

Tharawal Housing Aboriginal Corporation

Eligibility Policy Affordable Housing

Content:	Eligibility Policy – Affordable Housing
Version:	1
Applies to:	Tharawal Housing Aboriginal Corporation
Date:	03/10/2019

Background:

Tharawal Housing Aboriginal Corporation is a Community Housing Provider that specialises in providing social and affordable housing for Aboriginal and Torres Strait Islander People. Tharawal Housing Aboriginal Corporation aims to support Aboriginal and Torres Strait Islander people to successfully sustain tenancies by linking clients into support services where applicable. Tharawal Housing Aboriginal Corporation aims to educate Aboriginal and Torres Strait Islander people by providing pathways into improved housing outcomes delivered in a culturally appropriate manner.

Scope:

This policy applies to all applicants who apply for Affordable Housing. Tharawal Housing Aboriginal Corporation specialises in providing Affordable Housing for Aboriginal and Torres Strait Islander people.

What is Affordable Housing?

Affordable Housing is a government initiative to assist the needs of people on low to moderate income in the rental market. The rent setting on Affordable Housing properties is set below the standard market rent. The aim of the program is to assist people to be able to meet the basic living costs such as food, clothing, transport, medical expense and education.

How to Apply:

Applicant/s need to complete an application for Affordable Housing and provide all documentation requested. Application will be assessed within 28 days of receipt. Applicants will be advised in writing of outcome of their application. Approved applicants will be placed on the waiting list.

Who is Eligible?

Applicants applying for Affordable Housing with Tharawal Housing Aboriginal Corporation must meet the following eligibility criteria:

- Confirmation of Aboriginality
- Be a resident of NSW
- Citizen or have permanent residency in Australia
- Be at least 18 years of age
- Proof of Identity

Compliance

NSW Housing Act 2001

Privacy and Personal Information Protection Act 1998

Aboriginal Housing Act 1998

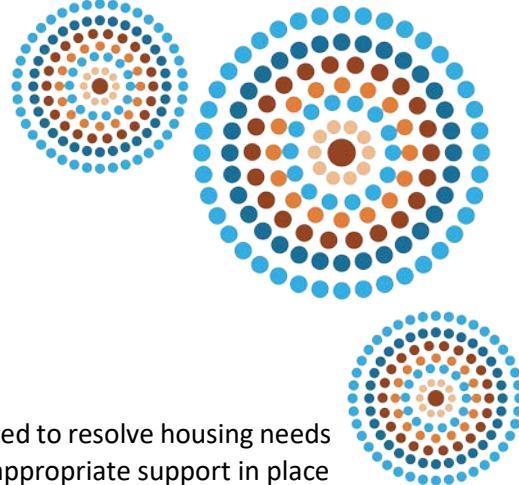
Corporations Aboriginal and Torres Strait Islander Act 2006

References

This Policy should be read in conjunction with:

NSW Affordable Housing Ministerial Guidelines

AHO: Confirmation of Aboriginality Policy



- Household income within the income eligibility limits
- Not own any assets or property which could reasonably be expected to resolve housing needs
- Be able to sustain a successful tenancy, without support or with appropriate support in place
- If applicable, make repayment of any former debts to a social housing provider

Income Eligibility:

There is no minimum income eligibility limit set for applicants applying for Affordable Housing, however applicants will not be considered for properties that are not affordable based on their total household income. The maximum household income limits is set out in the below tables. Applicants earning above the below income limits will not be considered.

The initial household income limits for the 2019-20 NRAS year (i.e. the period 1 May 2019 to 30 April 2020) are:

2019-20 NRAS Year		
Household Composition	Initial Household Income Limit	Existing Tenant Income Limit
Single	66,300	82,875
Single + 1 Child	86,200	107,750
Single + 2 Children	106,100	132,625
Single + 3 Children	126,000	157,500
Single + 4 Children	145,900	182,375
Couple	99,500	124,375
Couple + 1 Child	119,400	149,250
Couple + 2 Children	139,300	174,125
Couple + 3 Children	159,200	199,000
Couple + 4 Children	179,100	223,875

**This column shows figures which are 25 per cent more than the initial household income limits. If the combined gross household income of existing tenants exceeds the initial income limit by 25 per cent or more (i.e. is at or is more than the existing tenant income limit) in two consecutive eligibility years, the tenants will cease to be eligible tenants*

Housing Need:

Compliance

NSW Housing Act 2001

Privacy and Personal Information Protection Act 1998

Aboriginal Housing Act 1998

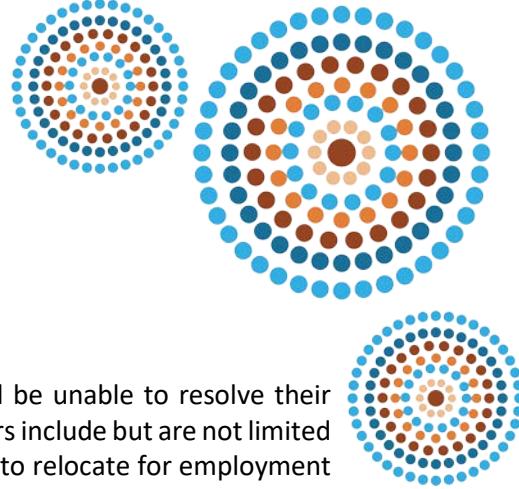
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Applicants will need to demonstrate a need for Affordable Housing and be unable to resolve their housing needs in the medium to long term without assistance. Some factors include but are not limited to; currently living in unaffordable and/or unsuitable housing or needing to relocate for employment or family reasons.

The number of people residing in the property that live must be appropriate to the size of the home.

Waiting list:

Tharawal Housing Aboriginal Corporation manages its own waiting list for applicants for affordable housing properties.

Confirmation of Aboriginality

1. Letter from a Local Aboriginal Land Council (LALC)
 - o The letter of confirmation from their LALC must be on the LALC letterhead and signed by either the LALC Chairperson or Chief Executive Officer confirming acceptance as a member of the Land Council. This letter is deemed as proof of Aboriginality.
2. Letter from a registered Aboriginal Organisation
 - o The Aboriginal organisation must be Aboriginal association incorporated under the *Corporations Aboriginal and Torres Strait Islander Act 2006* or
 - o An incorporated Aboriginal Community Organisation where all members of the organisation are Aboriginal, Torres Strait Islander or both.
 - o The Chief Executive Officer or Board members of the organisation must sign the letter with the common seal.
3. Statutory Declaration
 - o Is to be used in circumstances where clients are unable to meet the first two options. The statutory declaration must explain why the client is unable to provide a letter from LALC or an Aboriginal corporation.
 - o Evidence required, details of the clients Aboriginal family (family names and where the family is from Country) a statement that the client identifies as an Aboriginal or Torres Strait Islander person, a letter of support from Aboriginal and Torres Strait Islander community member (Aboriginal organisations on letterhead or government agencies)

Compliance

NSW Housing Act 2001
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