



Community Housing Rent Setting Policy

Policy Number: 2009/27013

December 2009

Table of contents

1	Purpose	3
2	Scope.....	3
3	Policy statement/s	3
4	Document control	4
5	Amendments.....	4

1 Purpose

This policy established new rent setting rules for Community Housing that allow providers the flexibility to set rents that suit their individual organisations requirements. At the same time affordability for tenants will be protected.

The purpose of this policy is to:

- Introduce greater flexibility for community housing organisations to establish their own rent setting procedures;

- Introduce rent setting rules that ensure the financial viability of community housing organisations (CHOs) and support growth;

- Introduce the ability for providers to set place based rents; and

- Ensure rents are set at a level that is affordable for tenants.

For further information please contact: Email: communityhousing@housing.wa.gov.au © of the Department of Housing of Western Australia 2009. Reproduction of this work in whole or part within the Department and on condition that it not be offered for sale, is permitted by the Department of Housing

2 Scope

The rent setting rules contained in this policy are only available for use by the following types of registered community housing organisations:

- Growth Providers;

- Preferred Providers; and

- Registered Providers.

Unregistered community housing providers must comply with public housing rent setting rules.

Eligible CHOs will house a mix of Band A (Public Housing) and Band B (Community Housing) tenants and apply the rent rule appropriate to the particular Band. See Community Housing Income and Asset Limits Policy for details of limits.

3 Policy statement/s

The following rules apply for long term and transitional community housing:

- Providers must charge an affordable rent of no less than 25% and no higher than 30% of a households net (after tax) income;

- No rent can exceed the current Market Rent for any property;

- Commonwealth Rent Assistance (CRA) must be factored in to any determination of rent;

