

Momentum aims to assist people and families who may only receive a moderate income, but who do not meet the income eligibility requirements for social housing.

Our **affordable housing** properties are offered at a rate that is lower than the market rental value, with tenants usually receiving a 25% discount on the rent they are required to pay.

Momentum's affordable housing properties are currently located in Ulmarra (10 x 2-bedroom units) and Casino (6 x 2-bedroom units, 2 x 1-bedroom units).

## Initial eligibility

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

- Be a citizen or have permanent residency in Australia
- Establish your identity
- Be able to sustain a successful tenancy
- 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).

## Becoming a 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selected for an affordable housing property, any current social housing application you may have registered, will be withdrawn.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

The annual income of our affordable housing tenants must continue to meet the ongoing eligibility limits (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 our 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 2021-22

Initial eligibility limit	Annual eligibility limit (ongoing)
\$60,900 for a single adult plus: \$30,500 for each additional adult \$18,300 for each child (under the age of 18)	\$76,125 for a single adult plus: \$38,125 for each additional adult \$22,875 for each child (under the age of 18)
<i>NSW Affordable Housing Guidelines 2021-22</i>	