



## Specialised Housing Program policy

The SA Housing Authority (the Authority) partners with government, non-government organisations and community housing providers registered under the [National Regulatory System for Community Housing](#) to offer Specialised housing programs, which address the needs of people who are homeless, have disabilities or are disadvantaged.

The Authority leases properties to organisations under the below programs:

- [Boarding House Program](#)
- [Community lease Program](#)
- [Crisis Housing Program](#)
- [Disability Housing Program](#)
- [Mental Health Housing Program](#)
- [Specialised Lease Program](#)
- [Transitional Housing Program](#)

There are a limited number of properties available. Clients who rent the properties are tenants of the organisation to which the Authority leases the properties.

### Organisation responsibilities

Organisations must be able to demonstrate that:

- the property will only be used for the purpose for which it has been leased
- they provide quality services with appropriate management and governance
- their tenants are eligible, and have correct rent and tenure
- they exercise their duty of care to tenants and other property users
- they will not sublease properties without the Authority's written permission
- they will not change the use of the property without the Authority's written permission
- they can meet ongoing compliance requirements.

Organisations are responsible for:

- complying with all relevant policies, procedures and guidelines, including those related to [Community Housing Eligibility, Housing Needs Assessments, Allocations, Rent, and Disability Access and Inclusion](#)
- complying with the conditions of their lease agreement with the Authority
- establishing productive working relationships with other organisations that provide support, if required
- reporting critical incidents in accordance with the critical client incidents policy
- managing responsive maintenance and ensuring the property complies with the Authority's maintenance accommodation standards.

Organisations comply with the [Residential Tenancies Act 1995](#) when properties are used for residential purposes in the following programs:

- Boarding Houses Program
- Disability Housing Program
- Mental Health Housing Program
- Specialised Lease Program
- Transitional Housing Program

## SA Housing Authority responsibilities

The Authority is responsible for:

- allocating properties to organisations in line with the Authority's strategic priorities
- assessing organisations and managing the risks of leasing the properties
- managing competitive leasing processes – for example expressions of interest
- determining the terms and conditions of lease agreements
- preparing lease agreements and property schedules
- setting, reviewing and charging the organisation's rent
- determining the maximum amount of rent a tenant can be charged
- determining other charges tenants may be asked to pay in line with the Authority's financial delegations
- contract management of lease agreements

developing policy, guidelines and procedures binding to the organisations renting the Authority's properties under this program.

Organisations may return properties that no longer meet their needs because of location, neighbourhood issues or suitability of property for the program. The Authority is not required to provide a replacement property but may do so if a suitable property is available.

The Authority may ask an organisation to return properties for asset management or redevelopment requirements. The Authority may provide replacement properties in these circumstances.

## Boarding House Program

Properties are leased to organisations to provide low rent accommodation to unrelated people who are homeless or at risk of becoming homeless.

Clients are eligible for this program if they:

- are homeless or at risk of becoming homeless
- are transient
- have a housing disadvantage, or
- need support services.

Lease agreement terms may initially be for 12 months up to 2 years but may be renewed for longer terms. Lease agreement terms match funding agreement periods, if applicable.

The organisation manages the boarding house's day-to-day activities, consistent with [SA Housing Authority policies](#), including:

- selecting occupants
- allocating rooms
- managing tenancy agreements
- providing other services and facilities – for example meals, laundry, personal care.

Tenants may rent single or shared rooms, and use common facilities – for example bathrooms, kitchen, laundry.

Rents are set, reviewed and charged in line with any applicable rent policies as specified on the schedule to the lease agreement.

Further information is in the [Specialised housing program procedures](#) and the [Boarding House Program Guideline](#).

## Community Lease Program

Properties are leased to organisations to improve the social, economic or environmental opportunities of the community and support people participating in community activities – for example community centres, community development services.

Properties leased under this program may be used for non-residential purposes.

Residential housing has a higher priority than leasing for community purposes, but if a property isn't suitable for residential purposes, or if demand for residential properties are low, the Authority may offer properties under this program.

Further information is in the [Community Lease Program Guideline](#), including in relation to rent and eligibility.

Rents are set, reviewed and charged in line with any applicable rent policies or as specified on the schedule to the lease agreement and in the [Specialised housing program procedures](#).

## Crisis Housing Program

Properties are leased to organisations that provide appropriate and affordable specialist accommodation and support services to homeless people – for example crisis or very short-term accommodation.

Clients are eligible to rent properties under this program if they are:

- homeless or at risk of becoming homeless, or
- experiencing domestic or family violence/abuse.

The organisation provides integrated tenancy and support services to help tenants find more permanent accommodation.

Lease agreement terms will match funding agreement periods, if applicable.

Rents are set, reviewed and charged in line with the [Community Housing Rent Policy, Addendum 3, Community Housing Rent Procedures for Affordable Tenancies](#) as specified on the schedule to the lease agreement and in the [Specialised housing program procedures](#).

