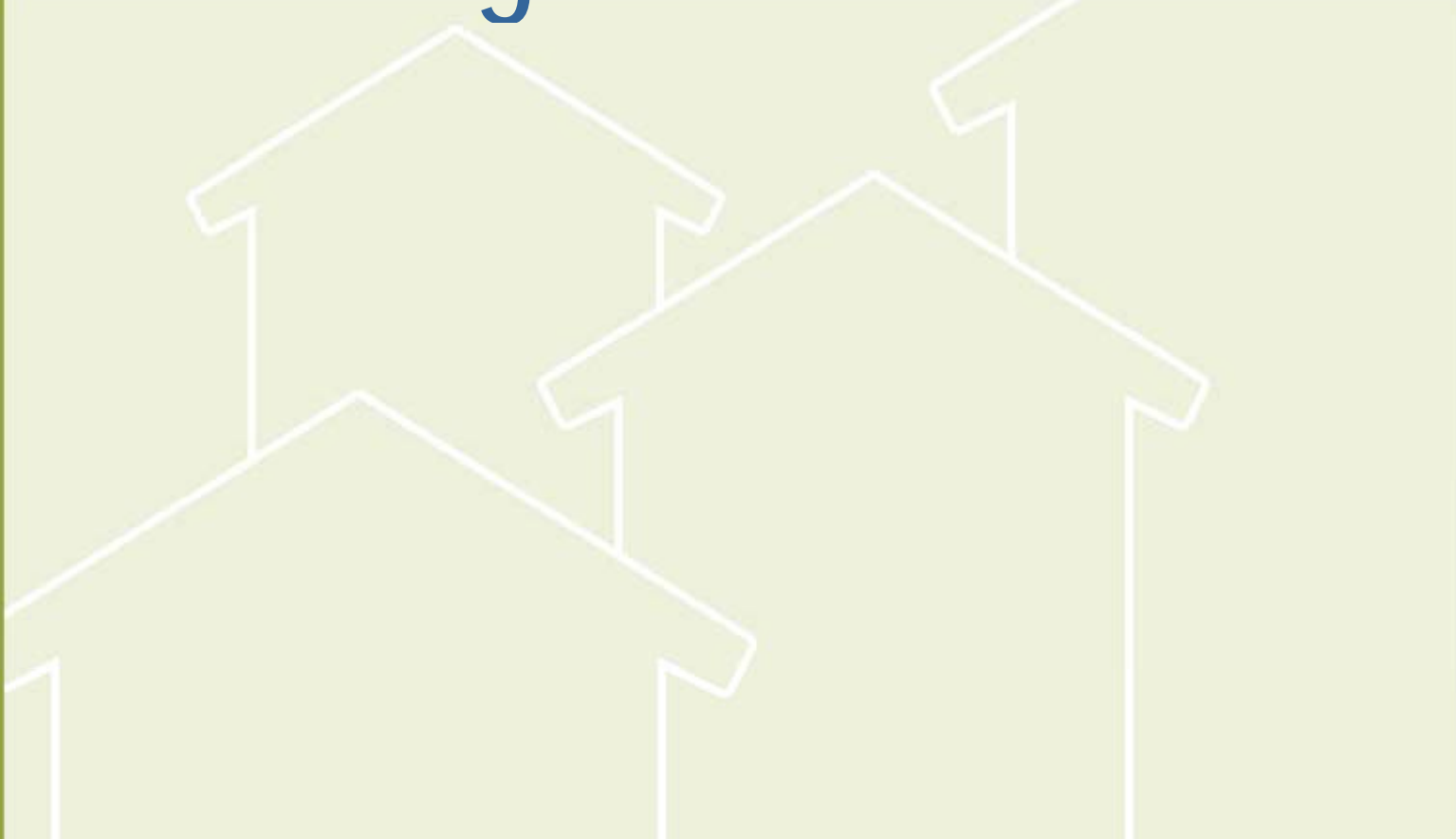




# Housing Choices Australia



## What are Housing Associations?

- Not-for-profit organization
- Partly Government Funded
- Companies operated by Boards of Directors
- Developers, owners and managers
- Assist low and moderate income households
- Regulated by the State Government

# HCA Vision and Mission

## 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.

## Mission

HCA will make a material difference to expanding the supply of quality affordable housing in Australia

## Our Growth Strategy is based upon a number of core principles

- People with low incomes, with physical or mental disabilities have the same housing rights and needs as everyone else
- Housing is a building block for stable lives and individual freedoms
- Affordable housing must be indistinguishable from other housing and neighbourhoods
- Partnerships and collaborations are crucial elements of our operating model

## Our Business

- Development
  - 1300+ tenancies currently owned and managed
  - 417+ properties in the development pipeline – next 12-18 months
- Management
  - Property and tenancy management

## Our Funding

- State Government through its: "*Strategy for Growth in Housing for Low Income Victorians*"
- 25 / 75%
- Partnership arrangements
- Loans
- Philanthropic Trusts

A vertical green bar on the left side of the slide contains white line-art outlines of various house shapes, including detached houses, townhouses, and units.

## Variety of property types

- Detached houses
- Units/flats
- Apartments
- Townhouses

## Mason Street, Altona (44)



**8x1 & 36x2 bedroom apartments**  
**Completion Date: February 2011**



## Nelson Street, Ringwood (36)



**12x1 bedroom & 24x2 bedroom apartments**  
**Completion Date: December 2010**

## New Quay, Docklands (85)



**42 x 1 & 43 x 2 bedroom apartments**  
**Completion Date: May 2011**

## Bute Street, Seddon (41)



**18 x one bedroom  
& 23 x 2 bedroom Apartments  
Completion Date: December 2010**

## Cottrell Street, Werribee (15)



**6 x 2 bedroom & 9 x 3 bedroom villa units**  
**Completion Date: November, 2010**

## Drill Hall Redevelopment (59)



**51 x 1 Bedroom units & 8 x 2 Bedroom units**  
**Completion Date: November 2011**

## Housing Information Referral

- Victorian state-wide service providing information, advice, referral – for people with disability/homeless/at risk. Tenancy advice and information re-access to public housing, rooming houses, co-operatives, community housing
- Emergency housing funding
- Must be residing within Victoria
- Applicants who are on a Disability Support Pension:

**Tel: 1300 312 447**

Household income limits for Growth Strategy and other similarly funded properties

Income Limits	Household Size		
	1 person	2 persons	3+persons
Upper limit	\$41,128	\$68,685	\$90,816

- 1 Children of any age counted in household size
- 2 'Net rent' is rent charged minus Commonwealth Rent Assistance. 'Net rent' not to exceed 30% of total gross household income (also net of CRA) for households below this income limit.