

Same House Different Landlord Program

(incorporating the Youth Head Leasing Transfer Scheme)

Description

The Same House Different Landlord Program (incorporating the Youth Head Leasing Transfer Scheme) is a Queensland Government program administered by the Department of Housing.

The program provides public housing properties to not-for-profit community housing organisations for lease to tenants in need of crisis and transitional accommodation. The properties are managed by community housing providers delivering housing services under the Crisis Accommodation Program, Community Rent Scheme and Boarding House Program.

Managing organisations use revenue from rent payments to cover costs associated with tenancy and property management and provide tenancy management support to the client until the client is able to sustain a successful tenancy in the property. The organisation then negotiates with the nearest Department of Housing area office to transfer the client and the property back to public housing. The Department of Housing is responsible for responsive and planned maintenance and the managing organisation is responsible for management of the tenancies, including any damage caused throughout the tenancy that is not considered fair wear and tear. After the transfer of an existing tenant to a direct public housing lease, an organisation may apply for a replacement property. The replacement of stock is subject to satisfactory tenancy management by the organisation and the availability of public housing properties in nominated locations.

The Youth Head Leasing Transfer Scheme works in the same way and provides opportunities for homeless young people to be accommodated with the support of local community groups, prior to direct tenancy with the Department or the offer of other forms of housing assistance. Youth Head Leasing tenants are given priority A status and their tenancy is immediately transferred to the Department. Properties for the Youth Head Leasing Transfer Scheme are identified in strategic locations to ensure tenants have access to support networks and services.

Objectives

- To enable crisis and transitional accommodation tenants to enter public housing without physically relocating to another dwelling;
- To facilitate the establishment of more successful public housing tenancies for those clients who enter public housing through the Same House Different Landlord Program;
- To provide differing locations for crisis and transitional accommodation and to ensure that crisis and transitional housing does not impact negatively on neighbourhoods;
- To identify opportunities and means for the more flexible use of Department of Housing properties; and
- To ensure property management standards for Same House Different Landlord properties are consistent with those of Public Housing properties.

<p>Target groups</p>	<p>Tenants eligible for housing under this program must be eligible under either the Crisis Accommodation Program, Boarding House Program or the Community Rent Scheme, and:</p> <ul style="list-style-type: none"> • have an independent income capable of paying rent similar to a public housing tenancy; • have an immediate housing need; • be judged as capable of maintaining an independent tenancy after an initial period of practical/personal support from the community organisation holding the head lease (minimum support time before handing the tenant over to public housing is six months); and • be on the waiting list for public housing and continue to be listed during their tenancy. 						
<p>Eligibility</p>	<p>Registered providers managing housing under the Crisis Accommodation Program, Community Rent Scheme and Boarding House Program are eligible to submit expressions of interest for the management of available properties. The Department will call for expressions of interest from eligible registered housing providers as allocations become available. Allocations for management are decided on merit.</p>						
<p>Funding conditions</p>	<p>To receive funding or other assistance from the Department of Housing to provide a housing service, organisations must be:</p> <ul style="list-style-type: none"> • registered under the <i>Housing Act 2003</i>; and • bound by the terms and conditions of the program specifications and the assistance agreement entered into with the Department of Housing. 						
<p>A snapshot of the Same House Different Landlord program</p>	<table> <tr> <td>Commenced</td> <td>2002</td> </tr> <tr> <td>Number of properties headleased from public housing</td> <td>98</td> </tr> <tr> <td>Locations</td> <td>Following Area Office regions: Central Queensland, Wide Bay/Burnett, South West Queensland, Mackay/Whitsunday, Far North Queensland, Brisbane Central, Brisbane North, Brisbane South, Brisbane South West, Bayside, Sunshine Coast and Logan.</td> </tr> </table>	Commenced	2002	Number of properties headleased from public housing	98	Locations	Following Area Office regions: Central Queensland, Wide Bay/Burnett, South West Queensland, Mackay/Whitsunday, Far North Queensland, Brisbane Central, Brisbane North, Brisbane South, Brisbane South West, Bayside, Sunshine Coast and Logan.
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