



AFFORDABLE HOUSING FACTSHEET

What is the Affordable Housing Scheme and How it can benefit you?

The Affordable Housing Scheme was developed to encourage working low and moderate income earners into the rental property market. ACHLs' subsidised rental properties allow employed applicants safe and secure accommodation to assist with maintaining other essential basic living costs.

With the increasing demand and rising cost of Rental properties, entering the rental market has become difficult, particularly for the moderate to low income earners. The Affordable Scheme assists in meeting adequate housing needs, without penalising low-income earning individuals and families.

Locational Preferences allow applicants to specify from a list of Local Government Areas (LGA) that may be convenient for existing needs, including proximity to employment and schools.

Renting and Tenancy

Upon accepting an offer, the Tenant will be required to provide 4 weeks bond and 2 weeks rent in advance. The rent is set at 75% of market rent, as determined by the Rental Bond Board figures.

Affordable Housing Leases will be initially for a fixed period of twelve (12) months. At the end of every 12 month period, the tenancy will be re-assessed for eligibility to continue.

Eligibility

If you are currently employed and an Australian Permanent Resident, you may apply for Affordable Housing. You are required to provide an employment history (Payslips - min of 2 months) as well as proof of a successful tenancy history (rental Ledger - min of 12 months) The main applicant must be employed and the total household gross income must fall within the Affordable Housing Income Eligibility Limits (see table below).

Affordable Housing Income Eligibility Limits

Household Members (regardless of relationship)	Minimum Gross Annual Income	Maximum Gross Annual Income
Head Tenant (Single)	\$33,300	\$50,000
Each Additional Adult (18 years or over)	Add \$16,700	Add \$25,000
Each Additional child (under 18 years)	Add \$10,000	Add \$15,000
<p>e.g Couple and 2 Children (Under 18) Head Tenant + Additional Adult + 2 Children (Under 18) Income Eligibility between \$70,000 - \$105,000</p>		

Providing secure, affordable housing to those most in need.

Unit 6, 63-79 Parramatta Rd, Silverwater NSW 2128 **Phone:** 02 8622 1500 **Fax:** 02 8622 1599 **Web:** www.achl.org.au