

Q-CHIP HAFF3 Partnership Round

Industry Briefing

Summary

Key Points about HAFF Round 3

- HAFF Round 3 opened on 30 January 2026 and includes four funding streams.
- HAFF Round 3 seeks to support 21,350 well located, quality homes that demonstrate value for money and deliver lasting community value.
- The Queensland Government's submission will focus on Stream 3, the State and Territories stream, targeting eligible project submissions that will result in delivery of 8,000 dwellings nationwide.
- The Community Housing sector is a key part of the State's submission strategy for HAFF Round 3.
- Queensland has been allocated a total of 1,326 homes under Stream 3, comprising 90% social homes and 10% affordable.
- Queensland can submit up to 12 applications and each application must reflect one party to contract with Housing Australia.
- The 12 applications must collectively deliver the 1,326 homes allocated for Queensland.
- One of the 12 applications will include state-led projects, and for the remaining 11 applications the State is seeking Detailed Proposals from community housing provider (CHP) partners.
- **Applications to the State in response to the Q-CHIP HAFF3 Partnership Round close by midday on Monday 13 April 2026.**

Detailed proposals and funding

- Detailed proposals must be made to the State by a CHP and must deliver a minimum of 70 social dwellings.
- There are no criteria surrounding the number or size of individual projects that make up the detailed proposal other than the minimum social dwellings number.
- Each project within the proposal must be for the new construction of social dwellings on a privately-owned site in Queensland.
- While the Housing Australia Call for Submission contemplates affordable dwellings as part of Stream 3, this invitation is currently only looking to support social dwellings.
- All projects within the detailed proposal must reach operations no later than 30 June 2029 and at least one project must commence construction prior to 30 June 2027.
- If the State does not secure Housing Australia approved EOIs for the 1,326 homes, Housing Australia intends to redistribute the funding across other streams.
- To meet the criteria and time constraints set out by Housing Australia, the State can only consider detailed proposals that include significantly progressed projects that can meet these timeframes.
- Detailed proposals should focus on value for money, deliver certainty and demonstrate a confirmed pathway to secure and/or control the site for the project.

Submission and evaluation key points

- There are two stages within Q-CHIP HAFF3 Partnership Round, including:
 - Under Stage 1, the State requests that detailed proposals are submitted for assessment against the eligibility and evaluation criteria.
 - Successful proposals identified under Stage 1 will be submitted by the Queensland Government as a HAFF EOI to secure the Housing Australia dwelling allocation. Subject to EOI approval, CHPs will be required to provide any further detail directly to Housing Australia to secure Commonwealth funding.
- If a project has already been submitted into Q-CHIP, it must be resubmitted as part of the Q-CHIP HAFF 3 Partnership round.
- Q-CHIP will remain as the procurement method for this round, as having an 'always open' procurement method allows the State to consider all opportunities as they arise.
- The State continues to prioritise the delivery of social housing through this round of the Q-CHIP and is asking for detailed proposals that focus on the delivery of social homes in Queensland.
- Whilst the State has a sufficient project pipeline of dwellings that could secure the entire dwelling allocation for Queensland, we remain committed to partnering with the community housing sector.
- The State is targeting an approximate 50/50 split between state-led and CHP-led projects.
- Tenancy management opportunities will be available for CHPs once the State-led projects are delivered, in line with existing departmental processes.

Frequently Asked Questions (FAQs)

Q: If the project has already been submitted as part of Q-CHIP, does it need to be resubmitted?

A: Yes, the project will need to be resubmitted as part of the detailed proposal for this round.

Q: Do projects submitted under other HAFF Round 3 streams need to be withdrawn?

A: Projects will need to be withdrawn eventually but this will only be required at the conclusion of Stage 1 if a project is successful in forming part of the State's submission to Housing Australia.

Housing Australia will only consider a project once. It is suggested CHP submit their project to the State prior to any formal withdrawal from the Housing Australia process, and then once the State's evaluation process is complete and if the CHP's project is deemed successful, then withdraw from the other HAFF processes.

It is recommended that as part of the detailed proposal, CHPs advise if any projects are being considered under any other processes. This information will not form part of the State's evaluation process.

Q: Why is the State only considering social housing and not affordable as part of this submission round?

A: While the State would like to consider a mix of housing tenure types there is only a small percentage of affordable housing on offer from Housing Australia under Stream 3.

The State will consider how to leverage the available Commonwealth funding for affordable homes once the social housing requirements have been met. Addressing the social housing supply remains a priority for the Queensland Government.

Q: What state funding is on offer and is there a preference for a grant or availability payment?

A: Ideally, detailed proposals submitted as part of the HAFF3 Partnership Round, would not require additional Queensland Government funding. This means that the Housing Australia funding is sufficient to support the viability and delivery of the project.

The State acknowledges that projects may require additional funding to be viable, and funding arrangements are available from the State to provide top ups if required. This could be in the form of a grant or a subsidy (or both).

When considering any State funding request, CHPs are asked to contemplate how these arrangements best represent value for money to the State.

The State continues to work with Housing Australia to determine what these co-funding arrangements may look like.

Q: Can CHPs bid for vacant or occupied state-owned sites?

A: CHPs bidding for vacant or occupied state-owned land is not in scope for either Q-CHIP or Q-CHIP HAFF3 Partnership Round.

Q: Can CHPs redevelop their own existing housing portfolio?

A: Redevelopment of existing CHP-owned assets is not within the scope of this Q-CHIP HAFF3 Partnership round; however, they may be suitable for submission under the existing Q-CHIP process subject to meeting eligibility and evaluation criteria.

Q: Is there State funding for HAFF 3, Stream 2 projects?

A: The existing Q-CHIP program is the most appropriate pathway for projects seeking funding, including projects that may be part of HAFF Round 3 Stream 2.

Q: Does HAFF3 Stream 3 require a State co-contribution? If so, is that application by application or is it across the whole allocation?

A: There is a State co-contribution requirement, and it is intended that the State-led projects satisfy Housing Australia's requirements in this regard.

While it is preferred that CHPs require no additional State funding in addition to the HAFF funding, each detailed proposal will be assessed on its value-for-money proposition and against the relevant evaluation criteria.

Q: If one application equals one contracting partner, does this mean the State is seeking a maximum of 11 CHP partners to be included in this submission round to Housing Australia?

A: Yes. The maximum number of CHPs the State can contract with is 11, as one of the allocations of 12 applications will be used for State-led projects.

Q: Does the State have a view on construction funding for this initiative?

A: The State does not necessarily intend on providing direct construction funding or taking construction risk, with a focus on a more traditional State and CHP funding arrangement.

Q: Does the State have any geographical priorities for this round?

A: There are no geographical priorities as part of this round. Detailed proposals should deliver value for money and certainty of delivering social housing in areas of high demand. It is recommended to consider the demand data available, including cohort and dwelling size, provided on the Q-CHIP website.

Q: Is there a process for tenancy management support arrangements for State-led projects?

A: There will be CHP involvement across the majority of projects put forward in the State's submission to Housing Australia, including on state-led projects.

It is likely that tenancy management support arrangements will go through the usual market tendering process.

Q: Is this round open to Queensland based CHPs only?

A: This round is open to CHPs that are registered on the National Regulatory System for Community Housing or the Queensland State Regulatory System for Community Housing. All social homes must be delivered in Queensland.