

APPLYING FOR HOUSING FACT SHEET

ABOUT CITY WEST HOUSING

City West Housing was set up in 1994 as a non-profit company to provide affordable housing for people living or working in the City of Sydney Local Government Area who are unable to secure affordable, long term housing in the local area. As an affordable housing provider we aim to strengthen the link between gaining and sustaining employment and affordable living.

WHO CAN APPLY FOR CWH HOUSING

You can apply to be housed with CWH if you meet all of the following criteria:

1. Income

your gross household income (i.e. before tax) must fall within one of the following bands:

As at July 2014	
Band 1	Below \$33,106
Band 2	\$33,107 to \$55,432
Band 3	\$55,437 to \$94,274
Note: These income bands are reviewed annually, effective 1 July each year. Applicants will be provided with up-to-date information at the time of application and as requested.	

Please note that due to having a high proportion of tenants in our Band 1 income group (under \$33,106), no further applications are being taken from this income band. In line with our Company objectives and to ensure we have a reasonably equal balance of the three eligible income groups, only applications from households earning between \$33,107 and \$94,274 will be processed.

2. Local connection

You must be currently living or working in the City of Sydney Local Government Area:



The City of Sydney Local Government Area covers the following suburbs:

Alexandria, Annandale, Barangaroo, Beaconsfield, Camperdown, Centennial Park, Chippendale, Darlinghurst, Darlington, Dawes Point, Elizabeth Bay, Erskineville, Eveleigh, Forest Lodge, Glebe, Haymarket, Millers Point, Moore Park, Newtown, Paddington, Potts Point, Pyrmont, Redfern, Rosebery, Rushcutters Bay, St Peters, Surry Hills, Sydney, The Rocks, Ultimo, Waterloo, Woolloomooloo and Zetland

3. Housing need

You must currently be living in housing which is unsuitable or inadequate for your needs e.g. housing which is not available for the long term, unaffordable or too far from work.

4. Long term housing

You must require long term housing in the City of Sydney Local Government area. City West Housing must also have available the size and type of housing most appropriate to your needs.

5. Financial circumstances

You must not own assets or property which you could reasonably be expected to use to solve your housing needs.

6. Residency

You must be a permanent resident of Australia.

HOW WILL MY APPLICATION BE ASSESSED

Your application will be assessed to determine if you meet the eligibility criteria and you will be advised of this in writing. Please allow up to 28 days for your application to be assessed. Accepted applications are then reviewed as properties become available for letting. Applicants are prioritised according to housing need and placed in their correct income band.

Income details are requested every year for review. If there is no reply or you become ineligible you will be removed from our register.

HOW DO YOU DETERMINE HOUSING NEED

As an affordable housing provider, our focus is to provide access to housing that is within the means of low to moderate income earners. Our priority is to match working households with affordable housing thereby enabling them to sustain employment.

In addition to this, we also consider a range of other factors to determine housing need. This includes whether your current housing is unsuitable or inadequate for your needs, e.g. overcrowding, living in sub-standard accommodation, or if you are at a high risk of becoming homeless.

WHAT TYPE OF HOUSING IS AVAILABLE

City West Housing currently has 547 properties, which are predominantly a mix of one, two and three bedroom units.

All our properties are located within the Sydney of Sydney Local Government Area. We currently cover the geographic areas of Pyrmont, Ultimo and Green Square, with future developments planned for North Eveleigh and Zetland.

HOW MUCH RENT WILL I PAY

In line with City West Housing's Rent Policy, your rent amount will be calculated as the household contribution towards market rent based on gross household income. Contributions are set between 25% and 30% of gross household income, depending on which income band you fall into.

Household contribution levels are reviewed on a regular basis to take account of changes to your income. The amount you pay will increase or decrease in accordance with a rise or fall in your household's gross income and in line with City West Housing's Rent Policy.

DO I NEED TO PAY A BOND

Yes, the bond required is equal to 4 weeks rent.

HOW LONG WILL I WAIT BEFORE I AM REHOUSED

City West Housing does not operate a waiting list. Properties are allocated based on housing need and a percentage of people are housed from each of our three income groups. It is therefore not possible to say how long any applicant may wait before they are offered a property.

It is important to recognise, however, that eligible applicants are not guaranteed housing. There are always a higher number of applicants than accommodation available.

HOW MANY OFFERS WILL I RECEIVE

Applicants will receive one reasonable offer of housing. A 'reasonable offer of housing' is one that takes into account all the applicant's housing requirements considered during the application assessment process. Applicants can currently express a preference to opt in or opt out of the Green Square area.

A refusal of a reasonable offer of housing will result in your application being withdrawn.

WHAT SIZE PROPERTY WILL I BE ELIGIBLE FOR

The standard bedroom entitlements for City West Housing properties are defined below:

Household type	Standard bedroom entitlement
Single people	Studio or one bedroom
Couples	One bedroom

Children over 18 years of age are considered to be an adult and a separate bedroom will be allocated. Same sex children up to 18 years of age are expected to share a bedroom, whilst male and female children are expected to share a bedroom until one of the children reaches 10 years of age.

If you have shared custody, the child/children are considered to be part of the household if you have shared custody of the children for 3 days per week or more, in which case normal bedroom entitlements apply.

IS THERE CAR PARKING AVAILABLE

Car parking availability is unique to each of City West Housing's buildings. Many of our buildings have some parking but it is limited. Parking cannot be guaranteed for any of our properties.