

MCM Housing Social Housing Eligibility Policy



MCM Housing acknowledges the Traditional Owners of the waterways and lands where we work. We pay our respects to Elders past and present. We are committed to ensuring everyone we work with is safe, empowered, supported and respected.



We support and celebrate diversity of race, culture, ability, age, gender, sexuality and gender identity.



Policy

MCM works together to support the delivery of programs and services in predictable, transparent and healing oriented ways. Our guidelines uphold the dignity, wellbeing, connectedness and self-determination of people and communities.

MCM is a Child Safe organisation and child safety is at the forefront of our program delivery. Our guidelines ensure that child safety is a primary part of everyday thinking and practice. All employees and volunteers have an obligation to ensure we keep children safe from harm and abuse.

Eligibility

Housing is only allocated when applicants meet the eligibility criteria:

- The Victorian Housing Register (VHR), and/or
- Housing programs outside the scope of the VHR, and/or
- Program-specific requirements, and/or
- Affordable Housing – please see MCM Housing’s separate eligibility policy for more information

Applicants should also have not had a previous tenancy with MCMH terminated for anti-social behaviour or danger.

However, the applicant may be accepted based on an assessment and evidence of the ability to sustain the tenancy, manage and/or mitigate any future anti-social behaviour and or danger.

Debt

Having a former debt with MCMH does not impact eligibility.

Applicants with former debt can be considered for housing. MCMH can assist with arranging a repayment plan with the applicant.

Victorian Housing Register eligibility

MCMH selects the majority of its social housing tenants from the VHR.

Specific eligibility criteria apply to be accepted on the VHR. These criteria are established by State Government guidelines or legislation.

The VHR has a priority categorisation system. All applicants with a current VHR application are taken by MCMH to have established that they meet the VHR priority eligibility criteria.

Applicants without a current VHR application can provide evidence to MCMH that establishes they meet the VHR eligibility criteria.

MCMH will then assist such applicants to make a VHR application either through referral to a suitable service or by assisting the applicant to lodge a VHR application.

To be eligible for MCMH housing programs, the applicant must tick 'Community and public housing' or 'Community housing only' if they want to allow Community Housing providers like MCMH to view their application for suitable housing within the MCMH programs.

Housing Programs outside the scope of the VHR

Where MCMH owns or manages housing under programs that are outside the scope of the VHR, MCMH will comply with the relevant specific contractual obligations concerning eligibility.

This may include:

- Applying or electing to apply the general eligibility criteria as a generally accepted benchmark to establish that the applicant needs social housing; or
- Apply other reasonable eligibility criteria that are consistent with MCMH's objectives and purposes (such as specific program requirements).

Human Rights considerations

MCMH must consider the relevant human rights per the Charter of Human Rights and Responsibilities Act 2006 s38(1) (the Charter).

This consideration must include the potential impact the proposed action it is undertaking through these operational guidelines may have on the person's (and their household's) rights under the Charter.

Program Specific Requirements

There may be MCMH housing programs where additional eligibility criteria to the general eligibility criteria apply.

These program-based criteria will be defined within individual agreements with the Government, support, or other agencies.

Target groups may include, but are not limited to:

- Supported and supportive housing programs
- Drug and alcohol recovery
- Those escaping domestic violence

Proof of eligibility

Applicants will be required to provide proof of eligibility for the specified criteria throughout the application process.

Applicants may be asked for various documentation to assess eligibility.

Eligibility for MCM Housing programs may include:

- Age requirements
- Household size requirements
- Income requirements
- Ability to look after the property and follow the requirements of a rental agreement

Assessment

Assessment for MCM Housing properties may include:

- Interview
- Property viewing
- Assessment of support needs to maintain a tenancy
- Income verification

Before a final offer of housing is made.

Maintain applicant details

To ensure ongoing eligibility for MCMH housing programs, applicants must ensure their household and other information to determine eligibility is up to date.

This includes responding to any communication material received by the VHR to maintain an active registration and application in the system.

Legislative context

Housing Act 1983 (Vic)

Victorian Charter of Human Rights and Responsibilities Act 2006