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The right housing in  
the right place for the  
people who need it

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#### Office Hours

Mon - Fri: 9am - 5pm

\*\*\*Interpreting Services available  
for a range of languages



**HOUSING**  
**CHOICES**  
AUSTRALIA

Mixed Equity  
Program

# “Our Vision”

To enable people with low incomes, from all backgrounds, to live in high quality affordable housing within neighbourhoods and communities which meets their needs.

As part of this vision we are dedicated to providing and improving housing opportunities for people with a disability in the general community.

## HCA Mixed Equity Program

Housing Choices Australia (HCA) and partner organisations work together to provide opportunities for families and people with disabilities to finance and secure equity in their long term housing.

The Mixed Equity program has been established for people with a disability who require support to live in the community and who are able and wish to make financial commitment to their long term home.

Secure affordable housing can now be a reality for people with disabilities. HCA provides housing to people who have a range of disabilities; intellectual disabilities, acquired brain injuries, HIV/Aids, physical disabilities, sensory disabilities and mental health issues.

This program assists people who have a disability, who have access to moderate assets and a limited income.

People in this situation are often excluded from Government subsidised housing due to their assets, but are unable to enter or maintain home ownership due to their income and difficulties with managing all the responsibilities that go with home ownership.

In order for a project to succeed the Applicant (family or person with a disability) must show that they have:

- Funds to commit to the project costs of the house which will become their long term home.
- Must have an Individual Support Package (ISP) allocated, registered on the Disability Needs Register (DNR) or written commitment of ongoing support from a community support organisation to assist the person with a disability to live independently in the community.
- Stable financial management arrangement – via personal financial management skills or through a financial administrator.
- Commitment to this model to meet their long term housing needs.
- Housing requirements which can be realistically met within an affordable budget.
- Informed understanding of the program.

## Advantages to Applicant and the Tenant:

The Applicant nominates the tenant (themselves or a family member if family is supplying the funds) to live in the property.

HCA retains title over the property and the Applicant has a signed property partnership agreement securing their financial interest in the property.

The nominated tenant has secure tenure under a Residential Tenancies Act lease signed with HCA.

- Rent is set consistent with HCA and Office of Housing policies.
- The tenant is released from responsibilities of maintenance undertaken by HCA, payment of rates, body corporate fees etc.
- Building insurance is covered.
- The Applicant can at a future time indicate they no longer need the property and request for their funds to be returned, which will likely require HCA to sell the property.
- The Applicant's investment in the property is in accordance with their initial project contribution unless otherwise agreed e.g. future capital upgrade funded by Applicant. For example if an Applicant provided approximately a 1/3 of the initial project cost they receive approximately 1/3 of net proceeds at time of sale regardless to changes in its value.

## Costs & Limitations:

HCA has a responsibility to function in a financially responsible manner. All costs related to the program need to be met from the capital pool or from rent collected.

- Establishment costs such as legal fees etc. are currently set at 2.5% of property purchase price.
- Some capital upgrade work or disability modifications maybe required to meet tenant needs and also to meet HCA property standards and are included in the project costing.
- Rent covers property costs such as rates and maintenance.
- A cancellation fee is charged if the tenant chooses to withdraw from the contract after settlement.

**For further information or registration of interest please inquire about the HCA Mixed Equity Program via the contacts at the back of this pamphlet.**