



Housing Australia

Housing Australia Future Fund Facility and National Housing Accord Facility Funding Round One update

As at 3 March 2025

On 16 September 2024, following a competitive assessment process, 185 Preferred Applicants were notified that their applications for funding under the Housing Australia Future Fund Facility (HAFFF) and the National Housing Accord Facility (NHAF) had progressed to contract negotiations.

Preferred Applicants had until 28 February 2025 to return project updates to Housing Australia ahead of targeted finalisation of all Funding Agreements by 30 June 2025. The timeframes recognise that applicants must negotiate with a range of stakeholders such as builders, developers, financiers and planning authorities and as such 30 June 2025 gave applicants the greatest chance of progressing these projects.

This document summarises the current status of those projects as of 3 March 2025.

Contracted Projects

As of 3 March 2025, Housing Australia has entered into 29 Funding Agreements with Preferred Applicants, supporting the delivery of 2,107 social and affordable homes under Round One of the HAFFF and the NHAF (see Attachment A).

Funding Agreements are being finalised for a further 154 projects from the initial pipeline announced on 16 September 2024, supporting up to 11,566 more social and affordable homes (see Attachment B).

HAFFF and NHAF Round One Funding Agreement Status as of 3 March 2025

Funding Agreement Status	Number of projects	Number of social and affordable homes
Funding Agreement Signed	29	2,107
Preferred Applicant	154	11,566
Total*	183	13,673

**There are 183 projects in the pipeline for Round One. The overall count of projects increased from 185 to 187 since 16 September 2024 as one project was split into 3 stages. Four projects have since been withdrawn by the Applicant. The overall count of homes in the pipeline for Round One has varied due to planning outcomes and finalisation of some negotiations.*

Development Status

In order to expedite the delivery of social and affordable housing, Applicants were able to adopt a variety of delivery mechanisms for projects including spot purchase

(purchase of newly completed dwellings), off the plan (turnkey) purchase of new dwellings from a third party conducting the development, and project delivery by Applicants through direct engagement of a builder.

The pipeline includes both projects with a signed Funding Agreement and Preferred Applicant projects where Funding Agreements are being negotiated and finalised. Since the receipt of applications in March 2024, a number of the proposed projects in the pipeline have continued to progress through the development process. As of the end of 3 March 2025, more than 400 homes have been completed across projects with a signed Funding Agreement and in the pipeline of preferred projects, with some already occupied by eligible social and affordable housing tenants. Housing Australia is working diligently with Preferred Applicants to finalise Funding Agreements as soon as possible.

Disclaimer – use and currency of data

Information provided in this update is based on the most recent information provided to Housing Australia by Preferred Applicants and Recipients (Preferred Applicants who have entered into Funding Agreements), which may be updated during the process of reaching contractual and financial close and project delivery. This may for example, include changes to project status, unit numbers and timing for delivery as a result of planning approval, other funding requirements and construction program progress.

Applicants who enter into Funding Agreements are required to provide monthly reporting to Housing Australia, which may result in updates to reported project status and timing of delivery.

Attachment A: Detailed list of Recipients under Funding Round One as of 3 March 2025

Round One Recipient – Signed Funding Agreement	Number of social and affordable homes	State	Suburb
Anglicare SA Housing Limited	18	SA	Panorama
Bridge Housing Limited	144	NSW	Lakemba
Bridge Housing Limited	174	NSW	Merrylands
CatholicCare Victoria Housing Limited	41	VIC	Shepparton
City West Housing Pty Limited	74	NSW	Waterloo
Civic Disability Services Limited	5	NSW	Bangor
Civic Disability Services Limited	18	NSW	Heathcote
Community Housing (Vic) Ltd	20	VIC	Lynbrook
Evolve Housing Limited	236	NSW	Merrylands
Foundation Housing Ltd	37	WA	Perth
HousingFirst Ltd	97	VIC	Noble Park
HousingFirst Ltd	6	VIC	Moonee Valley Park
Link Wentworth Housing Limited	12	NSW	Cammeray
Link Wentworth Housing Limited	33	NSW	Rouse Hill
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	10	TAS	Ravenswood
SHP X HCA HA Ltd (Assemble)	307	VIC	Ivanhoe
SHP X HCA HA Ltd (Assemble)	272	VIC	Kensington
St George Community Housing Limited	231	NSW	Arncliffe
The Illawarra Community Housing Trust Ltd	9	NSW	Dapto
The Illawarra Community Housing Trust Ltd	9	NSW	Wollongong
The Minister for Economic Development Queensland (EDQ) and SGCH	152	QLD	Carseldine
Unity Housing Company Ltd	19	SA	Henley Beach
Unity Housing Company Ltd	5	SA	Henley Beach
Unity Housing Company Ltd	10	SA	Naracoorte
Unison Housing Ltd	77	VIC	Newtown
UnitingSA Housing Ltd	31	SA	Prospect

