

HOUSING POLICY

1.1 PURPOSE

Woomera Aboriginal Corporation will aim to provide affordable rental housing to Aboriginal people who are unable to access other means of housing through mainstream avenues.

1.2 SCOPE

This policy applies to all Woomera Aboriginal Corporation (WAC) housing employees.

1.3 POLICY

In accordance with the vision of Woomera Aboriginal Corporation (WAC) to provide Aboriginal people 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 (AHO) the Corporation is bound by the terms and conditions set by the AHO when allocating AHO owned properties.

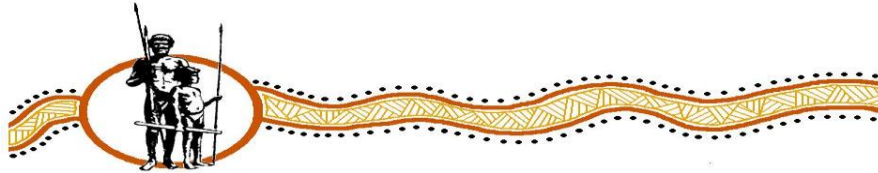
The Corporation's housing stock is made up of:

- WAC owned properties
- AHO owned properties

1.4 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 Communities and Justice (DCJ), 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



Woomera Aboriginal Corporation

for tenancy.

- Normally to be over eighteen (18) years and be deemed responsible, be able to pay rent and care for themselves.
- Must be a resident of New South Wales.

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 the Tenancy Information Centre Australia (TICA) for a bad rental history.

Have a history of causing malicious damage to rental properties.

1.5 RIGHT OF APPEAL

Applicants or tenants may appeal a decision made by WAC by contacting the WAC office and making a complaint to the Administration Team either verbally or written. All complaints are handled with confidentiality, however a complainant can remain anonymous if they chose.

Applicants or tenants have the right to appeal with an external body such as the NSW Housing Appeals Committee, NSW Aboriginal Housing Office, NSW Fair Trading and the NSW Civil and Administrative Tribunal.

1.6 RELATED POLICIES AND PROCEDURES

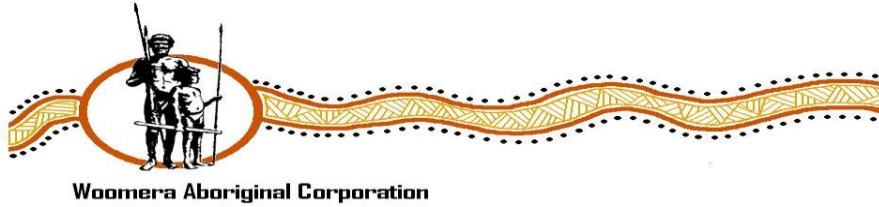
Confirmation of Aboriginality
Housing Complaints and Appeals Policy and Procedure

Related Procedures:

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

Related Information:

NRAS Information Sheet
NSW Affordable Housing Ministerial Guidelines 2021/22



NSW Aboriginal Housing Office Build and Grow Rent Policy NSW
Residential Tenancies Act 2010

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