

## **NHIF – Social & Affordable | HAFF – Crisis & Transitional | Housing Australia Critical Infrastructure disclosure**

*(formerly National Housing Infrastructure Facility – Social and Affordable | National Housing Infrastructure Facility – Critical Infrastructure | National Housing Infrastructure – Crisis and Transitional)*

### **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 to the following:

- **HAFF – Social and Affordable** will consolidate the Housing Australia Future Fund Facility (HAFFF), National Housing Accord Facility (NHAF), Affordable Housing Bond Aggregator (AHBA) and National Housing Infrastructure Facility – Social and Affordable Housing (NHIF – SAH) under a single umbrella program
- **Housing Australia Critical Infrastructure** will replace the National Housing Infrastructure Facility – Critical Infrastructure (NHIF – CI)
- **HAFF – Crisis and Transitional** will replace the National Housing Infrastructure Facility – Crisis and Transitional (NHIF – CT)

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

Under section 32(2) of *Housing Australia Investment Mandate Direction 2018*, Housing Australia must publish information on financing decisions made under the NHIF – SAH, NHIF – CI and NHIF - CT within six months of approval<sup>1</sup> or commitment<sup>2</sup>. For the reporting period 1 July – 31 December 2025, disclosures must include:

- 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

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<sup>1</sup> Facilities are ‘approved’ by Housing Australia prior to being committed. Housing Australia maintains confidentiality of certain transaction information where facilities are approved but not committed.

<sup>2</sup> Facilities are ‘committed’ when loan documents are signed by both parties.



Australian Government



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e) The amount of financing.

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

### **About the Programs**

The programs now delivered under HAFF – Social & Affordable, HAFF – Crisis & Transitional and Housing Australia Critical Infrastructure were previously administered through the National Housing Infrastructure Facility (NHIF), a \$2 billion Australian Government initiative providing concessional loans and grants to unlock and accelerate new housing supply, support delivery of social and affordable housing, and improve access to crisis and transitional accommodation for vulnerable cohorts.

Applicants must demonstrate that, without NHIF support, the project would not proceed, be materially delayed, or deliver reduced housing outcomes.








Reporting on NHIF 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: [Social & Affordable Housing Financing | Housing Australia](#)

### Financing decisions (1 July – 31 December 2025)<sup>3</sup>

#### NHIF – Social & Affordable Housing | HAFF – Crisis & Transitional | Housing Australia Critical Infrastructure

(formerly NHIF – CI, NHIF – SAH, NHIF – CT)

Legend – Goods and services involved							
	Transportation, including roads		Water, sewerage and stormwater		Electricity and gas		Telecommunications
	Site remediation, including hazardous waste removal		Onsite and linking infrastructure		Housing Construction		

#### NHIF – Social & Affordable | HAFF – Crisis & Transitional | Housing Australia Critical Infrastructure facilities approved and/or committed (1 July – 31 December 2025)

Program	Funding Facility	Proponent <sup>4</sup>	Location	Financing mechanism <sup>5</sup>		Amount (\$m) <sup>6</sup>	Goods and services involved
				L	G		
Housing Australia Critical Infrastructure	NHIF - CI	New South Wales Land and Housing Corporation	NSW	L	G	90.0	   
HAFF – Social & Affordable	NHIF - SAH	Housing Choices Australia Limited	SA	L	G	56.7	














<sup>3</sup> A 'financing decision' is any transaction that Housing Australia has approved or contractually committed during the reporting period.

<sup>4</sup> New South Wales Land and Housing Corporation \$2.6 million increase facility and Housing Choices Australia Limited were approved and committed during the reporting period

<sup>5</sup> Financing mechanisms include loans (L) or grants (G) and excludes AHBA funding.

<sup>6</sup> The combined funding provided by Housing Australia across loans and grants, rounded to one decimal place.



Program	Funding Facility	Proponent <sup>4</sup>	Location	Financing mechanism <sup>5</sup>		Amount (\$m) <sup>6</sup>	Goods and services involved
				L	G		
Housing Australia Critical Infrastructure	NHIF - CI	New South Wales Land and Housing Corporation <sup>7</sup>	NSW	L	G	2.6	    
HAFF – Social & Affordable	NHIF - SAH	Social Futures Ltd	NSW		G	4.0	
HAFF – Crisis & Transitional	NHIF - CT	Indigo Junction Incorporated	WA		G	13.0	
HAFF – Crisis & Transitional	NHIF - CT	The Trustees of The Roman Catholic Church for the Archdiocese of Canberra and Goulburn as Trustee for Marymead CatholicCare Canberra & Goulburn	ACT		G	6.3	
HAFF – Crisis & Transitional	NHIF - CT	Uniting (NSW/ACT)	NSW		G	4.7	
HAFF – Crisis & Transitional	NHIF - CT	Toora Women Incorporated	ACT		G	3.9	
HAFF – Crisis & Transitional	NHIF - CT	Junction And Women's Housing Ltd	SA		G	13.4	
HAFF – Crisis & Transitional	NHIF - CT	Salvation Army Housing	NSW		G	7.9	
HAFF – Crisis & Transitional	NHIF - CT	Supported Accommodation & Homelessness Services Shoalhaven Illawarra (SAHSSI) Ltd	NSW		G	10.2	

<sup>7</sup> This was for a funding increase to an existing project, which is part of the pre-committed \$250 million Umbrella facility for Homes NSW.



Program	Funding Facility	Proponent <sup>4</sup>	Location	Financing mechanism <sup>5</sup>		Amount (\$m) <sup>6</sup>	Goods and services involved
HAFF – Crisis & Transitional	NHIF - CT	Access Community Housing Company Ltd	Qld		G	3.2	
HAFF – Crisis & Transitional	NHIF - CT	Kirinari Community Services Ltd	NSW		G	2.2	
HAFF – Crisis & Transitional	NHIF - CT	Veritas House	NSW		G	5.8	
HAFF – Crisis & Transitional	NHIF - CT	Mission Australia Housing	NSW		G	29.6	
HAFF – Crisis & Transitional	NHIF - CT	Bridge Housing Limited	NSW		G	10.0	
HAFF – Crisis & Transitional	NHIF - CT	Waminda South Coast Women's Health and Wellbeing Aboriginal Corporation	NSW		G	4.7	
HAFF – Crisis & Transitional	NHIF - CT	BCYF - Bethany Limited	Vic		G	6.2	
HAFF – Crisis & Transitional	NHIF - CT	St Vincent De Paul (Society) Housing Australia	NSW		G	2.2	
HAFF – Crisis & Transitional	NHIF - CT	Cornerstone Housing Ltd	SA		G	2.6	
HAFF – Crisis & Transitional	NHIF - CT	Homes Tasmania	Tas		G	3.0	
HAFF – Crisis & Transitional	NHIF - CT	Salvation Army Housing	Vic		G	11.0	
HAFF – Crisis & Transitional	NHIF - CT	Winda-Mara Housing Limited	Vic		G	1.4	
		<b>Total</b>				<b>294.5<sup>8</sup></b>	

<sup>8</sup> Totals may not add up due to rounding.