Round One Recipient – Signed Funding Agreement	Number of social and affordable homes	State	Suburb
Women's Housing Ltd	13	VIC	Marshall
YWCA Housing	35	VIC	Flora Hill
YWCA National Housing	12	QLD	Parramatta Park

Attachment B: Detailed list of preferred applicant projects under Funding Round One as of 3 March 2025

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
ACGC SPV No.1 Limited	185	NSW	Bankstown
Aboriginal And Torres Strait Islander Community Health Service Brisbane Limited	60	QLD	South Brisbane
ACGC SPV No.1 Limited	74	NSW	Regents Park
Anglicare North Coast	6	NSW	South Kempsey
Anglicare SA Housing Limited	6	SA	Kilburn
Anglicare SA Housing Limited	11	SA	Kilburn
Anglicare SA Housing Limited	12	SA	Mitchell Park
Aruma Services Limited	1	NSW	Wyee
Aruma Services Limited	1	NSW	Wyee
Bethanie Housing Ltd	50	WA	Dalyellup
Bethanie Housing Ltd	71	WA	Dalyellup
Bethanie Housing Ltd	50	WA	Fremantle
Bethanie Housing Ltd	90	WA	Mount Lawley
BlueCHP Limited	40	VIC	Bacchus Marsh
BlueCHP Limited	141	VIC	Maidstone
BlueCHP Limited	174	VIC	Sunshine North
Bric Housing	44	QLD	Burpengary
Bric Housing	60	QLD	Margate

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	56	TAS	Bridgewater
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	5	TAS	Campbell Town
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	26	TAS	Campbell Town
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	43	TAS	Carrick
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	23	TAS	Cygnnet
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	35	TAS	Devonport
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	10	TAS	Devonport
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	101	TAS	Hadspen
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	8	TAS	Mowbray
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	49	TAS	Newnham
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	15	TAS	Perth
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	8	TAS	Trevallyn
Loreto Community Housing Ltd (formerly Centacare Evolve Housing Limited)	31	TAS	Triabunna
Central Australian Affordable Housing Company Ltd	36	NT	The Gap, Alice Springs
City West Housing Pty Limited	257	NSW	Alexandria
City West Housing Pty Limited	120	NSW	Bankstown
Civic Disability Services Limited	10	NSW	Caringbah
Clarence Village Limited	32	NSW	South Grafton
Coast2Bay Housing Group Ltd	36	QLD	Deception Bay
Community Housing (Vic) Ltd	62	VIC	Mitcham
Community Housing Canberra Ltd	40	ACT	Taylor
Community Housing Canberra Ltd	55	ACT	Turner
Community Housing Canberra Ltd	80	NSW	Queanbeyan

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
Connect Victoria Park Incorporated	15	WA	Victoria Park
Cornerstone Housing Ltd	6	SA	Murray Bridge
Department Of Housing and Public Works	213	QLD	Southport
Development Victoria	92	VIC	Coburg
Evolve Housing Limited	180	NSW	Arncliffe
Evolve Housing Limited	103	NSW	Blacktown
Evolve Housing Limited	58	NSW	Blacktown
Evolve Housing Limited	96	NSW	Granville
Evolve Housing Limited	197	NSW	Melrose Place
Evolve Housing Limited	15	NSW	Morrisset
Evolve Housing Limited	135	NSW	Penrith
Evolve Housing Vic Limited	45	VIC	Rosanna
Evolve Housing Vic Limited	85	VIC	Sunshine North
Foundation Housing Ltd	107	WA	Como
Foundation Housing Ltd	39	WA	East Perth
Foundation Housing Ltd	213	WA	Murdoch
Hallmarc Developments Pty Ltd	83	VIC	Heidelberg
Homes North Community Housing Company Ltd	6	NSW	Armidale
Homes North Community Housing Company Ltd	5	NSW	East Tamworth
Homes North Community Housing Company Ltd	4	NSW	Moree
Housing Authority	81	WA	Banksia Grove
Housing Authority	7	WA	Bayonet Head
Housing Authority	6	WA	Byford
Housing Authority	26	WA	Dalyellup
Housing Authority	88	WA	Ellenbrook
Housing Authority	40	WA	Golden Bay

