

Affordable Housing Initiative

Overview

In order to be eligible for a housing incentive under the Affordable Housing Initiative, income limits apply.

The gross income limits for eligible tenants are specified in the tables opposite.

Income levels are assessed against gross income limits according to the household composition. For eligibility purposes, a household is considered to be all persons who are tenants of the property. All persons who ordinarily reside in a home must have their income included as a member of the household.

A household's gross income for the 12 months prior to commencement of the tenancy must be equal to or less than the relevant income limit for the household's composition. Household income may then increase above the limit. However, a household ceases to be eligible for housing if the tenants' household income exceeds the applicable household income limit by 25 per cent or more in two consecutive eligibility years.

For more information, please contact us on 9288 9600.

The 2016-17 household income limits

The 2016-17 household income eligibility limits are:

	2016-17 Year
1 st Adult	\$48,527
1 st Adult – sole parent	\$51,041
Each Additional Adult	\$18,564
Each Child	\$16,096
Independent minor	\$48,527

For ease of application purposes, a variety of 2014-15 income eligibility limits for various household compositions are presented below.

HOUSEHOLD COMPOSITION	INITIAL HOUSEHOLD INCOME LIMIT (\$)	EXISTING TENANT INCOME LIMIT (\$)*
One adult	48,527	60,659
Two adults	67,091	83,864
Three adults	85,655	107,069
Four adults	104,219	130,274
Sole parent with one child	67,137	83,922
Sole parent with two children	83,233	104,042
Sole parent with three children	99,329	124,162
Couple with one child	83,187	103,984
Couple with two children	99,283	124,104
Couple with three children	115,379	144,224

* If the household income of an existing tenant exceeds the indicated limit (25 per cent greater than the initial income limit) in two consecutive NRAS years, the tenant will cease to be an eligible tenant. This column indicates figures which are 25 per cent higher than the household income limits for ease of reference for this purpose.