

Stream 2 – Housing Diversity

January 2026

What is the current opportunity?

Housing Australia has opened its largest funding round under the Housing Australia Future Fund (HAFF), inviting submissions to boost the supply of social and affordable housing nationwide. This round will unlock investment to deliver the remaining 21,350 dwellings, helping achieve the national target of 40,000 homes by 2029. All funding streams will be open for submissions from 30 January 2026.

What is the Housing Diversity Stream?

Stream 2 – Housing Diversity is designed to support the delivery of social and affordable housing in diverse locations and for specialised cohorts. This Stream aims to achieve a broader geographic distribution of dwellings and encourages projects that are smaller in scale, spanning both regional and metropolitan areas across Australia.

Projects may focus on specific cohorts, including:



First Nations people



Veterans

Women and children
impacted by family violence

Older women

Specialist housing providers dedicated to these groups are encouraged to apply.

Who is eligible to apply for Stream 2?

Eligible applicants include:

- Community housing providers (CHPs)
- First Nations housing providers
- Australian Defence Force or Veteran housing providers
- Local governments
- HAFF Special Purpose Vehicle (SPV)

A summary of eligibility across the funding streams is shown in the table below.

Applicant Type	Stream 1: First Nations	Stream 2: Housing Diversity	Stream 3: States & Territories	Stream 4: Partnerships at Scale
State or Territory Government	✓*(EOI only)	✗	✓	✓*(EOI only)
Local Government	✗	✓*(EOI only)	✗	✓*(EOI only)
Community Housing Provider	✗	✓	✗	✓
First Nations Housing Provider	✓	✓	✗	✓
Veterans Housing Provider	✗	✓	✗	✓
HAFF SPV	✓*	✓	✗	✓
Housing Partner/Enabler	✗	✗	✗	✓*(EOI only)

Table: Eligible Applicants by Stream

Note: Eligible Applicants featuring an asterisk (*) are considered eligible, subject to conditions. Consult the eligibility tables in the appropriate Stream Appendices in the Call for Submissions for more information.

What projects are considered eligible?

Eligible projects must increase the supply of social and/or affordable housing through:

- construction of new dwellings
- renovation of uninhabitable residential dwellings
- conversion of non-residential properties into homes

Project eligibility is addressed in detail within the Call for Submissions. Applicants in Stream 2 are encouraged to bundle multiple projects together to meet minimum application size requirements, with a maximum of 500 dwellings per application.

All projects must be completed by 30 June 2029.

Key eligibility per application include:

- minimum 200 dwellings
- minimum 50 dwellings (Regional only)
- minimum 50 dwellings (Specialist only)
- 50 per cent social and 50 per cent affordable housing
- minimum 10 per cent of all social dwellings must be dedicated to First Nations households.

Can I submit more than one application for Stream 2?

Yes. You can submit multiple applications within a single Stream, subject to the availability of dwellings and the HAFF Round 3 program concentration limit.

NOTE: An applicant cannot submit the same project or site in multiple Streams or multiple Applications.

Eligible locations

Minimum Application sizes for Stream 2 projects are smaller for projects that are located entirely outside of Australia's largest capital cities. This is to support housing outcomes in regional areas and smaller metropolitan cities.

Housing Australia will rely on data from both the ABS Remoteness Area (RA) and Significant Urban Area (SUA) to define location boundaries of the largest capital cities.

A location is deemed "Metropolitan" if both:

- the SUA data names the location as Sydney, Melbourne, Brisbane, or Perth; and
- the RA data overlay names the location as "Major Cities of Australia".

All other locations will be designated as "Regional".

Applicants can use [\[ABS Maps Link\]](#) to confirm their site location designation



What type of funding is available?

There are 3 funding products that Applicants can request to support projects.



Availability Payment

Grants that help close the gap between the cost of financing, operating and maintaining social and affordable housing and the revenue received from below-market rents. These occur once dwellings are operational.



Concessional Loan

Long-term, interest-free debt product which helps to fund the capital cost of the dwellings.



Senior Debt

A first mortgage loan for a term of 25 years with amortised or interest-only payments and is repayable in full at maturity. In some instances a further Stretch Senior debt tranche can be offered.

What is the application process?

Round 3 is a non-competitive, open process under which applications may be submitted at any time over the life of the Funding Round (where allocations remain available).

The application process involves 2 stages:



Stage 1 – Expression of Interest (EOI)

Applicants answer a series of questions assessed against eligibility and evaluation criteria. Successful EOI applicants will be invited to submit a Detailed Application, with funding reserved at this stage.



Stage 2 – Detailed Application (DAP)

A more comprehensive assessment requiring detailed responses and supporting evidence. This stage focuses on financial evaluation of all funding products applied for, including a credit assessment of the Concessional Loan and HAFF Senior Debt. Preferred applicants will then proceed to contract close.

How to apply

To apply for HAFF Round 3 funding:

- 1 Register for a Housing Australia Portal (HAP) account
- 2 Review the Call for Submissions and supporting documents to confirm eligibility
- 3 Submit an Expression of Interest (EOI) in HAP under the relevant stream. EOIs are assessed on a first-come, first-served basis
- 4 Successful EOI applicants will be invited to submit a Detailed Application through HAP
- 5 Housing Australia will communicate outcomes in writing.

Register for an HAP account [here](#).

Where can I find more information?

You can access detailed information, including the Call for Submissions, supporting documents, and a Q&A facility, through the **HAP**.

Disclaimer

This fact sheet provides general information only and does not replace or override the requirements set out in the Call for Submissions. Applicants should refer to the Call for Submissions for full details, including eligibility requirements, assessment criteria and all timeframes associated with the application process.

Housing Australia reserves the right to exercise its discretion with respect to Stream criteria, allocations and controls as it deems appropriate to ensure the objectives of the Program are met.