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
Housing Authority	6	WA	Treeby
Housing Choices Australia Limited	58	VIC	Carnegie
Housing Choices Australia Limited	48	VIC	Carnegie
Housing Choices Australia Limited	37	VIC	Hampton East
Housing Choices Australia Limited	86	VIC	Murrumbeena
Housing Choices Australia Limited	65	VIC	Williamstown
Housing Choices South Australia Limited	52	SA	Adelaide
Housing Choices South Australia Limited	152	SA	Forestville
Housing Choices Tasmania Limited	12	TAS	Triabunna
Housing Choices Tasmania Limited	47	TAS	Wynyard
Housing Choices Western Australia Limited	30	WA	Busselton
Housing Choices Western Australia Limited	5	WA	Greenbushes
Housing Choices Western Australia Limited	33	WA	Scarborough
Hume Community Housing Association Company Limited	23	NSW	Liverpool
Hume Community Housing Association Company Limited	20	NSW	Wyong
Hume Community Housing Association Company Limited	13	NSW	Raymond Terrace
Junction And Women's Housing Ltd	40	SA	Saint Clair
Junction And Women's Housing Ltd	63	SA	Tonsley
Junction And Women's Housing Ltd	60	SA	West Lakes
Kirinari Community Services Ltd	14	VIC	West Wodonga
Kirinari Community Services Ltd ¹	1	NSW	Thrumster
Kirinari Community Services Ltd ¹	1	NSW	Thrumster
Kirinari Community Services Ltd ¹	1	NSW	Thrumster
Kirinari Community Services Ltd ¹	1	NSW	Thrumster

¹ Refers to four distinct projects with similar attributes.

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
Link Wentworth Housing Limited	135	NSW	Macquarie Park
Link Wentworth Housing Limited	37	NSW	North Manly
Link Wentworth Housing Limited	10	NSW	Pennant Hills
Link Wentworth Housing Limited	48	NSW	Thornleigh
NSW Land and Housing Corporation	86	NSW	Lane Cove North
NSW Land and Housing Corporation	144	NSW	Maroubra
Pacific Link Housing Limited	21	NSW	Woy Woy
Regional Housing Limited	81	QLD	Cranbrook
Searms Community Housing Aboriginal Corporation	6	NSW	Batemans Bay
Searms Community Housing Aboriginal Corporation	51	NSW	Mittagong
SHP X HCA HA Ltd (Assemble)	295	ACT	Belconnen
SHP X HCA HA Ltd (Assemble)	210	ACT	Phillip
SHP X HCA HA Ltd (Assemble)	54	NSW	Thurgoona
SHP X HCA HA Ltd (Assemble)	172	QLD	Various
SHP X HCA HA Ltd (Assemble)	136	SA	Various
SHP X HCA HA Ltd (Assemble)	65	VIC	Bentleigh East
SHP X HCA HA Ltd (Assemble)	174	VIC	Clayton
SHP X HCA HA Ltd (Assemble)	969	VIC	Various
St George Community Housing Limited	111	NSW	Alexandria
St George Community Housing Limited	102	VIC	Box Hill
St George Community Housing Limited	281	VIC	Brunswick
St Vincent De Paul (Society) Housing Australia	12	NSW	Coonabarabran
The Illawarra Community Housing Trust Ltd	27	NSW	Wollongong
The North Coast Community Housing Company Ltd	9	NSW	Casino

