanded crisis accommodation where the benefits can be clearly demonstrated e.g. demonstrated need for renewal based on an asset management plan.
- Housing types which are suitable for young people and support their engagement with education and employment.

- For suitable young people, housing types with multiple bedrooms, to enable the development of skills useful for house sharing.
- Housing types which facilitate resident relocation to support redevelopment.
- Housing that meets silver level liveable housing standards or above.
- Appropriate standalone houses or units located near the town centre in regional and remote Aboriginal communities, providing easier access for those with limited transportation options.
- Housing which delivers specific features required by the project's selected target group e.g. accessibility features of benefit for people with disability; flexibility to respond to residents with diverse circumstances and households.

---

## 2.4 Service models

NHIF CT grants and loans are available for construction, acquisition or conversion of properties. There is no operational funding available through the program.

Proponents cannot rely on receiving additional funding from the NSW Government for operations, including delivery of support services and ongoing maintenance.

The NSW Government has identified the following service model preferences for NHIF CT:

- Leverage of existing support service funding e.g. to provide more or better-quality services or housing.
- Delivery of services to Aboriginal people by Aboriginal Community Controlled Organisations (ACCOs).
- Collaboration with Aboriginal service providers to deliver intensive case management support to targeted cohorts within the transitional housing program.
- Integration of Aboriginal-led co-design in Aboriginal communities where services are intended to support Aboriginal people.
- Demonstration of well-considered plans in mainstream services for improving cultural safety for Aboriginal and Torres Strait Islander people, including recruitment and retention of Aboriginal and Torres Strait Islander staff.
- Provision of longer term service and housing provision rather than meanwhile use/pop-ups.
- Demonstration of well-considered plans for exit points from the housing, where relevant.

---

## 2.5 Alignment with existing service system

For NHIF CT the NSW Government has identified a preference for projects led by:

- Organisations which are part of the existing NSW service system, including accredited specialist homelessness services (SHS), registered not for profit community housing providers (CHPs) and Aboriginal community housing providers (ACHPs) registered through the national or local schemes.
- Aboriginal-led housing organisations.

- Partnerships including with Aboriginal-led organisations.
- Organisations with significant experience delivering services to the project's selected targeted group, and experience providing services to people with multiple support needs.



---

## 3 Rationale for priority investment areas

---

### 3.1 Target groups

#### **Youth who are experiencing, or at particular risk of, homelessness**

There is a significant undersupply of available and appropriate housing options, especially for young people leaving out of home care and correctional facilities, including youth justice centres, and young people in rural and regional locations.

Funded through the Specialist Homelessness Services (SHS) program there are 50 youth crisis accommodation refuges in NSW, supporting young people aged between 16 and 24 years, who are experiencing or at risk of homelessness.

Australian Institute of Health and Welfare (AIHW) Client Confidentialised Unit Record Files for 2023-24 (not publicly available) regarding SHS for 2023-24 shows that there is high unmet demand for crisis and transitional housing for the following groups within young people 15-24 years presenting alone to SHS:

- Aboriginal young people
- People with a current mental health issue
- People transitioning from out of home care
- People with disabilities, including those with National Disability Insurance Scheme (NDIS) plans
- People exiting custody
- People with drug and alcohol use.

#### **Women or children who are experiencing family violence**

This target group represent a significant portion of those seeking assistance from homelessness services, and urgently need greater housing options, especially for the medium term to support sustained exits.

Funded through the SHS program there are 96 women's only crisis accommodation refuges in NSW, supporting women with or without children who are at risk or are experiencing homelessness.

Australian Institute of Health and Welfare (AIHW) Client Confidentialised Unit Record Files for 2023-24 (not publicly available) regarding SHS for 2023-24 shows that for women and children experiencing domestic and family violence, higher unmet demand for crisis and transitional housing was seen among:

- Aboriginal women and children
- People with disabilities, including those with NDIS plans
- People with a current mental health issue

- Older women
- People exiting custody.

## Aboriginal specific housing options

Aboriginal people are overrepresented in homelessness in NSW. Aboriginal people in NSW are significantly more likely to be in supported homeless accommodation, staying temporarily with friends or family, or living in a boarding house.

The NSW Government recognises the need to embed consideration of culturally appropriate service delivery options for Aboriginal people through Aboriginal Community Controlled Organisations (ACCOs). To ensure better outcomes for Aboriginal people accessing services, mainstream services must also provide culturally appropriate intervention that better supports Aboriginal people at risk or experiencing homelessness.

