

[https://www.housingfirst.org.au/images/policy\\_documents/Rent-Setting-Policy.pdf](https://www.housingfirst.org.au/images/policy_documents/Rent-Setting-Policy.pdf)

**contradictions**

Rent Setting Principles from HF Policy document.

The following principles apply to our rent setting:

- ♣ Calculations of rent are based on total household income and the market value of the property.
- ♣ Rents for households are assessed for rental rebate eligibility at commencement of the tenancy and do not exceed 30% of gross household income. **This 30% threshold excludes Commonwealth Rent Assistance (a rent subsidy from government available to renters** of registered agencies who receive a Centrelink payment and are paying more than a specified minimum amount of rent

Further on in the same article:

The amount of money that a renter pays each week to contribute to the rent for the property is called the weekly rent payment. We use the following base calculation to work out a household's weekly rent payment:

30% of base assessable household income (for assessable household incomes see Appendix A), plus 15% family tax benefit (if applicable)

**plus 100% Commonwealth Rent Assistance (if applicable)**

= Rebated rent - HousingFirst caps the weekly rebated rent payment at 74.99% of the market rent plus Additional Property Costs - if applicable = Total weekly rent payment

**Pension Basic Rate is**

Maximum basic rate \$971.50

Supplements are \$92.50

Total \$1064

? are the supplements included or not!

**Rent Subsidy**

is ¼ of your rent above \$140.40 up to a maximum of \$157.20

<b>If you're</b>	<b>Your fortnightly rent is more than</b>	<b>To get the maximum payment your fortnightly rent is at least</b>	<b>The maximum fortnightly payment is</b>
single	\$140.40	\$350.00	\$157.20

? is the Rent Subsidy included or not!

All as clear as mud.

**The most favourable to us is rent calculation based on \$971.50**

**30% = \$291.30pf as against the current rent.**

**But if you add the Supplements \$92.50 (30% = \$27.75)**

**30% = \$291.30 + \$27.75 = \$319.05pf as against the current rent.**

**But if you add all the Rent Subsidy this will add another approx. \$100 pf = \$419.05pf**