

Types of housing

Stable Housing Pilot Project

Rough sleeping

- Is defined as people sleeping, or bedded down, in the open air (such as on the streets, or in doorways, parks or bus shelters); people in buildings or other places not designed for habitation (such as car parks, cars and sheds). ¹

Couch surfing

- This involves staying temporarily in other people's homes making use of makeshift sleeping arrangements.

Severely crowded dwellings

- Is defined as requiring four or more extra bedrooms to accommodate the people who usually live there.
- People living in 'severely' crowded dwellings are considered to be homeless because they do not have control of, or access to space for social relations. In severely crowded dwellings inhabitants are generally unable to pursue social relations, or have personal (i.e. family or small group) living space, or maintain privacy, nor do different family/groups within the dwelling have exclusive access to kitchen facilities and a bathroom. In such circumstances, if people had accommodation alternatives it would be expected that they would have exercised them. ²

Emergency accommodation

- This category includes supported accommodation where the resident receives help during their stay, refuges for both men and women and hotels or motels for people needing respite.
- These options are temporary and designed to immediately assist people in crisis to stabilise and move on to something more permanent. ³

Crisis and refuge accommodation

- These are short-term housing managed by not-for-profit organisation. ⁴
- It includes women's refuges, youth refuges and major crisis supported accommodation services. ⁴
- Family violence refuges are for women and children escaping family violence. Referrals are made through Safe Steps (1800 051 188) or local Opening Doors service (1800 825 955).

Supported crisis accommodation:

- Clients are allocated a case worker to assist them to find alternative housing.
- Vacancies are advertised to the Opening Doors services within the Provider's.

Transitional Housing

- Transitional Housing is short to medium term accommodation, where clients are supported by a worker to find the most suitable housing option.
- Properties are managed by registered Transitional Housing Managers (THMs), who are Government-funded to provide tenancy management and linked to support agencies.
- Vacancies are advertised to Opening Door services i.e homelessness entry points, Women's Refuges and Crisis accommodation providers.

Rooming House

- Rooming house residents usually have their own bedroom. They share the kitchen and bathroom facilities with other residents in the house.
- A single room average price is \$185+ per week (usually including utilities).
- Most rooming houses have a set of 'house rules' that need to be adhered to, or else residents may face eviction.
- Each resident has an agreement between themselves and the rooming house owner.
- Rooming houses vary in quality of accommodation; quality of management/oversight; level of safety/security from other residents.
- Registered rooming houses consist of a minimum of 4 rooms, with no set maximum. Many registered rooming houses have 10+ rooms, with lounge rooms converted and partitioned into bedrooms to maximise profit.

Private rental

- Private rental is housing that is available in the private rental market. It covers a range of housing types, including houses, apartments and caravan parks. ⁵
- Properties that are rented to a tenant as their 'principal place of residence' either through a Real Estate Agent or direct from the owner/landlord, and are covered under The Residential Tenancies Act (The Act).
- It is preferable to have a written agreement in place.
- Landlords need to follow processes defined under The Act to have a tenant evicted.
 - E.g. 'Breach Notice'; 'Notice to Vacate'; Application for an Order of Possession; Warrant of Possession for eviction.

Private rental options

There are a number of options depending on what a person needs.

- Houses, flats, apartments and townhouses.
- Student housing: this housing is mostly provided by tertiary institutions. ⁵
- Caravan parks: These can offer low cost shorter term accommodation. ⁵ However, many are 'long-term rental' vans. The usual requirement is to move in is 2 weeks rent in advance plus 2 weeks bond. Families with poor rental history often resort to caravan park accommodation. Conditions in caravan parks vary from 'barely habitable' to 'not bad'.
- Sharing: is a property where you reside with other people. Vacancies are normally advertised online and the standard of the accommodation varies greatly. To safeguard tenant rights it is preferable that they are on a lease agreement, or that the Landlord had been notified and approves of the share arrangement. Otherwise the resident is unprotected by The Act.

Supported Residential Services (SRS)

- SRS provide accommodation and support for people who need help in everyday life, like people who are frail or have a disability. ⁶
- These services do not receive government funding. They are operated privately. ⁶
- SRS providers must be registered with the state government and are monitored to ensure they provide certain standards of personal support and accommodation. ⁶
- Services provided, people accommodated and fees charged vary based on the SRS provider. ⁶

Social Housing

Social Housing refers to both **Public Housing** (Government owned/managed) and **Community Housing** (not-for-profit agency owned/managed) applications are now managed under the Victorian Housing Register.

Public Housing

- This is a form of long-term rental social housing that the government manages. ⁷
- It is for people on low incomes that are most in need, especially those who have recently experienced homelessness, family violence or have other special needs. ⁷
- Rent is not more than 25 per cent of a total household income. Income includes wages and payments from Centrelink and the Department of Veterans' Affairs. ⁷
- Applications are made through the Victorian Housing Register. ⁷
- Waiting list times depend on client's waiting list eligibility, are preferences, special accommodation requirements and available/suitable stock. Clients approved for priority housing are generally those who are considered most in need of housing. However, an approved 'homeless with support' client/household could still be waiting several years before a housing offer is made.

Community Housing

- This is secure, affordable, long-term rental housing managed by not-for-profit organisations for people on low incomes or with special needs. ⁸
- Community housing providers are registered and regulated by the state government. ⁸
- Some specialise in helping specific groups, like people with a disability, women, singles and older people. ⁸
- Community Housing Industry Association Victoria's website has a full list of organisations that are members. ⁸
- Community housing provides different types of houses depending on the needs and preferences of the family or individual. ⁸

References

- 1: Dublin City Council, accessed on 6/3/2018 <http://www.homelessdublin.ie/about-rough-sleeping>
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- 3: VincentCare Victoria, accessed on 16/05/2018 <https://vincentcare.org.au/get-help/housing-homelessness/resources-housing-and-homelessness/what-types-of-housing-are-available>
- 4: Department of Human Services accessed on 16/05/2018 <http://housing.vic.gov.au/crisis-and-emergency-accommodation>
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- 6: Department of Human Services accessed on 16/05/2018 <http://www.housing.vic.gov.au/supported-accommodation>
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- 8: Department of Human Services accessed on 16/05/2018 <http://housing.vic.gov.au/community-housing>