Further information on the roles of the parties providing crisis housing are described in the [Crisis Housing Program Guidelines](#).

## Disability Housing Program

Properties are leased to community housing providers that provide accommodation to people with a diagnosed disability.

The Disability Housing Program is for clients with a greater level of disability than tenants in public housing or general community housing. They would normally require support services to varying degrees.

Clients are eligible for this program if:

- they meet the eligibility criteria, income and assets tests as set out in the [Community Housing Eligibility Policy](#), and
- they have a diagnosed disability and are unable to live independently in the community.

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The [Community Housing Rent Policy, Addendum 2, Community Housing Rent Procedures for Supported Tenancies](#) or if applicable, [Addendum 4, Community Housing Rent Procedures for NDIS-SDA Tenancies](#) must be followed as specified on the schedule to the lease agreement.

Further information is in the [Disability Housing Program Guideline](#) and in the [Specialised housing program procedures](#).

### Mental Health Housing Program

The Mental Health Housing Program is designed to assist mental health customers who require secure and affordable accommodation. The customer will be referred from a range of settings which may include hospital, long term rehabilitation, forensic mental health services or the community.

Mental Health Services is responsible for ensuring that the customer is eligible and registered for public and community housing and that the application has been approved. Mental Health Services will work with the community housing provider to assist the customer to transition into the property and the community, to establish a successful tenancy, and will provide support to the customer for as long as necessary.

The community housing provider will assess and charge the customer rent according to the [Community Housing Rent Policy](#), specifically:

- the [Addendum 4 – Community Housing Rent Procedure for NDIS-SDA Tenancies](#) applies for customers with approved Specialist Disability Accommodation funding from the National Disability Insurance Scheme (NDIS);
- the [Addendum 2 – Rent Procedure for Supported Tenancies](#) applies for all other customers housed in the Mental Health Housing Program.

Further specific information regarding eligibility, allocation and property modifications is available in the [Mental Health Housing Program guideline](#). Also refer to the [Specialised housing program procedures](#).

### Specialised Leasing Program

Properties are leased to organisations for residential purposes to either:

- establish innovative projects
- support intergovernmental arrangements
- house and support people with high and complex needs while they participate in special programs – for example while transitioning out of institutional care
- use assets for which the Authority has no current use due to their Future Planning Intent.

Clients must meet the community housing eligibility criteria, excluding income and assets tests, as set out in the [Community Housing Eligibility Policy](#) unless otherwise indicated schedule 1 of the lease.

The [Community Housing Rent Policy, Addendum 3, Community Housing Rent Procedures for Affordable Tenancies](#) must be followed as specified on the schedule to the lease agreement.

Further information is in the [Specialised Lease Program Guideline](#) and in the [Specialised housing program procedures](#).

### Transitional Housing Program

Properties are leased to high-capacity registered community housing providers to provide affordable and appropriate housing to people who:

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- need support establishing and maintaining a tenancy, and
- are homeless or at risk of becoming homeless.

Clients must also meet the eligibility criteria, income and assets tests as set out in the [Community Housing Eligibility Policy](#).

Tenants in these properties:

- receive support from designated specialist support providers and other organisations funded by the Authority
- receive separated tenancy and support services to help them maintain their tenancy
- are helped to transition to long-term accommodation.

The [Community Housing Rent Policy](#), [Addendum 3, Community Housing Rent Procedures for Affordable Tenancies](#) must be followed as specified on the schedule to the lease agreement.

Tenant allocations must be made in line with the [Community housing managing the housing register guideline](#) and [Community housing allocations policy and allocations procedure](#).

Further information is in the [Transitional Housing Guideline](#), and in the [Specialised housing program procedures](#) and on the [SA Housing Authority website](#).

## Related documents

### Controlling Documents

- [South Australian Housing Trust Act 1995](#)
- [Residential Tenancies Act 1995](#)
- Lease agreements

### Supporting Documents

- [Specialised Housing Programs Procedures](#)
- [Specialised Housing Programs Maintenance Guidelines](#)
- [Boarding Housing Program Guideline](#)
- [Community Lease Program Guidelines](#)
- [Crisis Housing Program Guidelines](#)
- [Disability Housing Program Guidelines](#)
- [Mental Health Housing Program Guideline](#)
- [Specialised Lease Program Guideline](#)
- [Transitional Housing Program Guideline](#)
- [Transitional Housing Program Maintenance Guideline](#)
- [Maintenance Standards](#)

### Related policies and other Documents

- SA Housing Authority Managing Critical Incidents Policy
- [Community Housing Rent Policy](#)
- [Addendum 2 Rent Procedures for Supported Tenancies](#)
- [Addendum 3 Rent Procedures for Affordable Tenancies](#)
- [Addendum 4 Community Housing Rent Procedures for NDIS-SDA Tenancies](#)
- [Community housing managing the housing register guideline](#)
- [Community housing allocations policy](#)
- [Community housing allocations guideline](#)
- [Community housing eligibility policy](#)
- [Community housing eligibility guideline](#)