

Policy for Senior Housing Eligibility Criteria – 1.3

Queenstown Lakes Community Housing Trust

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Background

The primary goal of the senior housing programme is to provide affordable, secure tenure in decent quality homes to low-income households aged 65 and over. Income and expenses for senior households are expected to differ significantly from QLCHT's standard households and a different set of eligibility guidelines are required for this group.

Policy

Eligibility criteria and prioritisation for housing

Households will be categorised according to their financial situation and prioritised accordingly. Level 1 is prioritised as highest need.

Level 1:

- a. Households who qualify for Public Housing through the Government.

Level 2:

- a. Maximum gross household income not to exceed Band Level 3 of QLCHT's Housing Income Table.
- b. Applicants must only receive income from a benefit, Government/personal superannuation plus interest/dividends from assets.
- c. Maximum net household assets of \$20,000 for a single person or \$25,000 for a couple.

Level 3:

- a. Maximum gross household income not to exceed Band Level 4 of QLCHT's Housing Income Table.
- b. In addition to receiving income from a benefit, Government/personal superannuation plus interest/dividends from assets, applicants may also receive income from employment.
- c. Maximum net household assets of \$30,000 for a single person or \$40,000 for a couple.

Level 4:

- a. Maximum gross household income not to exceed Band Level 5 of QLCHT's Housing Income Table.
- b. In addition to receiving income from a benefit, Government/personal superannuation plus interest/dividends from assets, applicants may also receive income from employment.
- c. 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 Eligibility Conditions

- a. All applicants must be aged 65 years of age or over.
- b. All tenancies are subject to the Residential Tenancies Act 1986.
- c. All tenants must not have a financial interest in or own property.
- d. Applicants must already be established in the district.
- e. A satisfactory credit check for each adult.
- f. A satisfactory reference from at least one previous landlord.