

Momentum provides some of its housing as part of our affordable housing program.

This program aims to provide access to affordable housing for households who are ineligible for or are unlikely to be allocated social housing (i.e. public and community housing).

Momentum's affordable housing properties are currently located in Lismore, Ocean Shores and Ulmarra.

## Initial eligibility

To be eligible for our affordable housing program, you must:

- Be a citizen or have permanent residency in Australia
- Be a resident in NSW
- Establish your identity
- Be able to sustain a successful tenancy
- Where applicable, make repayments of any former debts to a community housing provider in NSW
- Be at least 18 years of age
- Be in housing need and unable to resolve this need in the medium to long term without assistance
- Not have any assets or property which could reasonably be expected to solve their housing situation
- Meet the current income eligibility criteria according to the NSW Affordable Housing Guidelines (see table)

## Setting the rent

Affordable housing tenants receive a discount on the normal market rent that would be charged for the property.

We are required to charge no more than 75% of the market rent.

The market rent for each property is reviewed by Momentum each year. This rent then stays the same until the time of the next review.

Unlike social housing, the level of the rent is not determined by the income of the household. This means that tenants are not required to inform us of any changes in their income until they are asked to provide that information each year (see *Reviewable Tenancies* section below).

## Becoming an affordable housing tenant

If you are selected for an affordable housing property, any current social housing application you may have registered, will be withdrawn.

Each new tenant signs a standard residential tenancies agreement (lease) with Momentum.

The term of that lease will be for twelve (12) months.

## Ingoing payments

At the time you sign an agreement, you will be required to pay:

- The equivalent of 4 weeks rent as a rental bond
- Two weeks rent in advance

## Reviewable tenancies

Tenants must continue to be within 25% of the initial income eligibility limit (see table).

To ensure this, Momentum conduct an annual eligibility review for all affordable housing tenants. We do this not less than 3 months before the end of each tenant's agreement.

Where a tenant is still eligible, a new lease is signed with the tenant for a further 12 months.

## No longer eligible

If our annual review has determined that a tenant is no longer eligible, the lease will not be renewed.

Where a tenant is ineligible for a new agreement with Momentum:

- The law requires that the tenant must, firstly be given 30 days' notice to appeal or decision; and
- If the appeal is unsuccessful (or is not made) tenants must then be given a minimum notice period of 60 days to move from the property.

In some circumstances, Momentum can provide a further extension to the notice period. Tenants will need to locate their own alternative to housing, either in the private rental market or through home ownership.

Momentum will provide assistance wherever it is possible to do so.

## Affordable Housing Annual Income Eligibility Limits for 2020-21

Initial eligibility limit:	\$60,200 for a single adult plus: \$30,100 for each additional adult \$18,100 for each child (under the age of 18)
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Annual eligibility limit:

Initial eligibility limit plus 25%

*NSW Affordable Housing Guidelines 2019-20*