

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.

The 2018-19 household income limits

The 2018-19 household income eligibility limits are:

	2018-19 Year
1 st Adult	\$50,489
1 st Adult – sole parent	\$53,104
Each Additional Adult	\$19,315
Each Child	\$16,748
Independent Minor	\$50,489

For ease of application purposes, a variety of 2016-17 income eligibility limits for various household compositions are presented below.

HOUSEHOLD COMPOSITION	INITIAL HOUSEHOLD INCOME LIMIT (\$)	EXISTING TENANT INCOME LIMIT (\$)*
One adult	50,489	63,112
Two adults	69,804	87,255
Three adults	89,119	111,399
Four adults	108,434	135,543
Sole parent with one child	69,852	87,315
Sole parent with two children	86,600	108,250
Sole parent with three children	103,348	129,185
Couple with one child	86,552	108,190
Couple with two children	103,300	129,125
Couple with three children	120,048	150,060

* 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.