



NHFIC at a glance

Key Facts



The National Housing Finance and Investment Corporation (NHFIC) is dedicated to improving housing outcomes for Australians, with a particular focus on affordable housing



NHFIC operates the Affordable Housing Bond Aggregator (AHBA) and The National Housing Infrastructure Facility (NHIF)



Financing can be provided on more favourable terms than by commercial markets



Investment decisions are made by an independent Board



NHFIC can also provide grants to registered community housing providers for business advisory services to assist them with applications for NHFIC finance

Affordable Housing Bond Aggregator

The AHBA provides cheaper and longer-term loans to registered community housing providers to facilitate their investments into growing the supply of affordable housing and help improve outcomes for social housing and homelessness.

NHFIC issues its own bonds into the Australian capital market to fund AHBA loans at a lower cost and longer tenor than traditional bank finance.

AHBA loans can be used to:

- acquire or construct new housing stock
- maintain an existing stock of housing
- assist with working capital requirements and/or general corporate requirements
- refinance existing debts.

For mixed tenure developments (such as a combination of affordable and market sale/rental properties), NHFIC must be satisfied that any surplus funds from the development will be applied to support affordable housing outcomes.

Community housing providers registered under a relevant state or territory law are eligible to apply.

National Housing Infrastructure Facility

The NHIF is a \$1 billion perpetual facility that provides finance for eligible infrastructure projects that will unlock new housing supply, particularly affordable housing.

NHIF offers concessional loans, grants and equity investments (or any combination of these) to help support housing-enabling infrastructure projects including new or upgraded electricity, water and sewerage, telecommunications and transport links, and site remediation works.

NHIF finance cannot be used for: housing directly; community infrastructure (such as parks, day-care centres or libraries); feasibility, scoping or planning studies; or administrative costs associated with a project.

The project must lead to 'additionality'; that is, applicants must be able to demonstrate that without NHFIC finance the project would be unlikely to proceed, or would proceed only at a much later date or with a lesser impact on new affordable housing.

Eligible applicants include:

- registered community housing providers
- state or territory governments or government-owned corporations or utility providers
- local governments or their investment corporations or utility providers
- special purpose vehicles containing at least one of the above-mentioned entities.

NHFIC gives priority to grant applications that also seek other forms of NHIF finance as part of a blended financing arrangement.

How to apply

Before applying for AHBA or NHIF finance please submit an expression of interest via our website. NHFIC's origination specialists will follow up enquiries to discuss proposals and assess eligibility to submit a formal application.