

Housing Australia

Critical Infrastructure

Fact Sheet

June 2026



Housing Australia

What is the Housing Australia Critical Infrastructure program?

The Housing Australia Critical Infrastructure program finances critical housing-enabling infrastructure, such as utilities and roads, to unlock and accelerate new housing supply. Without this funding, the projects may not go ahead or may start much later or deliver less homes.

What are eligible infrastructure projects?

Eligible infrastructure projects are critical housing-enabling infrastructure and can include:

- new or upgraded infrastructure for electricity and gas
- water, sewerage and stormwater
- transportation including roads
- telecommunications
- demolition and site remediation including removing hazardous waste or contamination
- onsite and linking infrastructure

Housing Australia Critical Infrastructure can be used for both 'greenfield' and 'brownfield' sites.

Eligible infrastructure projects do not include housing itself or community infrastructure such as parks, day-care centres or libraries. Additionally, the program cannot be used for:

- the acquisition or refinancing of landholdings, levies or contributions
- feasibility, scoping or planning studies or consultancy costs
- administrative costs associated with a project



Cooma Housing Project

Funding through the Housing Australia Critical Infrastructure program is supporting Homes NSW to deliver a major housing development in Cooma, NSW, on 12.4 hectares of unused former Crown land.

Housing Australia contributed \$12.4 million, comprising a \$9.89 million loan and a \$2.47 million grant, to support the delivery of essential infrastructure including roads, stormwater systems, sewage, water supply, electricity and communications.

The Cooma Housing Project includes a mix of social, affordable and private housing options tailored to the local community. The development is expected to stimulate the regional economy by creating jobs and attracting investment.

This project will deliver 140 new residential land lots, supporting the construction of 165 homes, including 113 private homes, 20 affordable and 32 social homes.

Who can apply for the program?

- Registered community housing providers
- State or territory governments or government-owned development corporations or utility providers
- Local governments or their investment corporations or utility providers
- Incorporated special purpose vehicles that have at least one eligible foundation member (as above)

To be eligible for Housing Australia Critical Infrastructure, an applicant must demonstrate that without Housing Australia Critical Infrastructure financing, its project would be unlikely to proceed, or likely to proceed only at a much later date or with a lesser impact on new affordable housing.

What support is available?

Housing Australia Critical Infrastructure provides support through concessional and long-term loans, grants, or a combination of both.

The terms of Housing Australia Critical Infrastructure financing are flexible with a range of loan concessions available to suit the applicant's project requirements. For example, Housing Australia Critical Infrastructure may provide, but is not limited to, the following loan concessions:

- Longer loan tenor than offered by commercial financiers
- Lower interest rates than offered by commercial financiers
- Extended periods of capitalisation of interest beyond construction completion
- Deferral of loan repayments or other types of tailored loan repayment schedules
- Lower or different fee structures than those offered by commercial financiers
- Commercial structuring – flexibility in debt structuring e.g. sub debt.

Example funding scenario

This scenario outlines how Housing Australia Critical Infrastructure funding can support local government projects.

A local council applies for Housing Australia Critical Infrastructure funding for **sewer infrastructure** – to provide sewage treatment and effluent recycling services for the community to facilitate future land development and population growth in the region.

Development in the council's region would be **unable to proceed without the provision of Housing Australia Critical Infrastructure funding** and it is expected that a **minimum of 500 new housing outcomes would be delivered** following the completion of the sewer works.

The council **submits a Housing Australia Critical Infrastructure EOI through the Housing Australia website**, which is followed by further discussions with the Housing Australia team and a formal application is lodged. After assessment, Housing Australia agrees to an **80% Concessional loan of \$21.5m and a 20% Grant**, with a **loan tenor of five years and interest capitalised for five years**.

The Housing Australia Critical Infrastructure loan will be repaid through developer contributions and grant funding through the state's Treasury department.



Need more information?

For more information about funding support for more social and affordable housing visit our website. Complete and submit a short information form **here**. A Housing Australia Investment Manager will be in touch to discuss your project and next steps.

housingaustralia.gov.au

