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| Title: Housing Policy | | |
| Policy Area: Social Programs - Housing | | |
| Policy Number: | Version: 2 | Page 1 of 2 |
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| Approved by Special Administrator A Bowcher | | |
| Date June 2019 | For Review June 2022 | |

Policy:

In accordance with the vision of Woomera Aboriginal Corporation (WAC) to provide Aboriginal people in the Albury region with the opportunity to enjoy a better quality of life, through the delivering of education, family services, housing and connection to community frameworks the Corporation provides affordable rental housing to Aboriginal people in the region.

Affordable rental housing is housing that meets the needs of people on very low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education.

As an Aboriginal Housing Provider registered with the NSW Aboriginal Housing Office (also referred to as AHO) the Corporation is bound by the terms and conditions set by the AHO when allocating AHO owned properties.

The Corporation's housing stock is made up of:

- 1) WAC owned properties
- 2) AHO owned properties

Limits on Eligibility:

The Corporation in line with the AHO and the National Rental Affordability Scheme (NRAS) guidelines, has set the following limits on eligibility of tenants to be housed in the Corporations housing stock:

- Must **not be** adequately housed by another social housing provider including (but not exclusive to) WAC, AHO, Department of Housing, Homes out West, Mungabareena Aboriginal Corporation
- Must **have an income that is within current income limits** set by NRAS. For NRAS purposes, a household is considered to be all persons who are tenants of the dwelling. All persons who ordinarily reside in an NRAS home must have their income included as a member of the household
- Must **not own or part-own a property**
- Must **not be indebted to WAC or the AHO or any other housing provider** or, if so indebted, have paid all outstanding debts prior to accepting an offer for housing

- **Must be of Aboriginal descent**, this must be confirmed by production of Confirmation of Aboriginality Certificate signed and sealed by an Aboriginal organisation at the time of application for tenancy.
- Normally to **be over eighteen (18) years** and be deemed as responsible, be able to pay rent and care for themselves.

Exceptional Circumstances:

WAC reserves the right to consider in exceptional circumstances the following tenants:

- Applicants younger than eighteen (18) years based on their personal circumstances and need, the availability of appropriate accommodation and their assessed ability to pay the rent.
- Tenants housed by another social housing provider if it is proven that their current housing situation poses a safety risk to the tenant

WAC also reserves the right to decline housing to applicants or tenants who:

- Have been listed on TICA for a bad rental history
- Have a history of causing malicious damage to rental properties

Right of Appeal:

Applicants or tenants may appeal a decision made by WAC by completing a complaints form.

Related Policy

Confirmation of Aboriginality
Complaints Management Policy and Procedures

Related Procedures:

Processing Housing Applications
Allocation of Housing
Rent Setting and Review
Repairs and Maintenance
Eligibility Review
Right of Appeal

Related Information:

NRAS 2019-2020 Information Sheet
NSW Affordable Housing Ministerial Guidelines 2017-18
NSW Aboriginal Housing Office Build and Grow Rent Policy
NSW Residential Tenancies Act 2010