



National Affordable Housing Consortium Victoria

Rent setting and Rental subsidy policy

Policy Statement

Approach to rental affordability – guiding principles

NAHCV establishes Rent setting and Rental subsidy guidelines for long-term social housing to fulfil its social mission and to ensure that its housing is made available to relieve households from rental stress. Accordingly, NAHCV will:

- Set rent and determine rental subsidies in accordance with established affordability benchmarks;
- communicate clearly to applicants and tenants as to how rent is set and rental subsidies are determined and when rent reviews occur;
- provide tenants with clear information on their right to be heard and have their rent calculation reviewed;
- respond appropriately to changes in household circumstances to prevent undue hardship; and
- comply with its contractual, legal and regulatory obligations relating to affordability of rent and the Residential Tenancies Act 1997 (Vic).

Purpose

This policy establishes the approach of NAHCV to rent setting and rental subsidy for its long-term social housing programs identified within the scope of this policy. The policy outlines the approach to both affordable rent setting and rental subsidies.

Scope

This policy applies to all long-term Targeted and Non-Targeted Social Housing properties owned or managed by NAHCV.

This policy does not apply to properties managed by NAHCV on behalf of other property owners where the owner retains responsibility for rent setting.

Human Rights Considerations

In deciding what action to take, NAHCV employees must give proper consideration to the relevant human rights in accordance with the Charter of Human Rights and Responsibilities Act 2006 s38(1) (the Charter). This consideration should include the potential impact the proposed action they are undertaking through this policy may have on the person's (and their household's) rights under the Charter.

Transparency and Accessibility

This procedure will be available on the NAHCV website www.nahc.org.au/NAHCV

NAHCV may from time to time implement changes to this policy. The revised policy will apply to all tenancies on and from the date of the change. All tenants will be advised in writing of the changes and if/how it will affect their tenancy.

Relevant Legislation

- Housing Act 1983 (Vic)
- Residential Tenancies Act 1997 (Vic)
- Charter of Human Rights and Responsibilities 2006 (Vic)
- Victorian Housing Registrar Performance Standard 1 (Tenant and housing services)
- Guidelines for Registered Housing Agencies published by DHHS

Related Policies and Procedures

- NAHCV Rent setting and Rental subsidy procedure
- NAHCV Allocations Policy
- NAHCV Rent setting and Rental subsidy Policy
- NAHCV Rent Arrears Policy
- NAHCV Financial Hardship and Temporary Absence Policy



- NAHCV Complaints and Appeals Policy

Definitions

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Policy Approval and Review Details		
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