

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

Submitting an Expression of Interest

April 2025



Housing Australia

Housing Australia will be accepting Expressions of Interest (EOI) for NHIF CT funding from midday 28 April 2025. Submissions will remain open until the funding allocation has been exhausted.

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.

The Housing Australia website has been updated with additional resources to support prospective applicants to prepare their Expressions of Interest. Available resources include:

- the NHIF CT Program Guidelines
- Frequently Asked Questions
- an Information Session recording
- a Housing Australia Expression of Interest Consultation Booking link

Potential applicants should familiarise themselves with the available resources prior to booking a consultation. In order to ensure the session is as valuable as possible, we strongly encourage session bookings are related to a specific potential project/s.



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 can an Applicant expect to supply to support an Expression of Interest submission?

Applicants will be expected to supply information about the potential project, its location, the nominated NHIF CT funding recipient, and the purpose of the funding being applied for (e.g. to fund the construction of new crisis housing).

Applicants will need to confirm their compliance with Housing Australia's Investment Mandate and the eligibility of the project and applicant to receive NHIF CT funding.

Specific details about the project will need to be provided, including but not limited to:

- the type and amount of funding being sought (e.g. NHIF CT grant, NHIF CT loan, or a combination of both)
- the type and number of dwellings
- the impact of the Proposed Project on the overall amount of crisis or transitional housing available to the target cohort/s
- the ability to deliver the Proposed Project in a timely fashion and increase the supply of crisis or transitional housing
- the proposed commercial structure of the project
- whether the project is a development or a turnkey acquisition
- site details (such as who owns the site, its current use, whether it is well located, whether it is freehold or leasehold, whether there are any restrictions or covenants)
- a breakdown of the project development costs being funded (if the project is a development) and whether the costs have been verified by a quantity surveyor or quoted by a builder
- any other funding sources (committed or uncommitted), including cash or land contributions and total operating phase funding requirements
- whether the project has Development Approval, has been submitted for approval or can be submitted for approval in a timely manner
- revenues, expenses and financial assumptions for the project
- information about the applicant such as financial statements, business plan, corporate structure and board and National Regulatory System for Community Housing (NRSCH) or equivalent compliance if a CHP
- whether an appropriate project partner, advisor(s), developer and/or builder has been engaged to assist with project delivery
- whether appropriate specialist housing support is confirmed to deliver services to tenants once the proposed project is operational.

Need more information?

More information, including Program Guidelines and FAQs are available on the Housing Australia website [here](#).

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

