



What do the terms 'Social Housing' and 'Affordable Housing' mean?

Social housing is secure and affordable rental housing for people on low incomes with housing assistance needs. It includes public and community housing.

Affordable Housing is for households with very low to moderate incomes. It is priced so households are able to meet basic living costs such as food, clothing, transport, medical care and education.

How is Affordable Housing different to Social Housing?

Affordable Housing eligibility has a higher threshold of household income than Social Housing. Households whose incomes are within the Social Housing criteria are eligible for both, and those with an income above the Social Housing threshold may be eligible for Affordable Housing.

Is there any difference in the way rents are set in Social Housing and Affordable Housing?

Yes. Social Housing rent is set as a proportion of household income and calculated as 25% of assessable household income plus Commonwealth Rent Assistance or independently valued market rent – whichever is lower.

Affordable housing is set at a percentage of independently or internally assessed market rent (normally between 75%-80%).

Is there any difference in how Social and Affordable housing is allocated?

Yes. Social Housing tenants are selected from the Housing Connect waitlist which is managed by the State Government and available properties are allocated by housing providers to people on the list according to a number of factors (e.g. family size, preferred location, length of time on the list, etc.).

Allocation to Affordable Housing is managed by Centacare Evolve Housing from an internally managed waiting list.

How do people apply for Social or Affordable Housing?

Social Housing Applications are received by Housing Connect (1800 800 588). Applications for Affordable Housing are received by Centacare Evolve Housing and our waiting list is managed in accordance with our Housing Allocation Policy. Applications for the waitlist can be made via our website centacareevolve.com.au

Who manages the Social and Affordable housing tenancies?

Every tenant has a Tenancy Officer who is the tenant's main point of contact with Centacare Evolve Housing. Tenancy Officers assist tenants with initial viewing and sign-ups, providing important information about leases and tenancies, conducting property inspections and checking rental payments are up to date.

Does Centacare Evolve Housing own all the homes it manages?

It's a mixture of both. We own some Social Housing properties and manage others on behalf of Housing Tasmania under the Better Housing Futures initiative. We mainly own our Affordable Housing properties.

How does Centacare Evolve Housing fund the building and construction of the homes it builds?

There are a number of funding sources, including State or Federal funding. The land is made available through a variety of avenues including Council, our own land and various leasing arrangements with independent partners. Centacare Evolve Housing obtains finance to invest in the delivery of Social and Affordable Housing.

With government funding and the practical and financial support of local governments and industry partners throughout the State, Centacare Evolve Housing builds new, modern, energy-efficient homes that will house hundreds of Tasmanian families for many years to come.