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
The Trustees of The Roman Catholic Church for The Archdiocese Of Canberra And Goulburn As Trustee For Marymead Cathollicare Canberra & Goulburn	54	ACT	Curtin
Third Sector Australia Ltd	15	NSW	Brunswick Heads
Together Housing (Queensland) Ltd	153	QLD	Joyner
Together Housing (Queensland) Ltd	206	QLD	Logan Reserve
Together Housing (Victoria) Ltd	208	VIC	Greensborough
Together Housing (WA) Ltd	171	WA	Rivervale
Unison Housing Ltd	59	VIC	Coburg
Uniting (Victoria and Tasmania) Limited	44	VIC	Wangaratta
Uniting Housing (Victoria) Limited	24	VIC	Ballarat
Uniting Housing (Victoria) Limited	73	VIC	Bendigo
UnitingSA Housing Ltd	46	SA	Bowden
UnitingSA Housing Ltd	36	SA	Bowden
Urban Renewal Authority	80	SA	Bowden
Urban Renewal Authority	100	SA	Prospect
Urban Renewal Authority	34	SA	Seaton
Venture Housing Company Limited	7	NT	Johnston
Venture Housing Company Limited	27	NT	Johnston
Venture Housing Company Limited	27	NT	Johnston
Venture Housing Company Limited	13	NT	Rosebery, Zuccoli
Vincentcare Community Housing	83	VIC	Maribyrnong
Vincentcare Community Housing	137	VIC	Sunshine
Wesley Community Services Limited	99	ACT	Curtin
Western Australian Land Authority	73	WA	Bassendean
Western Australian Land Authority	60	WA	Butler
Western Australian Land Authority	100	WA	Cannington
Western Australian Land Authority	199	WA	Ellenbrook

Round One Preferred Applicant – Funding Agreement pending	Number of social and affordable homes proposed	State	Suburb
Western Australian Land Authority	65	WA	Kelmscott
Western Australian Land Authority	100	WA	Malaga
Western Australian Land Authority	120	WA	Midland
Western Australian Land Authority	175	WA	Perth
Western Australian Land Authority	50	WA	Redcliffe
Western Australian Land Authority	44	WA	Rivervale
Western Australian Land Authority	55	WA	Subiaco
Western Australian Land Authority	447	WA	Subiaco
Western Australian Land Authority	28	WA	Wellard
Western Australian Land Authority	24	WA	White Gum Valley
Western Australian Land Authority	56	WA	Woodbridge
Westside Housing Company Limited	7	SA	Findon
YWCA Canberra	4	ACT	Belconnen

Background

The Housing Australia Future Fund Facility (HAFFF) is a Federal Government funding initiative administered by Housing Australia to support the availability of 20,000 new social homes and 10,000 new affordable homes across Australia over a 5-year period, including housing to support acute housing needs.

The National Housing Accord Facility (NHAF) is administered by Housing Australia to give effect to the Federal Government's commitment under the National Housing Accord to support the availability of 10,000 new affordable homes over the same 5-year period.

On 16 January 2024 Housing Australia launched a Call for Applications (CFA) for Round One of the HAFFF and the NHAF. Applicants were able to request funding support in the form of concessional loans and Availability Payments (grants paid quarterly for 25 years once dwellings are housing social and affordable tenants).

Applications for Round One closed on 22 March 2024.

Round One was developed to align with best practice for Commonwealth Grant Programs, with probity advice from the Australian Government Solicitors throughout the process.

Applications were evaluated and assessed by a panel of qualified experts and an independent review panel conducted an assurance review of the evaluation process

Following Board approval of the evaluation panel's recommended outcomes, on 16 September 2024 Housing Australia announced an initial pipeline of 185 projects to potentially support more than 13,700 social and affordable homes across the country.

Preferred Applicants were provided with detailed letters of outcome and are now working with Housing Australia to enter into Funding Agreements for their respective projects.

Simplified timeline:

- 9 December 2023 – Housing Australia is mandated with delivering the HAFFF and NHAF by way of amendment to its Investment Mandate
- 16 January 2024 – Call for Applications for Round One [released](#)
- 22 March 2024 – Applications for Round One close
- 16 September 2024 – Applicants advised of outcomes and initial preferred project pipeline [announced](#)

- October 2024 – Preferred Applicants receive Detailed Letter of Outcome with request for information to update project and other details to finalise Funding Agreements
- September to December 2024 – Contract close for 6 Funding Agreements in [this period](#)
- 31 January 2025 – Contractual close of total of 12 Funding Agreements [announced](#)
- 28 February 2025 – Final day for submission of responses to Detailed Letters of Outcome from Preferred Applicants in Round One
- 3 March 2025 – Contractual close of total of 29 Funding Agreements confirmed with balance of Preferred Applicants’ projects being processed to finalise Funding Agreements
- 30 June 2025 – Target date for all Funding Agreements for Round One to be finalised.

For more information on the HAFF and NHAF, please visit our website [here](#).