

Your guide to Affordable Housing

What is Affordable Housing?

Affordable rental housing supports people on a broad range of incomes. This includes people such as childcare workers, hairdressers and retail workers.

Some affordable housing applicants may also be facing life changes, reduced working hours, separation, or moving to a single income and may need affordable housing for a short time before transitioning back into the private rental market or buying their own home.

Affordable housing is priced so that households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a general rule of thumb, housing is considered affordable if it costs no more than 30% of gross household income.*

Who manages it?

Affordable rental housing may be owned by community housing providers, charitable organisations, private developers or investors.

It must be managed by a registered community housing provider and in accordance with the NSW Affordable Housing Ministerial Guidelines.

Applicants must qualify for affordable housing rather than being selected from a centralised housing waitlist

managed by Homes NSW. Rents are discounted and calculated depending on the level of income, ranging from very low to moderate. Income limits are in accordance with the Ministerial Guidelines.

This helps people stay connected to their families and local communities whilst living close to their place of work.

How are Affordable Housing allocations determined?

- Applicants must apply to the Community Housing Provider and meet certain eligibility criteria, including income thresholds.
- The guidelines allow for additional eligibility criteria such as connection to the local area.

*NSW Ministerial Guidelines.



Here's how it works:

John is a teacher's aide at a local primary school, providing support for teachers and students.

At 28 years old, John earns approximately \$60,000 annually but cannot afford to live comfortably close to the school. Despite working full time, he's travelling one hour each way every day.

Affordable housing means he can live closer to his workplace and still afford other essential living costs.



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Is essential worker housing Affordable Housing?

The NSW Legislative Assembly Select Committee on Essential Worker Housing is establishing an appropriate definition for essential workers including a criteria for determining worker cohorts and geographical areas. The Committee is expected to provide their findings later in 2025.

What we understand is that essential or key worker housing is a type of affordable housing for people employed in essential services.

Housing allocations may be targeted to a specific population group such as key or essential workers.

Essential worker housing is rented at a threshold of up to 80% of market rent.

What is Social Housing?

Social housing is different to affordable housing.

It's targeted at households on very low incomes. Social housing is managed through the NSW Government's 'Housing Pathways' register - a single waiting list of all applicants for social housing in NSW.

In general, it provides housing to vulnerable members of our community, such as the elderly, those who may experience homelessness, family violence or have other complex needs including disability requirements.

Images: Edmondson Park Affordable Housing Project. These are indicative artist's impressions and are subject to change and approvals.

