

# WHAT TYPE OF TENANCY DO I HAVE?

## FACTSHEET



### What type of tenancy do I have with Evolve Housing?

Evolve Housing tenants must know their tenancy type for maintenance issues, rent assessments, the length of their lease, and, their rights to apply for re-housing or succession of tenancy\*.

\*Succession of tenancy is when Evolve Housing agrees to transfer a tenant's right to live in a property to another member of their household (for example if the tenant dies or leaves because of illness, disability, imprisonment etc).

### Different types of tenancies

The tenancy that applies to you is indicated with a tick

#### Social Housing

Social housing provides secure, affordable housing for eligible people with a housing need on low incomes. Evolve Housing is a community housing provider that owns and manages Social Housing properties. These properties are leased to tenants on two types of tenancies:

##### 1. Leasehold Property

- The property is being rented by Evolve Housing from a private landlord or through a real estate agent. Please report all maintenance issues to Evolve Housing.
- You are a long-term Social Housing tenant. If, at a later date, you need to move to another leasehold property, your entitlements will not change.
- Your rent is assessed at 25% of Centrelink/benefits plus 100% of Commonwealth Rent Assistance received by you and other members of your household.
- You may have rehousing and succession rights. Please speak to your Housing Manager to confirm.
- Maintenance is arranged by Evolve Housing please contact 02 8862 1500.

##### 2. Capital Property

- The property is owned or arranged by Evolve Housing. Please report all maintenance issues to Evolve Housing.
- You are a long-term social housing tenant. If your circumstances change and you need to be re-housed in the future, you will be offered either a leasehold or capital property depending on what is available.
- Your rent is assessed at 25% of Centrelink pension/benefits plus 100% of Commonwealth Rent Assistance (CRA) received by you and other members of your household.
- You may have rehousing and succession rights. Please speak to your Housing Manager to confirm.
- Maintenance is arranged by Evolve Housing please contact 02 8862 1500.

#### Affordable Housing

- You are an Affordable Housing tenant (not a Social Housing tenant) and your rent assessment is based on the criteria as per the NSW Affordable Housing Guidelines.
- Affordable Housing is open to a broader range of household incomes than Social Housing. Rent is calculated differently and there are different tenancy arrangements.
- If your income increases beyond the guidelines for Affordable Housing you will no longer be eligible for assistance and your tenancy will end (you will be given reasonable notice to vacate the property).
- Your tenancy is like an ordinary private lease agreement with a landlord or agent, except that we offer you a discount on the market rent (you pay 75% of market rent).
- Your lease agreement is for a fixed period of 12 months.
- Succession of tenancy may be allowed if the applicant meets the criteria for Affordable Housing.
- Please report all maintenance issues to Evolve Housing on 02 8862 1500.

## Support Partnership Program □

- You are a client through Evolve Housing's partnership agreement with your support agency.
- Your tenancy with us depends on the continuing support of the agency and your continued engagement with the Support Partner. Once the support arrangement is completed, your tenancy with Evolve Housing will also end (you will be given reasonable notice to vacate the property).
- The lease is generally for a fixed period determined by the Support Partner and Evolve Housing.
- Your rent is assessed at 25% of your household income plus 100% of your Commonwealth Rent Assistance (CRA).
- The property is owned or managed by Evolve Housing. Please report maintenance issues to Evolve Housing on 02 8862 1500.

## Home Purchase Assistance □

- Evolve Housing manages your property on behalf of Housing NSW. We can arrange minor maintenance, however, we need to refer major maintenance issues or request for modifications to Housing NSW.
- Your rent is assessed at 25% of your household income plus 100% of your Commonwealth Rent Assistance (CRA).
- Re-housing or succession applications will be addressed by Housing NSW.

## Where can I get more information?

Your Housing Manager would be happy to answer any questions you may have about your tenancy.

Please visit or call Evolve Housing on (02) 8622 1500 or 1300 692 245.

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