

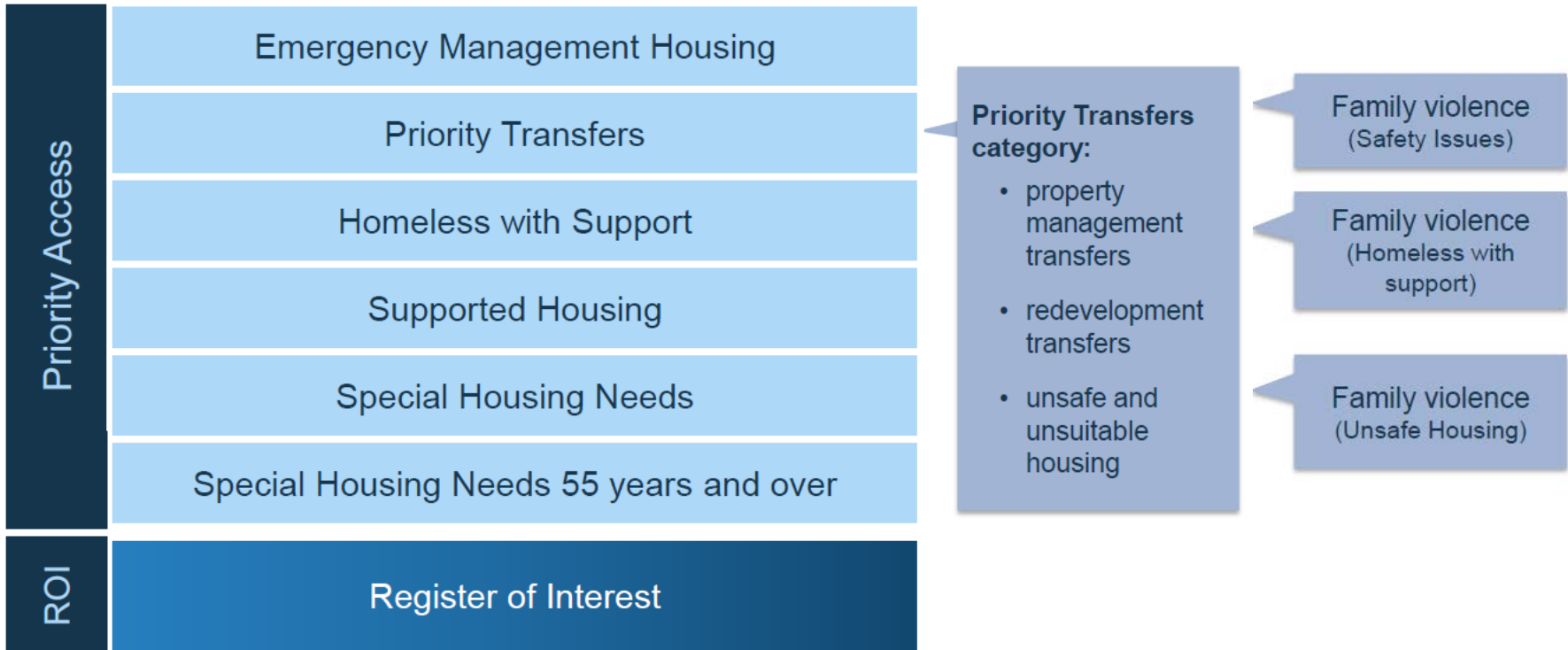
The Allocations Framework in the context of the Victorian Housing Register

September Members' Forum



Community Housing
FEDERATION OF VICTORIA

The Victorian Housing Register



Asset and Income Eligibility

Priority Access income limits

Household	Weekly income
Single person	\$543
Couple, no dependants	\$939
Family (one or two parents) with one dependent child	\$973
Each additional dependant	\$34

Register of Interest income limits

Household	Weekly income
Single person	\$970
Couple, no dependants	\$1,485
Family (one or two parents) with dependent children	\$2,003

These are the current Community Housing income limits

Register application type	Asset limit
Priority Access	\$5,253
Register of Interest and Priority Transfers	\$31,520
Disability modifications	\$104,461

Analysis of CHO portfolio

Properties

Agency Owned
(DOH funding)

Leased

Pre-2006

Growth and Nation
Building

No DOH
Funding

Targeted Social housing

Affordable
housing
program



Property Portfolio Scenario

PROPERTY TYPE	Total number of properties	Targeted Social Housing
Legacy Stock (pre 2006)	300	300
General Lease / Housing Provider Framework	180	180
75% Grant Funded (Post 2006) e.g. Nation Building* (not agreed by DHHS)	200	150
Non DoH Funded Properties (Donated, Local Government funded, NDIS etc.)	45	0
	725	630
Vacancies in a given year	50	45

Allocations Framework - *Scope*

- **Agencies in scope** - Housing Associations and Providers that have opted in to the Victorian Housing Register
- **Allocations / properties in scope** - all allocations “should” be made from the register
- **Targeted Social Housing** - the allocations performance of agencies will be measured against housing that is targeted – this will be determined by negotiation between each agency and the Director of Housing
- **Target** - 75 per cent allocations to priority access
- **Sub Targets** - there will be no sub targets from Priority Allocations included in the allocation framework

Allocations Framework - *Allocation*

- **Efficient portfolio management** - allocations will not be tied to properties but rather will be an overall target with an adjustment to priority allocations to non-targeted vacancies
- **Additional eligibility and allocation policies** - additional agency specific allocation & tenant selection policies consistent with their mission may be applied
- **Transparency** - any additional agency specific requirements must be made public and made available to applicants
- **Procedural Fairness** – agencies' *access and allocation policy* must be sensitive to clients with complex needs, to assist this agencies will be provided with the order of priority and effective date of applicants, however agencies will have access to all eligible applicants on HiiP

Allocations Framework

- *Monitoring and Enforcement*

- **VHR Participation agreement** – overrides previous agreements on allocation (CHFV has asked to see this document)
- **Monitoring - Allocations** as a performance standard will be monitored by the Registrar of Housing Agencies, the Director of Housing will publicly report on performance at the conclusion of the first full financial year of its operation
- **Compliance and Enforcement** will be done under the Housing Registrar's Performance Standards
- **General Lease** – Only participating registered agencies are eligible to *enter and renew* leases of DoH properties
- **Recovery of funding** – if a participating registered agency fails to comply with their agreed allocations target it may result in the DoH *taking action to recover funding*

Outstanding Issues

- What principles should guide the decisions of which properties are in or out?
- Performance Metric
- What is the legal power of the opt-in agreement?
- How should nominations operate?
- Flexibility around the Allocations Target from year to year
- Is there an additional data collection and reporting burden?

Submission due **15 September**

- Should cover the issues that impact directly on your organisation
- What support do you need from CHFV?