

# Policy – Eligibility and Allocation

## Policy Statement

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

## Purpose

The purpose of this policy is to outline:

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

## Scope

This policy applies to all long-term properties owned by BeyondHousing.

This policy does not apply to the following BeyondHousing programs:

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

## Policy Detail

BeyondHousing will:

- Communicate clearly to applicants as to who is eligible for long term housing with BeyondHousing.
- 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

BeyondHousing 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

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

BeyondHousing 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

BeyondHousing 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, BeyondHousing 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

<b>Applicant:</b>	A person who has applied for housing via the VHR or directly to BeyondHousing
<b>DFF:</b>	Department of Families, Fairness and Housing
<b>Director of Housing:</b>	The Victorian government statutory authority that owns public housing land in Victoria and the primary funding body for community housing.
<b>Priority Access:</b>	Applicants on the VHR who have been assessed as having priority housing need. The Priority Access categories are: <ul style="list-style-type: none"><li>• Emergency Management Housing</li><li>• Priority Transfers</li><li>• Homeless with Support</li></ul>

- 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 BeyondHousing and the Director of Housing.

*Transitional Housing:* The Victorian Government program providing housing on a short-term basis to people homeless or at risk of homelessness.

*VHR:* The Victorian Housing Register, the state-wide common application for people seeking public housing and community housing.

## Related:

### Policy


- Compliments and Complaints
- Maintenance and Repairs
- Privacy and Confidentiality
- Rent
- Rights and Responsibility
- Sustaining Tenancies
- Rental Management

### Documents

- Performance Standards for Registered Housing Agencies – click [here](#)
- VHR Allocation Framework – click [here](#)

### Legislation

- Charter of Human Rights and Responsibilities Act (2006) Vic
- Housing Act (1983) Vic
- Residential Tenancies Act (1997) Vic
- Residential Tenancies Amendment Act (2018) Vic
- Child Wellbeing & Safety Act (2005) Vic
- Children, Youth & Families Act (2005) Vic
- All Regulations, Standards and Codes of Practice referenced in the above Acts.

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Signed:		
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