



Elevate by Foundation Housing Frequently Asked Questions

Who is Foundation Housing?

Foundation Housing provide safe, secure and affordable housing for people in need. Registered as a Tier One community housing organisation under the Community Housing Regulatory Framework, we are one of Western Australia's largest developers and managers of affordable housing. We manage over 2,000 homes across the State, housing more than 3,100 people in Perth, the Kimberley and Pilbara.

How does Foundation Housing provide housing?

Foundation Housing receives its project funding from government and lending institutions. Foundation Housing aim to deliver housing in locations with access to public transport, employment, and quality facilities for recreation, culture, hospitality, health and education.

Elevate by Foundation Housing

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What is affordable housing?

Affordable Housing provides secure rental options for individuals and families who are earning low to moderate income, who are working but may find it difficult to afford housing in the private rental market but don't qualify for social housing.

Affordable housing was designed to bridge the gap between social housing and the private rental market.

What is the Elevate Program?

Elevate, owned and managed by Foundation Housing, provides well-located, high-quality, affordable homes for key and essential workers, on low to moderate incomes.

What is the difference between affordable housing and social housing?

Affordable housing is not the same as social housing. Properties under our affordable housing program are open to a broader range of household incomes than social housing. Therefore, tenants can earn more money and still be eligible.

Who is eligible for Affordable Housing and Elevate?

Affordable Housing and Elevate is managed more like a private rental property, but to live in affordable housing or Elevate, you must meet all the following criteria:

- **Income** – Your total household income before tax (GROSS) including Commonwealth Rent Assistance must be within the income eligibility range for that property
- **Assets** – You must not have any assets or property that could reasonably be expected to solve your housing situation
- **Australian Residency** – You must be a Citizen or Permanent Resident of Australia
- **Key or Essential Worker Status** - For programs prioritising key or essential workers, one or more household members must be a key or essential worker (see definitions below).

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Who are key or essential workers?

A Key or Essential Worker is a public or private sector employee that provides an essential and valuable service in WA (Western Australia), in the following industries:

- Healthcare
- Emergency Services
- Education
- Childcare
- Not-for-profit
- Retail
- Transportation
- Local Government
- or any other industry/role that Foundation Housing determines to be a key worker from time to time

What types of Accommodation are available?

Our affordable housing options include modern one and two-bedroom apartments, along with a limited number of three-bedroom townhouses. Located in desirable communities across the Perth metropolitan area - from Joondalup in the north to Wellard in the south - our properties offer quality finishes, modern amenities, and convenient access to local services, transport, and lifestyle opportunities.

How does Foundation Housing Manage Tenancies?

Foundation Housing manages tenancies through our [Positive Tenancy Framework](#), which supports our strategic goal of maintaining and sustaining successful tenancies by focusing on respectful relationships, early support, and proactive communication with tenants and the community. A Housing Coordinator will work directly with tenants at a frequency much higher than typical tenancy management and help tenants to access support services where necessary.

In addition to supporting tenants, Foundation Housing is committed to open and responsive engagement with surrounding residents. We provide clear, timely information about developments and are available to respond to questions or concerns from the local community. This approach ensures that neighbours are informed, potential issues are addressed early, and the development integrates positively into the local area.

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How is the rent calculated?

Rent is charged and reviewed in accordance with the relevant program your property comes under

However, in general terms Affordable Housing tenant's pay 74.9 % of market rent for their property. Income ranges are calculated to ensure that tenants pay no more than 30% of their gross income in rent.

How do you apply?

Go to

<https://www.foundationhousing.org.au/looking-for-housing/affordable-housing/elevatehousing/>

Please note that you can only apply for properties that are available

