

Housing Assistance Public Rental Housing Assistance Program (Housing Needs Categories) Determination 2007 (No 1)

Notifiable Instrument NI2007- 371

made under the

Housing Assistance Act 2007 s20(1) Approved housing assistance programs—determinations

1 Name of instrument

This instrument is the Housing Assistance Public Rental Housing Assistance Program (Housing Needs Categories) Determination 2007 (No 1).

2 Commencement

This instrument commences on Tuesday 13 November 2007.

3 Determination

Subject to section 20(1), and in accordance with the Housing Assistance Public Rental Housing Assistance Program 2007 ("the Program") I DETERMINE the following needs categories and allocation criteria:

Needs Category	General Description	Needs Category typically includes, but is not limited to, applicants who are/have:
Priority Housing	<i>Applicants must demonstrate exceptional, urgent and critical needs that cannot be resolved by any reasonable means other than the early provision of public housing.</i>	Able to demonstrate a range of complex needs with evidence of significant risk factors that would be addressed or substantially alleviated through the early allocation of public housing, including: <ul style="list-style-type: none">• primary or secondary homelessness, including clients exiting Supported Accommodation Assistance Program services• families with children;• formally diagnosed mental health issues, including the effects of past trauma and torture;

- other serious and chronic health issues
- disability including frail-aged, where natural supports have broken down, or are at serious risk of breaking down;
- Aboriginal and/or Torres Strait Islander persons, and families having difficulty accessing private rental accommodation and facing complex issues;
- women with or without children escaping domestic violence;
- children at risk of abuse or neglect.

Supplementary principles

- An applicant with a single risk factor may be considered for inclusion if that factor is assessed as being extremely critical or detrimental in relation to their well-being or that of their family.
- An applicant must also demonstrate an inability to find appropriate and affordable housing on the private market; for this purpose rent on the private market will be deemed unaffordable where it exceeds 50% of household income.
- Inclusion will be confined to applicants who are currently capable of independent living and with the capacity to undertake a housing tenancy to address their longer term housing needs. A clear distinction will be made between applicants who meet these requirements and those for whom crisis or short-term housing is more appropriate to their needs.

High Needs Housing

Applicants must demonstrate significant needs that cannot be resolved by any reasonable means other than the provision of public housing within a reasonable timeframe. This includes significant affordability issues in obtaining housing on the private market.

Able to demonstrate one or more risk factors that would be addressed or substantially alleviated through the provision of public housing, including:

- existence of one or more of the risk factors identified for the priority housing category but to a degree that does not justify admission to that category;
- experiencing private rental barriers such as extreme affordability problems, or demonstrable and ongoing discrimination;
- having a need for housing that addresses special needs such as a disability or a chronic medical condition that cannot be reasonably catered for through the private housing

		market;
		<ul style="list-style-type: none"> • living in overcrowded conditions, placing children at an identifiable risk.
Standard Housing	<i>Applicants facing significant affordability issues in obtaining housing on the private market</i>	<ul style="list-style-type: none"> • Incomes within ACT public housing eligibility criteria

Operation of Priority Housing Category

Applicants will be placed and/or ranked for the allocation of assistance in the Priority Housing Category by a multi-disciplinary panel which will assess the applications taking into account the factors set out in the category.

For the purpose of limiting the provision of housing assistance to those most in need inclusion in this category will be targeted so that no more than 150 applicants are placed in the category at any one time.

Applicants are to be allocated assistance from this category on a needs basis (rather than a chronological basis).

Interpretation

For the purposes of this Determination:

- **primary homelessness** relates to people who have no shelter, sleep rough, live on the streets, in cars, under bridges or in impoverished dwellings;
- **secondary homelessness** relates to people who frequently move from various forms of temporary accommodation such as emergency accommodation, or short-term accommodation with friends and relatives.
- **overcrowded conditions** relate to households that have two or more bedrooms less than the number they are eligible for, based on the Housing Size Guidelines.

Dated this 13th day of November 2007

Martin Hehir
Commissioner for Social Housing