

Social Housing (Band A) Income & Asset Eligibility Limits



Social Housing (Band A) Income Eligibility Limits

Social housing is available to people whose income and asset holdings meet certain criteria as set by the Department of Communities. To be eligible for social housing (Band A) the combined gross weekly assessable income of the applicant, partner and co-applicant must be below the following limits. Other household members' income is not assessed for eligibility purposes. Additional income will be considered when the Uniting WA assesses your rent.

Income Limit								
Number of people in the household					For people with a disability			
	Metro and Country		North West/ Remote Areas		Metro and Country		North West/ Remote Areas	
	Single Income	Dual Income	Single Income	Dual Income	Single Income	Dual Income	Single Income	Dual Income
1 person	\$486	-	\$681	-	\$608	-	\$852	-
2 people	\$636	\$735	\$891	\$1,030	\$795	\$920	\$1,113	\$1,290
3 people	\$751	\$855	\$1,052	\$1,200	\$939	\$1,070	\$1,315	\$1,500
4 people	\$871	\$995	\$1,220	\$1,395	\$1,089	\$1,245	\$1,525	\$1,745

For households with more than four people, add \$115 for each additional person. For households with more than four people and at least one person with a disability add \$145 for each additional person.

Do not include the District Allowance in your household income (this allowance is to help people with the extra costs of living in remote areas and the North West). This will be included for rent assessment purposes once you are housed.

* Gross is the total income before tax.

Social Housing (Band A) Asset Eligibility Limits

Household Type	Cash Asset Limit
Single	\$38,400
Couples	\$63,800
Seniors 60 years plus (singles or couples)	\$80,000
People with disabilities	\$100,000

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Definition of a cash asset:

Deposit in a bank, credit union, building society, savings/cheque account, cash, term deposit, shares;

Managed investments such as loans, debentures, friendly society and insurance bonds, unlisted equity and property trusts.

Assets excluded from assessment:

- Car,
- Antique furniture,
- Stamp collection,
- Life insurance policies.

Superannuation:

Superannuation and annuities that are not accessible are not assessed, but any annual income/return/dividend received are assessed as part of the income assessment process.

- Superannuation funds for applicants under the age of 55 years: Superannuation funds that cannot be realised (e.g. superannuation roll-over fund) are not assessed as an asset.
- Superannuation funds for applicants 55 years of age and over: Where a lump sum superannuation payment is taken, it will be treated as a cash asset and any income derived will be assessed for eligibility and rent assessment purposes.

Co Resident Carer

Where an applicant requires a live-in carer and this is the principal place of residence of the carer, the carer's income shall not be assessed for the purposes of eligibility but will be for rent assessment.

A co-resident carer is defined as someone who lives with a person with a disability to provide ongoing care and uses that property as their principal place of residence who would otherwise live elsewhere if they were not the carer for that person.

The following relationships are ineligible for the co-resident care assessment;

- A carer who is a tenant or co-tenant in the property,
- A carer in a marital or de facto relationship with the person they are providing care for, or;
- A parent or legal guardian providing care to a child with a disability who is under 18 years of age.