

Rent Policy

‘Stimulus’ Housing

1 PURPOSE and SCOPE

- 1.1 This policy is to provide guidelines for staff, Tenants and other stakeholders of Accessible Housing Association Inc. (AHA) on how the Association will assess rent for ‘Stimulus’ Housing.

2 DEFINITIONS

- 2.1 ‘Stimulus’ Housing - Properties allocated through the Federal Government’s Nation Building Economic Stimulus Plan (NBESP) funding program.
- 2.2 Community Housing Customer Register (CHCR) - A list of people eligible for social housing provided by non-government housing providers and ranked according to their urgency of need.
- 2.3 Commonwealth Rent Assistance (CRA) - Financial assistance provided to people on low incomes in receipt of Centrelink Benefits to assist them to afford rent.
- 2.4 High and Complex Needs - Customers recognised as requiring support services to enable them to maintain successful independent living in the community due to the impact of disability, long term homelessness, domestic violence, youth, age or other frailty, or ongoing social dislocation.
- 2.5 Preferred Growth Provider - Preferred Growth Providers are housing provider organisations assessed as high capacity and quality not-for-profit social housing providers, that are able to best maximise housing outcomes based on current and future funding opportunities.
- 2.6 Vulnerable Households - People at risk of failing to sustain successful tenancies due to experiencing low income and social disadvantage.

3 BACKGROUND

- 3.1 AHA is a Preferred Growth Provider (PGP), a Social property developer, Property Services manager, Social assets manager, and Social landlord and tenancy manager with a proven track record of providing low cost affordable housing to low income and vulnerable people in the community.
- 3.2 As a PGP, Accessible Housing has received properties through the NBESP funding program for housing high and complex needs vulnerable people from the CHCR.
- 3.3 AHA aspires to maximise housing outcomes for low income and vulnerable people whilst ensuring organisational viability by setting rents that cover all costs associated with administration and management of its properties and the organisation.

4 POLICY

Approved by:

Executive Director of AHA

Rent Management

Section 5

Document No. 2 Page 1 of 2

Rent Policy - ‘Stimulus’ Housing

- 4.1 Tenancies will be managed consistent with the provisions of the Residential Tenancies Act 1995.
- 4.2 AHA will set rents on 'stimulus' properties in accordance with the Housing SA Community Partnerships and Growth 'Rent on NBESP Properties' guidelines for vulnerable households.
 - 4.2.1 The Association will apply maximum rent of 25% of gross household income plus full Commonwealth Rent Assistance (CRA) available to that household with exceptions as listed in clause 4.2.2.
 - 4.2.2 The Association will exempt some income items in accordance with the Community Partnerships and Growth Rent Policy and Procedures (except Pension Supplement).
- 4.3 The Association will require two weeks rent in advance and a bond or Housing SA bond guarantee equivalent to four weeks or six weeks rent as determined by clause 61 (3) of the Residential Tenancies Act 1995 before a tenant can reside in the property.
 - 4.3.1 In exceptional circumstances and in consultation with the Executive Director, the Association may use discretion in application of clause 4.3.
- 4.4 Rents will be reviewed bi-annually in April and October against the household's income.

5 PROCEDURE

- 5.1 Prior to tenancy, the Association will require the prospective tenant or their legal representative to supply income details for rent assessment.
- 5.2 The tenant or their legal representative will be advised by letter of rent and bond due payable for tenancy to start.
 - 5.2.1 If the tenant is not financially discharged, the Association may use discretion in regard clause to 5.2.

6 DOCUMENTATION

- 6.1 AHA Policy Manual Section 6:2 - Allocations Policy

7 REFERENCES

- 7.1 Residential Tenancies Act 1995
- 7.2 Housing SA Community Partnerships and Growth 'Rent on NBESP Properties' guidelines for vulnerable households.