

Policy for Senior Housing Eligibility Criteria – 1.3

Queenstown Lakes Community Housing Trust
October 2013
Updated July 2016

Background

QLCHT has committed to two *Affordable Rental* new builds at its Suffolk Street project for “Senior Housing”. Income and expenses for Senior Households are expected to differ significantly from QLCHT’s standard households and a new set of eligibility guidelines are required for this group.

Policy adopted Trustee Meeting October 2013

Households will be categorised according to their financial situation and prioritised accordingly (with Level 1 being prioritised as highest need);

Category 1:

- i. Maximum gross household income not to exceed Band Level 3 of the AMI.
- ii. Applicants must only receive income from a benefit, Government/personal superannuation plus interest/dividends from assets.
- iii. Maximum net household assets of \$20,000 for a single person or \$25,000 for a couple.

Category 2:

- i. Maximum gross household income not to exceed Band Level 4 of the AMI.
- i. In addition to receiving income from a benefit, Government/personal superannuation plus interest/dividends from assets, applicants may also receive income from employment.
- ii. Maximum net household assets of \$30,000 for a single person or \$40,000 for a couple.

Category 3:

- i. Maximum gross household income not to exceed Band Level 5 of the AMI.
- ii. In addition to receiving income from a benefit, Government/personal superannuation plus interest/dividends from assets, applicants may also receive income from employment.
- iii. Maximum net household assets of \$40,000 for a single person or \$50,000 for a couple.

* Assets mean total of any cash / property / investments / shares bonds / or interest in a Trust.

Additional Conditions for all applicants;

- All applicants must be over 65 years of age.
- All tenancies are subject to the Residential Tenancies Act 1986.
- All tenants must not have an interest in or own property.
- Applicants must already be established in the district.