

Queensland Community Housing Investment Pipeline HAFF3 Partnership Round

Overview

17 March 2026

Agenda

1. Introduction
2. HAFF Round 3 Stream 3 – Overview
3. HAFF Round 3 Stream 3 – State's Strategy
4. Q-CHIP HAFF3 Partnership Round – Specifics and Particulars
5. Frequently Asked Questions
6. Questions and Answers

Housing Australia Future Fund Round 3

- Housing Australia opened HAFF Round 3 on 30 January 2026
- The Queensland Government has a strong track record in participating in previous HAFF rounds
 - ✓ Two projects under HAFF Round 1 delivering over 350 social and affordable dwellings
 - ✓ Partnering with Housing Australia under HAFF Round 2 to secure funding for up to 1,005 social dwellings
- Queensland's community housing sector has been at the forefront of the State's strategy for participating in HAFF. Every HAFF-supported dwelling sponsored by the Queensland government has a CHP taking an integral role in its delivery and/or operations.

Stream 3 – States and Territories

Eligible Applicant	States and Territories only
Dwelling Allocation	8,000 dwellings (QLD allocation is <u>1,326</u> homes)
Social/Affordable	90% social, 10% affordable
Portfolio / Applications	Max 12 applications (each application = 1 contracting party) No minimum dwelling size per project, and no maximum number of projects per application
Funding / Financing	Availability Payment, Concessional Loan, HAFF Senior Debt, HAFF Senior Stretch Debt
Funding amounts	Fixed AP: \$22,700 (social) \$17,700 (affordable) Concessional Loan: Lower of \$145,000 per dwelling or 20% of TDC

HAFF Round 3 – Queensland Strategy

- State's strategy has been developed to ensure we are well placed to secure Queensland's allocation through Stream 3
- Incorporates both State-led and CHP-led projects
- The State has already identified sufficient dwellings within its future pipeline to secure the allocation
- The State is targeting a 50:50 split between State-led and CHP-led projects, though this is not a fixed ratio and is subject to acceptable and VFM proposals being submitted by the CHP sector
- It is expected that CHPs will have a role (long-term management lease) in the majority of the State-led projects to ensure broad sector participation and benefit from HAFF Round 3

Q-CHIP HAFF 3 Partnership Round

- Dedicated sub-stream of Q-CHIP
- Specific criteria and requirements – not 1:1 for Q-CHIP, but within the framework
- Single stage – no pre-submission discussions or EOIs
 - ✓ Targeting projects already in Q-CHIP
 - ✓ Targeting projects that CHPs had developed for Stream 2
 - ✓ Projects need to be very well advanced to meet HA requirements
- Opened on Friday 13 March, with submissions closing Monday 13 April.
- State evaluation period to follow, prior to submission to HA. Evaluation will focus on certainty to deliver, and VFM.

Q-CHIP HAFF 3 Partnership Round

MANDATORY CRITERIA

Must be a CHP	Must include one or more projects that together deliver a minimum of 70 social dwellings
Must own the site, or have a demonstrated and evidenced pathway to ownership	Must have a planning approval in place, or have a demonstrated pathway to approval within 6 months of HA's contract close
New construction of social dwellings on private-owned sites in Queensland	Non-social dwellings cannot be funded by HA or the State
At least one project within the portfolio must be able to start construction by 30 June 2027	All projects within the portfolio must be able to commence operations by 30 June 2029
Cannot be a project contracted under HAFF R1 or R2, and can not be included in any other HAFF R3 bid	Ability to meet all HA's requirements, including design, FSC, WH&S etc...

Q-CHIP HAFF 3 Partnership Round

FREQUENTLY ASKED QUESTIONS

- If a project has already been submitted as part of Q-CHIP, does it need to be re-submitted?
- If a project has already been submitted to HAFF Round 3 Stream 2, does it need to be withdrawn?
- Can projects include non-social housing components, such as affordable, market or SDA?
- Why is it social only and why can't CHPs bid for the affordable housing components?
- What State funding is on offer, and is there a preference for grant or availability payment?
- Can CHPs bid for State-owned sites (vacant or occupied)?
- Can CHPs bid to redevelop their existing, aging portfolio?
- Is there State funding available to support HAFF Round 3 Stream 2 projects?

Q-CHIP HAFF 3 Partnership Round

Q&A

Website for information and Market Invitation

<https://www.housing.qld.gov.au/initiatives/housing-australia-future-fund-round-3>

Email any questions about the HAFF 3 Partnership Round to Q-CHIPHAFF3@hpw.qld.gov.au.

For more general enquiries about the Q-CHIP, email QCHIP@hpw.qld.gov.au.