



# Social Housing Investment Package (SHIP)

# Social Housing

# Fact Sheet

## What is social housing?

Social housing is the longest-standing and largest-scale Government intervention to assist people who are unable to sustain themselves in the private housing market. It provides a stable, affordable safety net for people who are on low incomes and, increasingly, have a range of other disadvantages. Depending on the needs of the tenant, social housing provides the relief needed to get back on their feet, or a longer term housing solution.

## Who manages social housing?

The Housing Authority (Housing) is the biggest provider of social housing in WA, managing over 32,000 public housing tenancies. A variety of not for profit (NFP) organisations manage another 9,000 social housing tenancies across WA. Some of these organisations are registered Community Housing Providers.



## How is social housing managed?

NFP organisations who manage social housing are required to follow policies set by Housing, and adhere to terms stipulated in any legal agreements. Key elements of the policies are set out below.

### 1. Tenant eligibility for social housing

Applicants, partners and/or co-applicants must be eligible at the time of application, while on the waiting list and when an offer of housing is made. Applicants must:

- a) Be an Australian citizen or permanent resident;
- b) Live in Western Australia and receive their income here;
- c) Earn no more than the current [public housing income limits](#);
- d) Not have cash assets in excess of \$38,400 (singles) or \$63,800 (couples), \$80,000 (seniors 60 years plus singles or couples);
- e) Not own or part own property or land;
- f) Be able to prove their identity;
- g) Be 16 years of age or above.

### 2. How to allocate vacant properties to tenants

The Joint Wait List is the list of eligible applicants maintained by Housing that specified NFP organisations offer vacant properties to. Training is provided to NFPs who wish to use the Joint Wait list.

NFPs select applicants from the Joint Wait List according to the size and location of the vacant property available.

### 3. How to calculate social housing rent

Rent for social housing managed by NFP organisations differs slightly from public housing rent, because it includes Commonwealth Rent Assistance. Tenants living in properties managed by a NFP organisation are eligible to receive Commonwealth Rent Assistance, if they meet criteria set by Centrelink. Including Commonwealth Rent Assistance in the rent calculation contributes to the potential rental income from each property.

Rent should be calculated as 25% of gross household assessable income, plus Commonwealth Rent Assistance, up to the market rent value.



The Housing Authority provides guidance to organisations to ensure they are calculating rent correctly.

### 4. How to manage social housing

Social housing managed by NFP organisations are considered 'residential tenancies', and are required to be managed in accordance with the *Residential Tenancies Act 1987*. Advice on the responsibilities of NFPs as landlords is available from the [Department of Commerce](#).

For further information please contact the SHIP Administration Manager on: [ship.nfp@housing.wa.gov.au](mailto:ship.nfp@housing.wa.gov.au) or 6318 8318.