



CO-RESIDENT CARER RENT POLICY INFORMATION SHEET

WHAT IS THE CO-RESIDENT CARER RENT POLICY ABOUT?

The policy incentivises people to become or remain a co-resident carer for people with disability who are living in Housing Choices Australia (Housing Choices WA) properties and incentivises Housing Choices WA tenants with disability to seek a co-resident carer.

WHAT IS THE INCENTIVE?

The incentive is in the form of the co-resident carer's assessable income being capped at 25%* or 30%* of the current full rate of the Centrelink Carer Payment, regardless of their total income that would otherwise be considered assessable under general rent setting policy. This ensures that the household rent remains affordable for the tenant, who is ultimately responsible for ensuring rent is paid.

WHO IS CONSIDERED A CO-RESIDENT CARER?

To be considered a co-resident carer of a Housing Choices WA tenant:

- you must live in an Housing Choices WA property with a tenant permanently and consider it your primary place of residence;
- you must provide on-going care for the tenant you live with; and
- you would otherwise live elsewhere if you didn't care for the tenant.

A co-resident carer can also be:

- the parent of an adult child (over 18 years of age) with a disability who is a Housing Choices WA tenant;
- a relative of the tenant (as long as they are not a Joint Tenant); or
- someone who is caring for a tenant with a severe illness that results in a disability.

WHO IS NOT CONSIDERED A CO-RESIDENT CARER?

- a tenant's partner (even if they are not named on the Tenancy Agreement);
- a Joint Tenant (someone named on the Tenancy Agreement);
- parents of children under 18 years of age with a disability; or
- paid professional care workers including rostered care workers.



HOW IS RENT ASSESSED?

How much income is assessed?

If approved, the co-resident carer's assessable income will be capped at 25%* or 30%* of the current full rate of the Centrelink Carer Payment (plus any Commonwealth Rent Assistance (CRA) they may be entitled to) regardless of how much they earn or receive.

What if a carer's income is less than the full Centrelink Carer Payment?

If a co-resident carer receives less than the full rate of the Centrelink Carer Payment, the amount the carer actually receives is used as assessable income for rent setting purposes.

What if the carer's income is the same amount as the full Centrelink Carer Payment?

This policy will not make any difference to rent charged.

What about Centrelink Carer Allowance?

The Centrelink Carer Allowance will be considered non-assessable income for approved co-resident carers.

*Band A households will have their assessable income capped at 25% and Band B households will have their assessable income capped at 30% as per our general rent setting policy.

WHAT EVIDENCE IS NEEDED TO BE A CO-RESIDENT CARER?

It is the tenant's responsibility to provide sufficient evidence to satisfy the criteria required to deem them eligible to have the Co-Resident Carer Rent Policy applied to their tenancy. It is not the responsibility of the carer. However, in most situations, the carer will be the one assisting the tenant to obtain the evidence required. Tenants can also use a friend, family member or an advocacy or support person to assist them.

Examples of satisfactory evidence

- Centrelink approval of a Carer Payment for the household member.
- Evidence from Centrelink outlining that the household member is identified by Centrelink as the carer for the tenant with a disability.
- An NDIS plan showing the household member is providing care for the tenant (Note: tenants do not have to give a copy of their NDIS plan - it is entirely voluntary if they choose to do so due to privacy provisions under NDIS).
- Evidence from a disability service provider, support agency or GP confirming that the household member is the identified carer for the tenant.

CONTACT US FOR MORE INFORMATION

Tenants who think they may be eligible to have the Co-Resident Carer Rent Policy applied to their tenancy should not delay in contacting Housing Choices WA.

If you would like more information, or if you would like to discuss whether the Co-Resident Carer Rent Policy is applicable to your tenancy, please contact your Tenancy Officer or our Rent Review Team on 9534 0400.

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