



New HAFF funding stream will help house families sooner, proving long-term value

The Australian government's announcement of an additional funding stream under the Housing Australia Future Fund (HAFF) to build 1,000 social and affordable homes proves the importance of sustained Commonwealth leadership in housing.

The new Stream 5 release will support up to 1,000 social and affordable homes through ready-to-go projects, while encouraging greater diversity in housing typologies, including detached and semi-detached homes, and creating opportunities for community housing providers to partner with builders to deliver housing more quickly.

National Shelter CEO Jackson Hills said the stream directly addresses the lag between funding decisions, and highlights the value of the HAFF as a long-term national mechanism for social and affordable housing.

"National Shelter welcomes this additional funding stream, which recognises the need to get more social and affordable homes built quickly while supporting a broader range of housing types and locations," Mr Hills said.

"For the hundreds of thousands of people in Australia on social housing waitlists, the difference between a home in 2027 and a home five years later is life-changing.

"The Housing Australia Future Fund has made clear its value as a long-term national mechanism for increasing social and affordable housing, with this additional stream showing how it can respond to opportunities in the market and help bring forward projects that are ready to be delivered.

"Backing low-density homes broadens the scope of social housing in this country, and it opens up regional centres and outer suburbs where medium density is harder to deliver. These homes will connect people to work, schools and healthcare rather than isolating them.

"At this pivotal moment in Australia's housing history, Commonwealth leadership has never been more important. The scale of Australia's housing challenges requires sustained national investment, coordination and partnership across all levels of government, community housing providers and industry.

"The Commonwealth's leadership through the Housing Australia Future Fund is helping rebuild Australia's pipeline of social and affordable housing and demonstrating the value of a long-term national commitment to housing supply."



Mr Hills said the announcement reinforces the need for long-term national housing targets that extends beyond individual funding rounds and election cycles.

"The fact that the Fund has opened a new stream in response to what the market can deliver makes the clearest case for making it permanent. Round 3 is currently the final round, and Australia faces a shortfall of 640,000 social and affordable homes by 2041, a gap no single program with an end date can close.

"National Shelter believes future National Housing Accord targets should explicitly include social and affordable housing outcomes alongside broader housing supply goals. Establishing long-term targets across the next 20 to 30 years would give governments, community housing providers and investors greater certainty about the scale of housing Australia needs to build."

"We also welcome the Senate's recent focus on examining the nation's social housing needs. Programs such as the Housing Australia Future Fund are an essential delivery mechanism, but we must also maintain a clear picture of future need so that housing investment can keep pace with Australia's growing population and changing communities."

National Shelter said the focus on shovel-ready projects and accelerated delivery demonstrated how targeted Commonwealth investment could bring desperately needed social and affordable housing online sooner while strengthening Australia's long-term housing system.

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