

Affordability 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 households of eligible tenants are specified in the tables below. 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 tenancy must be equal to or less than the relevant income limit for the household's composition. Household income may increase above the income limit in subsequent years. However, a household ceases to be eligible for an incentive if the tenants' household income exceeds the applicable income limit by 25 per cent or more in two consecutive eligibility years. An eligibility year is the 12 month period beginning on the anniversary of the start of the tenancy.

The 2019-2020 Income Limits

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

2019-20 NRAS Year	Initial Income Limit
First adult	\$51,398
First adult – sole parent	\$54,060
Each additional adult	\$19,663
Each child*	\$17,050

*Child means a person under 18 years of age who is financially dependent on an eligible tenant. If a person under 18 years of age is financially independent, they are considered an adult for NRAS purposes.

2019-20 NRAS Year		
Household Composition	Initial Income Limit	Existing Tenant Income Limit*
One adult	\$51,398	\$64,248
Two adults	\$71,061	\$88,827
Three adults	\$90,724	\$113,405
Four adults	\$110,387	\$137,984
Sole parent with one child	\$71,110	\$88,888
Sole parent with two children	\$88,160	\$110,200
Sole parent with three children	\$105,210	\$131,513
Couple with one child	\$88,111	\$110,139
Couple with two children	\$105,161	\$131,452
Couple with three children	\$122,211	\$152,764

*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.