

Eligibility: Long-term Housing Policy

Purpose

To explain Salvation Army Housing (Victoria)'s approach to eligibility for its housing programs.

Scope

This policy applies to long-term rental properties owned or managed by SAHV.

This policy does not apply to Transitional Housing. Transitional Housing is short-to-medium-term housing for people experiencing homelessness or at risk of homelessness. Applicants are nominated to vacancies in Transitional Housing.

Tenant/s within this program are required to register with the Housing Register in order to secure long term housing while being assisted by a support agency.

Policy Statement

Eligibility criteria

1. Long Term Housing is only allocated when applicants meet the eligibility criteria of:
 - the Victorian Housing Register (VHR), and/or
 - Housing Programs outside the scope of the VHR, and/or
 - Program Specific requirements, and/or
 - Affordable Housing
2. Having had no previous tenancy with that was terminated for antisocial behaviour or danger.
3. The applicant can be accepted based on an assessment and evidence to the ability to sustain the tenancy, manage and / or mitigate any future anti-social behaviour and or danger.

Debt

4. Having a former debt with SAHV does not impact on eligibility
5. Applicants with a former debt can be considered for housing. SAHV will arrange a repayment plan with the applicant.

Victorian Housing Register eligibility

6. SAHV selects the majority of its social housing tenants from the relevant VHR
7. Specific eligibility criteria apply in order to be accepted on the VHR. These criteria are established by State Government guidelines or legislation
8. The VHR has a priority categorisation system
9. All applicants with a current VHR application are taken by SAHV to have established that they meet the VHR eligibility criteria
10. Applicants without a current VHR application can provide evidence to SAHV that establishes they meet the VHR eligibility criteria.
11. SAHV will assist such applicants to make a VHR application either through referral to a suitable service or by assisting the applicant to lodge a VHR application
12. To be eligible for SAHV housing programs, the applicant must tick the 'include me for Community Housing' box if the applicant want to allow Community Housing providers like

SAHV to view the application for suitable housing within the SAHV programs

Housing Programs outside the scope of the VHR

13. Where SAHV owns or manages housing under programs that are outside the scope of the VHR, SAHV will comply with specific contractual obligations concerning eligibility.
14. This may include:
 - applying or electing to apply the general eligibility criteria as a generally accepted benchmark to establish that the applicant needs social and / or affordable housing; or
 - apply other reasonable eligibility criteria that is consistent with SAHV's objects and purposes (such as the program requirement, refer to 1.3 and or Affordable Housing requirements, refer to 1.4).
15. SAHV must give proper consideration to the relevant human rights in accordance with the Charter of Human Rights and Responsibilities Act 2006 s38(1) (the Charter). This consideration should include the potential impact the proposed action they are undertaking through these operational guidelines may have on the person's (and their household's) rights under the Charter.

Program Specific Requirements

16. SAHV has a number of rental housing programs where additional eligibility criteria to the general eligibility criteria apply.
17. These program based criteria will be defined within individual agreements with Government, support or other agencies.
18. Target groups may include, but not limited to:
 - those over 55 year old
 - supported and supportive housing programs
 - drug and alcohol recovery
 - those escaping domestic violence
19. Eligibility evidence
 - applicants are required to provide proof of eligibility of the specified criteria throughout the application process. Applicants may be asked for various documentation in order to assess eligibility.
20. Maintain application
 - to ensure to maintain up-to-date applications on the VHR, the applicant needs to respond to any communication material received by the VHR in order to maintain an active registration and application in the system.
 - the applicant needs to ensure to maintain the application up-to-date by reporting any change in circumstances, such as family composition.

Related Documents

Procedure:	Allocation and Access Long Term Housing Procedure Allocation and Access Transitional Housing Procedure Allocation VHR Procedure Complaint Management Procedure
Policy:	Complaints and Appeals Policy
Procedure:	Allocation and Access Procedure Allocation VHR Procedure

Document Control

Authorisation:	CEO
Effective Date:	8 th Oct 2020
Version:	01