

Housing Australia Future Fund – Social and Affordable disclosure

Branding update (effective 22 December 2025)

Housing Australia, at the direction of the Minister for Housing, Homelessness and Cities, is re-branding key housing programs in public facing documents. As part of this, change, the following programs will be consolidated under the HAFF – Social and Affordable:

- Housing Australia Future Fund Facility (HAFFF)
- National Housing Accord Facility (NHAF)
- National Housing Infrastructure Facility – Social and Affordable Housing (NHIF – SAH)
- Affordable Housing Bond Aggregator (AHBA)

These programs will now be presented collectively as the HAFF – Social and Affordable in all reporting.

Investment Mandate Guidelines – Section 32(2) Transparency of Operations

Under section 32(2) of the Housing Australia Investment Mandate Direction 2018, Housing Australia must publish information on financing decisions made under the HAFFF and NHAF, subject to commercial confidentiality, including:

- (a) The name of the project proponent
- (b) The goods or services involved
- (c) The location of the project
- (d) The financing mechanism used, and
- (e) The amount of financing.

This disclosure forms part of Housing Australia’s ongoing transparency obligations and is reported on a six-monthly basis.



Australian Government



Housing Australia

About the HAFF – Social and Affordable

The Housing Australia Future Fund - Social & Affordable (HAFF – SA) is Housing Australia’s consolidated program that brings together the Housing Australia Future Fund Facility (HAFFF), the National Housing Accord Facility (NHAF), the National Housing Infrastructure Facility- Social and Affordable Housing stream (NHIF - SAH) and the Affordable Housing Bond Aggregator (AHBA). Through the HAFF – SA, Housing Australia provides loans and grants to support the delivery of social and affordable housing.

The HAFFF is an Australian Government funding initiative administered by Housing Australia to support the delivery of 20,000 new social homes and 10,000 new affordable homes across Australia over a five-year period, including housing to support acute housing needs.

The NHAF, also administered by Housing Australia supports the Australian Government’s commitment under the National Housing Accord to deliver 10,000 new affordable homes over the same five-year period. The Accord is an agreement between all levels of government, institutional investors and the development and construction sectors to unlock quality, affordable housing supply over the medium term.

Reporting on HAFFF and NHAF financing decisions is required under section 32(2) of Housing Australia’s Investment Mandate. Housing Australia report on a six-monthly basis.

For more information, visit: [Funding under the Housing Australia Future Fund](#)

Financing Decisions¹ (1 July – 31 December 2025)

For the reporting period 1 July -31 December 2025, no HAFF – Social & Affordable financing decisions were made under the HAFFF or NHAF, as Funding Rounds One and Two were completed on 30 June 2025. Funding Round Three opened in January 2026, and financing decisions in Funding Round Three will be reported in the next applicable six-monthly reporting period.

¹ Housing Australia may approve novation of a project to another eligible project proponent.