

How We Calculate Your Rental Subsidy – Social Housing



**Link
Wentworth**
Providing homes, building futures.

This fact sheet is for residents whose tenancy was previously managed by Link Housing. For more information, please visit our new website: linkwentworth.org.au

What is a rental subsidy?

Tenants who live in Social Housing may be eligible for a rental subsidy, allowing them to pay less than the market rent for their home. This subsidy is based on their income and starts at 25%.

What is market rent?

The market rent is the set rent for a property. It is based on comparable properties in the area. If you apply and don't qualify for a rental subsidy, then you would be expected to pay the market rent.

How does it work?

As a Social Housing tenant, you may apply for rental subsidy. To determine if you are eligible for a rental subsidy, and at what rate, we need you to send us the following information so that we can assess your income and circumstances.

- Your current income – this includes every type of income you receive i.e. your wages, interest you've earned from bank accounts or investment, dividends from shares, superannuation income, rental income, pensions and Family Tax Benefits.
- Information on each of the household members living in your home.
- Income of each household member who is over 18 years of age.

How is the rental subsidy calculated?

The rental subsidy is calculated by assessing each household member's income, age and other payment sources. The table below is a guide to what percentage of income as rent you could expect to pay if eligible for the subsidy.

INCOME SOURCE AND TYPE OF TENANT	% INCOME AS RENT
Tenant and live-in partner	25%
Other household member 21 years and over	25%
Other household member 18 years to 20 years	15%
Other household member < 18 years	0%
Family Tax Payments	15%
Commonwealth Rent Assistance	100%

Tenants should also provide Link Wentworth with information about any property owned (in part or in full) by them, their partner or household members.

If a tenant or their partner owns or has a share in a property that could provide a viable alternative to social housing, they will not be eligible for a rent subsidy. You can find more information about this in the [NSW Community Housing Rent Policy](#).

Could my rental subsidy change?

Yes, your rental subsidy could change. Twice a year, Link Wentworth will review your household income and circumstances to see if your rent needs to be adjusted. We will let you know in writing of the outcome of these reviews and if we need any further income documentation. Where we don't get the documentation that we require from you, we may change your rental subsidy based on the information we do have.

If you are no longer approved for a rental subsidy, you will have to pay market rent. Link Wentworth may contact you by letter, email, SMS and in-person to support you throughout the review process and keep you up-to-date.

What if I work for myself?

If you are self-employed we calculate your subsidy by taking your gross income less any business deductions allowable for community housing rent setting purposes have been made. Allowable deduction expenses are any expenses seen as essential for producing an income. A full list of allowable expenses can be found on the [Family and Community Services' NSW Rent Assessment Rules](#) website.

You will need to provide proof of income in the form of the most recent profit and loss statement from an accountant or a tax return. If we calculate that your income is below the standard rate of Newstart Allowance, then your income will be assessed at the Newstart Allowance rate. When your business earnings begin again you must let us know within 28 days to make sure we can calculate the correct rental subsidy.

What if I receive casual wages?

If you or another household member are paid casual wages your rental subsidy is usually based on your gross weekly income. If you are getting a fluctuating wage from one or more employers, we will discuss with you how to best predict your future weekly income.

We will reassess your subsidy after 8 weeks and if your actual income is more than the original estimate you will need to make up the difference. If you are receiving Centrelink benefits as well as wages, you will need to give us authority to confirm income and wages with Centrelink. If your weekly gross income is below the standard Centrelink income for your age and household composition, we will assess your income at the standard Centrelink benefit amount for your age and composition.

What happens if my income changes?

As a Link Wentworth tenant, you have a responsibility to tell your Housing Manager, within 28 days, if your income or household circumstances change. You must also tell Centrelink of any changes to your rent so that the amount you receive for Commonwealth Rent Assistance can be re-assessed. If you would like Link Wentworth to let Centrelink know about the change in your rent, you can ask us to give you an EVOR (Electronic Verification of Rent) form to complete.

Tenant Employment Incentive Scheme

The Tenant Employment Incentive Scheme (TEIS) helps tenants and residents who are starting work or re-entering the workforce after a break of 12 months or longer. A tenant, their partner or another household member who starts employment is entitled to four weeks of continued non-adjusted rent subsidy (as long as their rent is not overdue).

You may be eligible to apply if you are:

- Moving from unemployment to work (casual, part-time or full-time)
- From full-time study to work
- You have informed us within 28 days of starting work.

You are not eligible if you are:

- Moving from casual/part-time to part-time/full time work
- Changing jobs
- Moving from self-employed to employed
- Paying market rent.

Once you tell us that you or a household member has started work and are eligible for TEIS, we will apply the TEIS to your household's rent account and let you know in writing. Your new rental subsidy will start four weeks after you start work and will be calculated based on all income earned since starting work.

If you need more information, please contact Link Wentworth on 9412 5111 or email enquiries@linkwentworth.org.au. Do you need a translator? TIS National provides access to phone and on-site interpreting services in over 150 languages. Call 13 14 50. linkwentworth.org.au