

Factsheet



Rental stress is a major concern for many workers across the country. Affordable Housing is one solution for alleviating their financial hardship.

What is Affordable Housing?

Affordable Housing is built for people who earn above the minimum salary to qualify for social housing but still struggle to afford private market rents. It's subsidised rental accommodation for people who work, and earn low to moderate incomes.

Why does Affordable Housing exist?

Affordable Housing is designed to address the gap in the market between Social Housing and the private housing market. It is there to relieve the rental stress of workers who do not earn enough to pay market rent in the area in which they work, but earn too much to qualify for Social Housing. The average age of St George Community Housing's (SGCH) Affordable Housing tenants is between 30 and 60. Many of these people are employed in the administrative, clerical, hospitality or community services industries.

Affordable Housing is not offered as a long term housing solution but is designed to meet short or medium-term needs. The eligibility of Affordable Housing tenants is assessed on an annual basis.

What is Key Worker Housing?

Affordable Housing supports key workers who play a vital role in keeping the city running. This includes employees in health, education, community or emergency services, who earn a low to moderate income.

Who is eligible for Affordable Housing?

Affordable Housing programs have different eligibility criteria.

In general, Affordable Housing applicants must be employed and meet certain income eligibility limits. To determine whether you or someone else may be eligible for Affordable Housing, please go to our Online Eligibility checker at <https://www.sgch.com.au/applications/apply-for-affordable-housing/>

When completing the online Affordable Housing Application form, you must select one or more areas that you would be happy to live in. If a vacancy comes up in the area identified, an SGCH staff member may contact you to provide more information about the property. We will need to determine whether your circumstances have changed and if you're still eligible/interested in the program.

What types of accommodation are available to Affordable Housing tenants?

SGCH's Affordable Housing stock mainly comprises new one, two or three bedroom units.

These properties are located within the following Local Government Areas:

- Barangaroo
- Castle Hill
- Casula
- Chippendale
- Leumeah
- Little Bay
- Maroubra
- Maroubra Junction
- Matraville
- Potts Point
- St Leonards

Are there waiting lists associated with Affordable Housing?

Yes, SGCH maintains a waiting list of eligible applicants for each area of Affordable Housing supply.

Applicants who meet the eligibility criteria are placed on the waiting list. Waiting lists are managed in accordance with individual program agreements, their respective policies and guidelines.

How is rent calculated for Affordable Housing tenants?

Rent is charged and reviewed in accordance with the respective program agreements, policies and guidelines. However, in general terms Affordable Housing tenants pay rent set at no more than 74.9% of the market rent of their property.

What additional support is available to Affordable Housing tenants?

Our partnerships with support and specialist services mean that we are able to assist individuals with special or complex needs.

SGCH endeavours to identify tenants with support needs where appropriate. We have a number of Tenancy Managers employed to assess and assist tenants with special or complex needs.

Their work involves linking tenants with appropriate support services, intervention, advocacy and case coordination to facilitate improved quality of life and sustained tenancies.

For more information about SGCH affordable housing, refer to our Affordable Housing policy, and take a look at our Frequently Asked Questions under our online application.



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