



## Wait List Policy – Alternative Accommodation

### Policy Intent

This policy outlines Housing Tasmania's position regarding the status of applicants on the public housing wait list when they apply for and/or are housed within alternative affordable accommodation models as an alternative to public and/or Aboriginal housing.

### Why does Housing Tasmania need a policy?

Housing Tasmania supports a whole-of-housing system approach to addressing housing stress experienced by people receiving low incomes. The diversification of new housing models and the creation of new affordable housing organisations is a significant step towards growth of the housing sector. This includes the provision of a range of additional affordable accommodation options as an alternative to public and/or Aboriginal housing.

This policy establishes a position regarding clients housed within new and expanded affordable accommodation models, including supported residential facilities and affordable housing organisations, and the ability for clients to apply for or remain on the public housing wait list.

### Policy Framework

If a person is offered and accepts housing that is provided through an alternative affordable accommodation model or an alternative organisation, the person is considered to have their housing needs met.

People who are existing public and/or Aboriginal housing applicants and are housed in an alternative accommodation model will have their application suspended for a period of three months. After this time their application will be cancelled from the public housing wait list. This may differ for specific organisations that are under development and have fixed term leases with no security of tenure for a specified period.

Those public housing applicants housed with TAHL will have their public and/or Aboriginal housing applications cancelled immediately as it is seen that their public housing needs are met.

People who are not already public and/or Aboriginal housing applicants will not have an application placed on the public housing wait list unless they specifically apply.

People who live in an alternative affordable accommodation model may apply for public and/or Aboriginal housing and are assessed under the usual eligibility and Housing Assessment System (HAS) processes.

### Exception

The exception to this policy is where via a Level 2 Expanded Assessment, it is determined that a referral to an alternative social housing option may be more suitable to meet their current circumstances. An alternative social housing option may be more suitable to the client largely due to a lack of experience with, or capacity to sustain, an independent tenancy either in the short or longer term. Alternative social housing options include



supported tenancies and supported residential facilities for this purpose. Where this option is agreed by the client and approved by the Manager Access and Support, the application will be suspended by mutual agreement between Housing Tasmania and the client for a period of 3 months. At this stage the client will be asked to cancel their application if the alternative option remains suitable.

## **Alternative Affordable Accommodation Models**

The policy applies to alternative affordable accommodation models that are characterised by the following:

- stability of tenure through medium to long term accommodation;
- people with low support needs (or people who are linked with and receive appropriate support services, as required by the model); and
- a formal agreement with Housing Tasmania to deliver the accommodation model.

The models may be delivered by private, community or affordable housing organisations and include supported residential facilities and affordable housing.

Therefore, if the accommodation is short term, emergency and/or insecure tenure, such as emergency accommodation or transitional accommodation with high support, this is will not be considered as alternative accommodation under this policy.

## **Promoting Housing, Accommodation and Support Options**

Housing Tasmania should actively promote other affordable accommodation options to applicants as alternatives to consider at the time of assessment.

Housing Tasmania will provide client information from the public/Aboriginal housing wait list to alternative affordable accommodation providers on a periodical basis where the client has provided written consent.

## **Consent**

Housing Tasmania will actively seek consent from applicants to share their personal information with other alternative affordable housing organisations when they apply for public and/or Aboriginal housing, wherever relevant.

## **Eligibility Criteria**

Common client eligibility criteria for alternative affordable accommodation models include:

- requirement for medium to long term accommodation;
- low support needs or agreed support depending on the target group; and
- eligibility consistent with Housing Tasmania's Social Eligibility Policy (based on age, income, financial assets, ownership of residential



premises/land, proof of identity).

Please note that the outstanding charges aspect of the eligibility criteria does not apply to those applicants seeking accommodation in supported residential facilities or other alternative accommodation models.

Additional eligibility criteria may differ between models, therefore staff or clients should contact the relevant Service Area in which the model operates or the relevant Housing Tasmania contact officer.