

How to know if a property is affordable?

An 'affordable property' means that the client will not be paying more than 30% of their income.

The Exit Pathways rental subsidy will only be approved on a property that is considered affordable and within financial means.

Is there an income test?

Yes. Income will include any Commonwealth Rental Assistance, even if clients have not yet applied for or receive this from income support. This does not apply if the client isn't eligible for CRA (i.e. earns too much).

Is there an assets test?

Clients can receive the subsidy if they have assets but cannot access them in the short to medium term because of circumstances beyond their control.

For example: they might have an interest in a family home but the Family court has ordered that the property cannot be sold pending court proceedings.

Other questions you might have

Learn more. Visit our website.

havenhomesafe.org.au/support-services



Referral

Local organisations can refer eligible clients. Clients will need to complete a referral form with their support agency. Referrals will be assessed to determine if the Exit Pathways program is suitable for the applicant.

To learn more or submit a referral:

Email: exitpathways@hhs.org.au

Phone: 1300 428 364

About Haven Home Safe

We connect people with housing options and the support services they need to find and keep a place to call home.

For over 40 years, we've worked with government, public and private partners and people in communities with this purpose in mind.

We acknowledge First Nations people as the Traditional Custodians of the land and pay our respect to Elders past and present.

We are a place where people from diverse backgrounds, cultures, gender identities and sexual orientations are welcome and supported.



havenhomesafe.org.au



Connect Support.



Exit Pathways Program



What is The Exit Pathways Program?

This program provides a rental pathway for women and women with children (including all people who identify as a woman) who have experienced family violence.

Supporting them to move from temporary, emergency or refuge accommodation into a private rental property.

Eligibility

The Exit Pathways program is designed to support women who are:

- Already connected with a support worker who will stay involved for the whole tenancy and have ongoing support from a specialist Family Violence support service.
- Not currently in crisis but have experienced Family Violence and are at low risk of further family violence.
- Unable to return safely to previous housing.
- Ready to exit refuge, crisis accommodation or transitional housing (for victim survivors) and no longer need the safety measures offered by this style of accommodation.
- Assessed as likely to have the financial capacity to independently pay rent on a private rental property within 12-18 months.
- Mentally and emotionally ready to plan and address their future needs.



How does the program work?

Haven Home Safe will rent private rental properties on behalf of clients and then sub-lease these onto approved applicants (known as head-leading).

Approved applicants will receive rent subsidies for a period of up to 18 months, allowing them to build their financial resilience. Local Family Violence women's services will provide wrap around support during this time.

Available for up to 18-months, the Exit Pathways program allows clients supports to:

- Stabilise their situation.
- Establish a successful rental history.
- Develop skills to maintain a home and pay for ongoing living expenses.
- Find employment or engage in education/training – full-time or part time.
- At the end of the program clients may choose to independently take on the lease of the property, paying the full rental cost (subject to approval from the owner/agent).

Next steps

Approved applicants

Next steps for approved applicants

If a client is approved, they will be assisted to find a rental property that is affordable to them.

HHS will then lease the property from the landlord (head-lease) and sub-lease it back to the client. Clients will be required to sign a lease with Haven; Home, Safe and pay rent for the duration of this tenancy.

Subsidized bond and rents will be available to approved applicants for up to 18 months.

What is the subsidy level?

The amount of the rental subsidy considers the market rent (how much the property costs to rent as determined by the landlord) and is calculated according to a client's income.

During the 18-month sub-lease period clients will pay their subsidized rent directly to HHS.

HHS will pay the full market rent directly to the landlord/Rental Provider.

The rental subsidy to be provided is as follows:

0-4 months	30% of market rent
4-8 months	40% of market rent
8-12 months	60% of market rent
12-15 months	70% of market rent
15-18 months	80% of market rent
18 months onwards	Client accepts full property rental responsibility