

Policy

Eligibility & Allocation

Policy Statement

Beyond Housing establishes eligibility criteria, for long-term housing, to ensure housing is made available to relieve households from housing stress.

The purpose of this policy is to outline:

- Eligibility for Beyond Housing long term social housing properties
- Allocation of vacant properties
- Strengthening local communities

Policy Application

This policy applies to all Beyond Housing employees and includes all permanent and casual staff, volunteers, work experience students, management, and the Chief Executive Officer (CEO). For the purposes of this document, all parties will be referred to throughout this policy as workplace participants.

This policy applies to all long-term properties owned by Beyond Housing. It does not apply to the following Beyond Housing programs:

- Transitional Housing Management (THM) program
- Properties managed by Beyond Housing on behalf of other property owners where the owner retains responsibility for eligibility and allocation of housing.

Responsibility & Authority

- The Board of Beyond Housing has responsibility for ensuring compliance with legal and regulatory requirements at a Governance level.
- This policy is operational and therefore the Chief Executive Officer (CEO) is responsible for ensuring:
 - Appropriate and effective policies and systems are in place to operationalise legal and regulatory requirements and therefore implement this policy in accordance with that responsibility.
 - All managers and workplace participants are aware of this policy.
 - Support for workplace participants to undertake their responsibilities under this policy is provided.
- The CEO may delegate specific responsibility to managers or workplace participants to ensure that the objectives relating to this policy are met.
- Managers and Team Leaders are responsible for informing workplace participants about their responsibilities under this policy.
- All workplace participants are responsible to familiarise themselves with this policy and comply with its requirements.

Policy Detail

Beyond Housing will:

- Communicate clearly to applicants as to who is eligible for long term housing with Beyond Housing.
- Only allocate long term housing to eligible applicants in a manner which is fair and equitable.
- Comply with its contractual, legal, and regulatory obligations relating to eligibility and allocation.

- Allocate housing that:
 - Gives appropriate priority to households in need of housing assistance.
 - Considers the health, safety, and support needs of applicants.
 - Matches individual housing needs with available properties.
 - Strengthens local communities.

Eligibility

Beyond Housing participates in the Victorian Housing Register (VHR). The VHR is a common register for all applicants for public housing and community housing in Victoria.

The Department of Families, Fairness and Housing (DFFH) has established common eligibility criteria for the VHR, click [here](#) to access the DFFH criteria.

There are five criteria an applicant must meet to be eligible for a social housing property from the register::

- Proof of identity
- Australian citizen or Permanent resident
- Victorian resident
- Income eligibility.
- Asset eligibility;

Allocation

Beyond Housing will comply with all requirements of the VHR's allocation framework; click [here](#) for a copy of the framework.

Beyond Housing will:

- Source suitable applicants from the VHR.
- Match applicants to properties so that an allocation:
 - Is the right size for the applicant's household.
 - Is in an area appropriate for the applicant's needs.
 - Makes the best use of housing stock.
 - Encourages a sustainable tenancy.

Strengthening local communities

Beyond Housing may adopt different allocation strategies in response to:

- A high concentration of public and community housing stock in a particular area
- Existing neighbourhood tensions or disputes which may be intensified if allocations are not sensitively handled.
- A mismatch of supply and demand making the property hard to let.

Human Rights Considerations

In making decisions, Beyond Housing 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 we are undertaking may have on the applicants (and their household's) rights under the Charter.

Definitions

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| Priority Access | Applicants on the VHR who have been assessed as having priority housing need. The access categories are: <ul style="list-style-type: none"> • Emergency Management Housing • Priority Transfers • Homeless with Support • Supported Housing • Temporary Absence • Special Housing Needs • Special Housing Needs (Aged 55 years and over) |
| Public Housing | Housing owned and managed by DFFH. |
| Social Housing | The properties that are considered Social Housing under agreements between Beyond Housing and the Director of Housing. |
| Transitional Housing | The Victorian Government program providing housing on a short-term basis to people |

Related

| Document Reference | Document Type |
|---|---------------|
| Charter of Human Rights and Responsibilities Act 2006 (Vic) | Legislation |
| Child Wellbeing and Safety Act 2005 (Vic) | Legislation |
| Children, Youth and Families Act 2005 (Vic) | Legislation |
| Housing Act 1983 (Vic) | Legislation |
| Residential Tenancies Act 1997 (Vic) | Legislation |
| Feedback – Compliments & Complaints | Policy |
| Eligibility & Allocation | Policy |
| Maintenance & Repairs | Policy |
| Privacy & Confidentiality | Policy |
| Rent | Policy |
| Rights and Responsibility | Policy |
| Rental Agreement Management | Policy |
| Transitional Housing Management | Policy |
| Victorian Housing Register (VHR) | Other |
| Housing Registrar | Other |

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