



## Aboriginal Housing Office – Home Ownership Deposit Co-contribution Scheme

### Introduction

We are pleased to present the Aboriginal Housing Office (AHO) – Home Ownership Options as part of the AHO's vision of ensuring that every Aboriginal person in NSW has equal access to, and choice in, affordable housing.

We have listened to Aboriginal people across NSW and we have heard that home ownership for many people and families is an important goal. As a result, *Strong Family, Strong Communities*, the NSW Government's ten year Aboriginal Housing Strategy, commits us to delivering new and innovative opportunities for Aboriginal people to enter into home ownership. The AHO has set a target of supporting 100 Aboriginal families into home ownership by 2022.

The AHO is proud to provide culturally appropriate pathways to home ownership. We know there are many barriers to home ownership and we have developed a wide range of tools and supports to prepare people and families to navigate the system in a way that suits their needs and personal goals.

We are working with families to help them identify whether home ownership is the right path for them, and walking alongside them as they progress on their journey to home ownership. It has been encouraging to hear the positive impact home ownership has had for Aboriginal people and families who have already purchased their homes. We have heard that home ownership provides greater sense of safety and security and connection to Country and community. There is a clear sense of pride in buying a home.

There is no question that home ownership for many people is complex and costly. We have heard from Aboriginal people that saving for a deposit is one of the main barriers they face to achieving their home ownership aspirations. Additionally, there are a range of administrative costs that people face as part of the process of buying a home, such as survey costs, valuations, conveyancing fees, lenders mortgage insurance just to name a few.

The AHO is directly addressing these barriers through the AHO Deposit Co-contribution Scheme, which offers different grants to eligible Aboriginal people living in NSW.



## The AHO Deposit Co-contribution Scheme

Within the co-contribution component, there are three main funding options:

### **Stream 1 Home Buyer Booster Grant**

Flat rate of \$2,500 targeted for one-off assistance for eligible Aboriginal people. The Grant covers legal expenses, building inspections. If there remains unspent funds, these funds may be put towards the mortgage of the property. The AHO shall pay the grant to the Applicant's Solicitor's or Conveyancer's trust account four weeks prior to settlement of the Property to be held in trust pending settlement.

### **Stream 2 AHO Deadly Deposit Grant**

One-off co-contribution for eligible Aboriginal social housing tenants (including AHO Tenants) that can match peoples savings towards a deposit up to \$10k. The AHO shall pay the grant to the Applicant's Solicitor's or Conveyancer's trust account four weeks prior to settlement of the Property to be held in trust pending settlement.

### **Stream 3 AHO Tenancy Plus Grant**

Targeted one-off co-contribution for eligible long-term AHO Tenants. AHO will match their savings towards a home deposit at a higher rate of co-contribution than Stream 2, still capped at \$10k. The AHO shall pay the grant to the Applicant's Solicitor's or Conveyancer's trust account four weeks prior to settlement of the Property to be held in trust pending settlement.

Additionally, the Scheme offers the opportunity to apply for a combination of Stream 1 and Stream 2 grants together, or Stream 1 and Stream 3 grants, capping the total available grant funds at \$12,500 for eligible Aboriginal applicants. If an applicant has been successful, AHO shall pay the Grant amount to the Applicant's Solicitor's or Conveyancer's trust account prior to settlement of the Property to be held in trust pending settlement.

The AHO is seeking advice on how these grants can work most effectively within the banking and financial lending sector. Ideally, these grants would be recognised as part of a person's home ownership loan application, as part of the deposit and completion of loans. We welcome the opportunity to discuss how this could be achieved.

# Aboriginal Housing Office – Home Ownership Deposit Co-contribution Scheme

## Stream 1 – Home Buyer Booster Grant

Our targeted one-off assistance for eligible Aboriginal people with home ownership legal expenses.

Money available	Target Audience	Eligibility
<p>The maximum available is \$2,500.</p> <p>The Grant covers legal expenses, building inspections. If there remains unspent funds, the remaining money may be put towards the mortgage.</p>	<p>This grant is open to Aboriginal living in private real estate as well as in social housing.</p>	<ul style="list-style-type: none"> <li>• The main applicant must be Aboriginal</li> <li>• The applicants maximum combined annual income must be below \$200,000.</li> <li>• The applicants must be currently living in NSW and purchasing a property in NSW.</li> <li>• The applicants cannot currently own residential property.</li> </ul>

## Stream 2 – AHO Deadly Deposit Grant

Our targeted one-off contribution for eligible Aboriginal social housing tenants that can match people savings towards a deposit.

Money available	Target Audience	Eligibility
<p>This grant matches peoples existing savings on a \$1:\$1 basis to a maximum of \$10,000.</p> <p>This is based on the amount of savings listed on the application form. Savings may be made up of money in the bank, cash, and other sources. The final amount of savings to the deposit will be confirmed prior to settlement and may be lowered if the final deposit is lower than the amount quoted on the application form.</p>	<p>This grant is open to AHO tenants and social housing tenants who have tenure through the NSW Housing Register Pathway.</p> <p>This includes Aboriginal people on the social housing waitlist are eligible for this funding if they have been approved for social housing, are listed on the NSW Housing Register, and still meet the eligibility for social housing.</p>	<ul style="list-style-type: none"> <li>• The main applicant must be Aboriginal</li> <li>• The applicants maximum combined annual income must be below \$200,000.</li> <li>• The applicants must be currently living in NSW and purchasing a property in NSW.</li> <li>• The applicants cannot currently own residential property.</li> <li>• Applicants demonstrate they are a current social housing tenant or are on the NSW Housing Register.</li> </ul>

# Aboriginal Housing Office – Home Ownership Deposit Co-contribution Scheme



## Stream 3 – AHO Tenancy Plus Grant

Our targeted one-off contribution for eligible long term AHO tenants looking to increase their home deposit.

