



Affordable Housing – Income Eligibility Reviews and Rent Assessments?

AFFORDABLE HOUSING INCOME ELIGIBILITY REVIEWS AND RENT ASSESSMENTS

Each year, under the NRAS Guidelines, Hume Housing is required to review your eligibility under the Affordable Housing Eligibility Income Band to ensure you are still eligible for Affordable Housing.

We calculate your rental subsidy based on the combined gross assessable income of your household.

WHAT DO YOU NEED TO DO?

- Complete and Sign the Rent Subsidy Application – Affordable Housing
- Provide Proof of Income for everyone in the Household. This should be for:
 - the previous **12 months** for your income eligibility review and;
 - the previous **12 weeks** for your rent assessment
- Scan and email the information back to us or drop the information into our Fairfield Office

WHAT INFORMATION DO I NEED TO PROVIDE WITH MY APPLICATION FOR A RENT SUBSIDY?

Customers must declare all assessable income and provide proof of the amount received by each member of their household aged 18 years and over. Proof of income must be original and can include:

Source of Income	Proof of Income
Centrelink	<ul style="list-style-type: none">• If you have not provided customer consent to access your Centrelink Income details online you must provide a current Centrelink Income Statement AND a breakdown of all Centrelink income• If you have provided customer consent to access your Centrelink income details online you do not need to provide a Centrelink Income Statement
Veterans' Affairs	<ul style="list-style-type: none">• A General Statement of Pension and a Statement of Income and Assets from the Department of Veteran's Affairs AND a breakdown of all Veteran's Affairs income
Salary/Wages	<ul style="list-style-type: none">• Payslip's or a letter or statement from the employer detailing gross wage, applicable tax, deductions, pay period, and payee details for salary or wages
Self Employed	<ul style="list-style-type: none">• A completed Australian Tax Office Return or a certified profit and loss statement completed by a registered accountant
Superannuation	<ul style="list-style-type: none">• A letter from the Superannuation Fund confirming the amount received
Overseas pension	<ul style="list-style-type: none">• A letter or statement from an Overseas Government detailing the amount received
Savings / Investments	<ul style="list-style-type: none">• A letter from the investment institution providing details of interest or dividend received
Maintenance	<ul style="list-style-type: none">• An itemised Centrelink Income Statement for the previous 12 months
WorkCover	<ul style="list-style-type: none">• A letter or statement from Work Cover or Insurance Company detailing the amount received
Other Income	<ul style="list-style-type: none">• A letter from another organisation or income provider (not listed above) detailing the amount and type of income received

The type of evidence must correspond to the type of income and documents must not be more than 14 days old on the date they are submitted, with the exception of Tax Returns which must not be more than 13 months old.

Renting Affordable Housing

What is affordable rental housing?

Affordable rental housing is housing that meets the needs of people on very low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education.

Affordable housing may include a range of accommodation types and sizes, including single or multi-bedroom units, houses and studio apartments. It is only available in some locations and people must meet eligibility criteria.

Many people need affordable housing for lots of different reasons including people who work full- or part-time in lower paying jobs. In addition it can include people who are going through a change in their lives which effects their financial situation - such as having a baby, getting a divorce or leaving home for the first time, as well as people receiving a government pension or benefit.

Am I eligible?

Eligibility for affordable housing mostly depends on your household income, which must be within the maximum limits set by the NSW and/or Australian Governments. Income levels are assessed against gross income limits according to the household composition. A household's gross income for the 12 months prior to commencement of a lease must be equal to or less than the relevant income limit for the household's composition. The maximum household income limits are indexed and are reviewed every 12 months.

For more information about this go to:
www.dss.gov.au

What are income eligibility reviews?

Income Eligibility reviews occur annually for all affordable housing customers. The reviews ensure customers continue to be eligible for affordable housing. It is essential when your eligibility is

reassessed, you should not be in rent arrears, or be in breach of your tenancy as a result of nuisance and annoyance or poor property care.

If deemed eligible your rent will be reassessed and you will be offered a further 12 month fixed term lease.

How much rent will I pay?

Rents for Hume affordable housing are set in two ways.

The first is to set the rent as a discount of the current market rent. This means the maximum rent you will pay is 20 percent below the market rent. The maximum amount you pay will depend on the market rent for a similar property in the same area.

The second is to set the rent as a proportion of a household's before tax income. Households will be charged up to 40 percent of their before tax income for rent.

How is Market Rent reviewed?

Market Rent Reviews are carried out every year. Just as market rents in the private rental market increases and decrease over time, Hume Housing also reviews its rents to make sure they reflect movement in the private rental market.

As part of the review, we write to every customer to advise them of the new market rent, including whether it has increased or decreased. The letter also states the date from which the new market rent applies. The date usually coincides with the end of your current fixed term lease.

How long can I stay?

Generally, tenants of affordable rental housing enter into a lease for a fixed term and you will need to continue to meet the eligibility criteria during the tenancy. As long as you remain eligible for affordable housing the lease can generally be renewed or continued.