



# Community Housing Rent Setting Policy

## 1 Purpose

The Community Housing Rent Setting Policy (CHRSP) sets out the criteria to be applied by Community Housing Organisations (CHOs), often referred to as Community Housing Providers, when determining total rent payable by **Social Housing** (Band A) and/ or **Affordable Rental Housing** (Band B) Tenants/ co-Tenants occupying a Community Housing (CH) Dwelling.

The CHRSP provides:

- The ability for CHOs to establish their own rent setting policy and procedures;
- Rent setting criteria that ensures the financial viability of CHOs and supports growth; and
- Ensures rents are set at a level that is affordable for Tenants.

## 2 Scope

The CHRSP applies:

- To CHOs that have a legal agreement with Housing Authority (operating within the Department of Housing and Works) to provide **Social Housing** (Band A) and/ or **Affordable Rental Housing** (Band B) to eligible Applicants/ co-Applicants/ Tenants/ co-Tenants;
- **Transitional Accommodation** where the rent setting is not specified within individual agreements, policies or programs;
- Where the Housing Authority has a financial / interest in Dwelling/s within a CHO portfolio;
- **Affordable Rental Housing** (Band B) projects delivered in partnership between the State Government and CHOs; and
- **Community Disability Housing Program** (CDHP). For further information on this program, please refer to the [Community Housing Disability Program Policy](#) and [Community Housing Disability Program Guidelines](#).

The CHRSP may also be utilised where a CHO provides Social Housing and/ or Affordable Rental Housing programs within their portfolio, as defined by the Housing Authority.

## 3 Community Housing Rent Setting Guidelines

The [Community Housing Rent Setting Guidelines](#) provides CHOs with guidance when applying the CHRSP.

## 4 Assessable and Non-Assessable Income

Where a Tenant or non-dependant Householder is not in receipt of an income or has an income lower than the Australian Government benefit for others of the same age or circumstances, income will be deemed based on the relevant eligible benefit/s.

### 4.1 Assessable Income

Any income of all Tenants and non-dependant Householders who have reached 16 years of age, which is regular, ongoing and provided to meet the general costs of living, is considered assessable income for the purpose of calculating rent.

### 4.2 Non-Assessable Income

Non-assessable income is one-off or irregular payments and is not used in calculating the rent payable.

## 5 Rent Settings

### 5.1 Social Housing Rent Setting

The total rent payable for Social Housing (Band A) tenancies is **25% of the gross** household assessable income plus the eligible rent assistance.



*\*CHOs who maintain GST-free status should not exceed the maximum rent set at 74.99% of market rent, refer to section 6.*

### 5.2 Affordable Rental Housing Rent Setting

The total rent payable for Affordable Rental Housing (Band B) tenancies must be equal to or higher than **25% but no more than 30% of net** household assessable income plus the eligible rent assistance.



*\*CHOs who maintain GST-free status should not exceed the maximum rent set at 74.99% of market rent, refer to section 6.*

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### 5.3 Transitional Accommodation

Where not specified within individual agreements, policies or programs, the total rent payable for Transitional Accommodation tenancies must be equal or higher than **25% but no more than 30% of net** household assessable income plus the eligible rent assistance.



*\*CHOs who maintain GST-free status should not exceed the maximum rent set at 74.99% of market rent, refer to section 6.*

### 5.4 Co-Resident Carer Rent Setting

- a) An eligible co-resident carer will have their income calculated for rent purposes based on the lesser of;
  - i. 25% of their total assessable income (refer to CHRSP section 3, above), or;
  - ii. 25% of the full rate of the Centrelink Carer's Payment, including the Pension Supplement and Energy Supplement.
- b) An eligible co-resident carer with an assessable income that exceeds the full rate of the Centrelink Carer Payment, will instead be treated as only receiving the full rate of the Centrelink Carer Payment, including the Pension Supplement and Energy Supplement.

## 6 Market Rent

The total rent payable must not exceed current market rent value.

CHOs, where applicable, need to be aware of any impact on their GST-free status. To maintain GST-free status, CHOs should consider not exceeding the maximum rent of 74.99% of market rent.

## 7 Rent Assistance

CHOs must add the rent assistance for which all Householders are eligible, to the rent assessment.

Commonwealth Rent Assistance (CRA) is not considered income and therefore is not assessed in the percentage of Household Assessable Income calculation (See section 5 - Rent Settings, above).

## 8 Definitions

For definitions of terms used when applying the CHRSP, refer to the [Community Housing Policy Definitions](#).

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## 9 Legal and Policy Framework

This policy does not exclude, modify, restrict or affect the operation of the *Residential Tenancies Act 1987 (WA)*, the *Residential Tenancies Regulations 1989 (WA)* or any other state or federal law or statute relevant to the operation this policy, or any community housing or tenancy agreement.

Legal Framework	Policy Framework
<i>Residential Tenancies Act 1987 (WA)</i>	Community Housing Allocations Policy
<i>Housing Act (1980)</i>	Community Housing Eligibility Policy
Community Housing Agreements	Community Housing Disability Program Policy
<i>Human Services (Centrelink) Act 1997</i>	Targeted Affordable Rental Housing Policy

## 10 Document control

Publication date	July 2025
Review date	January 2026
Owner	Housing Policy and Development
Custodian	Strategic Housing and Asset Policy, Planning and Business Development

## 11 Amendments

Version	Date	Author	Description
3	July 2025	Housing Policy and Planning / Social Housing Policy and Reform Team	Policy review and update. This was informed by extensive engagement with the sector through the Community Housing Partnership Steering Group in 2024-25.
2	November 2023	Housing Policy and Planning	Merged existing policy onto new template – no content changes
1	December 2009	Community Housing	