Money available	Target Audience	Eligibility
<p>This grant matches people’s savings depending on their length of tenure as an AHO tenant. Their saved deposit a listed on the application form is matched at one of the following rates to a maximum of \$10,000:</p> <ul style="list-style-type: none"> <li>• Over 5 years tenancy \$1 : \$1.25</li> <li>• Over 10 years tenancy \$1 : \$1.50</li> <li>• Over 15 years tenancy \$1 : \$1.75</li> </ul> <p>Savings may be made up of money in the bank, cash, and other sources. The final amount of savings to the deposit will be confirmed prior to settlement and may be lowered if the final deposit is lower than the amount quoted on the application form.</p>	<p>This funding is open to AHO tenants only. AHO tenants must be able to demonstrate through documentation that:</p> <ul style="list-style-type: none"> <li>• Have been head tenant for 5 years or more.</li> <li>• Have no history of significant rental or water arrears during the last five years.</li> <li>• Have a record of taking care of the property.</li> <li>• Have not had a negative result from the NSW Civil and Administrative Tribunal (NCAT).</li> <li>• Have not had any confirmed anti-social behaviour matters.</li> </ul>	<ul style="list-style-type: none"> <li>• The main applicant must be Aboriginal</li> <li>• Have been AHO head tenant for 5 years or more.</li> <li>• The applicants maximum combined annual income must be below \$200,000.</li> <li>• The applicants must be currently living in NSW and purchasing a property in NSW.</li> <li>• The applicants cannot currently own residential property.</li> <li>• Have no history of rental or water arrears during this time.</li> <li>• Have a record of taking care of the property.</li> <li>• Have not had a negative result from the NSW Civil and Administrative Tribunal (NCAT).</li> <li>• Have not had any confirmed anti-social behaviour matters.</li> </ul>

# Aboriginal Housing Office – Home Ownership Deposit Co-contribution Scheme



## Stream 4 – Home Buyer Booster and Deadly Deposit Grant

Which is a combination of Home Buy Booster Grant and AHO Deadly Deposit Grant (combination of Stream 1 and 2).

### Money available

This combines Streams 1 & 2. This means \$2,500 toward legal expenses and the grant that matches peoples existing savings on a \$1:\$1 basis to a maximum of \$10,000. Together the total maximum available is \$12,500.

The Grant covers legal expenses, building inspections. If there remains unspent funds, the remaining money may be put towards the mortgage.

The \$1:\$1 matching is based on the amount of savings they list on the application form. Savings may be made up of money in the bank, cash, and other sources. The final amount of savings to the deposit will be confirmed prior to settlement and may be lowered if the final deposit is lower than the amount quoted on the application form.

### Target Audience

This grant is open to AHO tenants and social housing tenants who have tenure through the NSW Housing Register Pathway. This includes Aboriginal people on the social housing waitlist are eligible for this funding if they have been approved for social housing, are listed on the NSW Housing Register, and still meet the eligibility for social housing.

### Eligibility

- The main applicant must be Aboriginal
  - The applicants maximum combined annual income must be below \$200,000.
  - The applicants must be currently living in NSW and purchasing a property in NSW.
  - The applicants cannot currently own residential property.
- Applicants must demonstrate they are a current social housing tenant or are on the NSW Housing Register.

# Aboriginal Housing Office – Home Ownership Deposit Co-contribution Scheme



## Stream 5 - Home Buyer Booster and AHO Tenancy Plus Grant

Which is a combination of Home Buy Booster Grant and AHO Tenancy Plus Grant (combination of Stream 1 and 3).

### Money available

This combines Streams 1 & 3. This means \$2,500 toward legal expenses and the grant that matches peoples existing savings at a higher rate of co-contribution to a maximum of \$10,000. Together the total maximum available is \$12,500.

This grant matches people's savings depending on their length of tenure as an AHO tenant. Their saved deposit a listed on the application form is matched at one of the following rates to a maximum of \$10,000:

- Over 5 years tenancy \$1 : \$1.25
- Over 10 years tenancy \$1 : \$1.50
- Over 15 years tenancy \$1 : \$1.75

Savings may be made up of money in the bank, cash, and other sources. The final amount of savings to the deposit will be confirmed prior to settlement and may be lowered if the final deposit is lower than the amount quoted on the application form.

### Target Audience

This funding is open to AHO tenants only. AHO tenants must be able to demonstrate through documentation that:

- Have been head tenant for 5 years or more.
- Have no history of significant rental or water arrears during the last five years.
- Have a record of taking care of the property.
- Have not had a negative result from the NSW Civil and Administrative Tribunal (NCAT).
- Have not had any confirmed anti-social behaviour matters.

### Eligibility

- The main applicant must be Aboriginal
- Have been AHO head tenant for 5 years or more.
- The applicants maximum combined annual income must be below \$200,000.
- The applicants must be currently living in NSW and purchasing a property in NSW.
- The applicants cannot currently own residential property.
- Have no history of rental or water arrears during this time.
- Have a record of taking care of the property.
- Have not had a negative result from the NSW Civil and Administrative Tribunal (NCAT).
- Have not had any confirmed anti-social behaviour matters.