### More information:

- Australian Institute of Health and Welfare (2024), [Specialist homelessness services annual report 2023–24](#)
- Homelessness Australia (2024), [Homelessness and domestic and family violence: State of Response Report 2024](#)
- Homes NSW (2024), [NSW Social Housing Assistance Commissioning Data Report 2022/2023](#)
- AIHW National Indigenous Australians Agency (2024), [Aboriginal and Torres Strait Islander Health Performance Framework \(n.d.\), 'Tier 2 – Determinant of health: 2.01 Housing](#)
- Australian Bureau of Statistics (2023), [Aboriginal and Torres Strait Islander peoples experiencing homelessness](#)
- Aboriginal Housing Office (2024) [Strong Family, Strong Communities Strategy](#)
- Social housing waiting list data: [Number of households on the social housing waiting list; Expected waiting times.](#)
- Data sources relating to housing stress: [Low-income rental households in rental stress; Persistence of housing stress – low income households; Rental affordability index.](#)

---

## 3.2 Location

### New Supply Commissioning Data Supplement

Homes NSW has specifically designed the New Supply Commissioning Data Supplement to support funding submissions to the NSW and Commonwealth Governments for the development of social housing and other programs. The supplement is released annually with the most recent data and program priorities. The current supplement presents demand data from the NSW Housing Register at approximate local government area level, and with reference to a range of target groups of women and children at risk of family violence, older women at risk of homelessness, and Aboriginal and Torres Strait Islander people. It also addresses considerations of accessibility and interaction with relevant planning guidelines.

The forthcoming release will include data at local government area level, including unmet need for Specialist Homelessness Services (SHS) and Temporary Accommodation (TA) assistance.

## Accessing New Supply Commissioning Data Supplement

The New Supply Commissioning Data Supplement contains confidential information, which is covered by a non-disclosure agreement. Organisations can contact [commissioning.data@homes.nsw.gov.au](mailto:commissioning.data@homes.nsw.gov.au) to request access from Homes NSW.

---

### 3.3 Property type and service models

Research establishes the lack of suitable exit options into medium- and longer-term housing for people experiencing homelessness, and the need for a shift to embed housing first principles in policy and practice and provide choice in housing options.

With no operational funding available through NHIF CT, the NSW Government has a preference for delivery of transitional housing through NHIF CT as it is likely to be more financially sustainable than crisis accommodation. It is also more likely to be suitable for future use as long term social housing, potentially including the ability to allow the tenant to remain in their home if their circumstances change.

The NSW Government is also interested in opportunities for redevelopment of existing crisis accommodation e.g. where this would improve or expand capacity to deliver housing and/or services.

#### More information:

- Batterham et al. (2023), [Crisis Accommodation in Australia: now and for the future](#)
- Homes NSW (2024), [DRAFT NSW Homelessness Strategy 2025 – 2035](#)

---

## 4 Proposed jurisdictional support

---

### 4.1 Capital contributions

No specific capital contributions from the NSW Government are currently available for NHIF CT projects.

### 4.2 Operational contributions

Proposed projects cannot rely on receiving additional funding from the NSW Government for operations, including delivery of support services and ongoing maintenance.

### 4.3 Land contributions

No land contributions from the NSW Government are currently available for NHIF CT projects other than in partnership arrangements (see below).

### 4.4 Other forms of support

Organisations are encouraged to draw on the New Supply Commissioning Data Supplement (see above) to maximise access to relevant data.

#### **Collaboration with Homes NSW**

The NSW Government encourages organisations to consider opportunities to work with the NSW Government on potential partnership projects to maximise the benefit of NHIF CT, or current partnership projects which could potentially incorporate NHIF CT. Opportunities include:

- Integrating NHIF CT funding into an existing mixed tenure project e.g. where NHIF CT funding is used to add transitional housing into an existing project.
- Working with Homes NSW under the [Direct Dealing Policy](#). Organisations considering this approach are encouraged to discuss potential partnerships with Homes NSW at the earliest opportunity.
- Partnering with Homes NSW in consideration of their self-approval powers, if relevant. This may include, for example, boarding house proposals under the [Housing SEPP](#). Organisations considering this approach are encouraged to discuss applicability with Homes NSW at the earliest opportunity.
- Consideration of innovative ideas e.g. relocation of NSW Government-owned temporary housing pods for use as transitional housing in priority locations

#### **Collaboration with Aboriginal Housing Office (AHO)**

The NSW Government encourages organisations, including Aboriginal Community Controlled Organisations (ACCOs), to consider opportunities for partnership or collaboration with the AHO to maximise the benefit of NHIF CT. Organisations considering this approach are encouraged to discuss potential partnerships or collaboration at the earliest opportunity.

