



# Community housing

**Providing an alternative rental option**



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## Another rental housing option

Community Housing Organisations (CHOs) are non-profit agencies that provide affordable housing options for people on low to moderate incomes across Western Australia.

CHOs offer a wide range of housing options that can increase your chances of being housed sooner.

### Accommodation

Community housing is for people of all ages and backgrounds who need a home and are on a limited income. This includes singles, couples, families, young people, seniors, and people with disabilities or with special needs.

CHOs match people to properties by assigning housing to individual requirements which include location, design and support needs.

### Standards and safeguards

Renting public or community housing in WA is governed by the *Residential Tenancies Act 1987*.

The tenancy agreement outlines the rental terms and conditions and is signed by both you and the CHO (landlord). This agreement protects your rights as well as those of the landlord.

### Guarantee

CHOs are registered with the Department of Communities (the Department).

They must meet the registration criteria and demonstrate their ability to meet or exceed the requirements for providing community housing.

After registering, CHOs must continue to comply with a set of high-level criteria, which are monitored by the Department. They must demonstrate that they are well-managed, well-governed and financially viable.

### Applying for community housing

Applying for community housing is simple. When lodging your application with the Department you will be automatically placed on the joint wait list for a community housing property.

This list is jointly managed by the Department and the CHOs. If you do not wish to be considered for a community housing property, please advise the Department when completing your application form.

When a community housing property becomes available, the CHO selects applicants from the joint wait list whose individual requirements match the property. An offer is then made to the most suitable applicant.

Once you are placed in a community housing property you may in some circumstances be able to increase your income without becoming ineligible and having to vacate your home. Some CHOs offer specialised support services.

### Rental costs

When you are offered a property, the CHO will explain how your rent is calculated. Usually it is set at 25 per cent of your total household income plus any Commonwealth rental assistance you may receive. For some locations, rent is calculated as a percentage of the local private market rent.