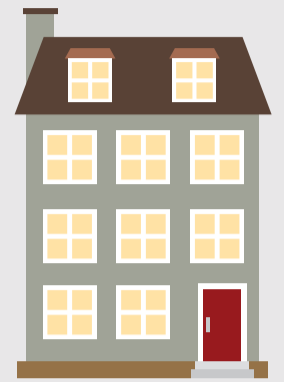
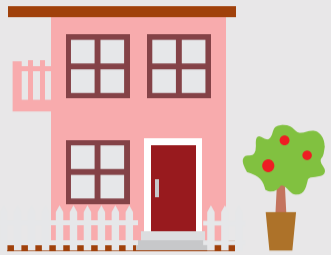


Applying for social housing



Public Housing

The Department of Housing and Public Works (DHPW) have housing stock across the Brisbane region. This housing stock is available to people on a low income who have barriers to accessing the private housing market. This is the process to follow to apply for public housing and community housing. This housing is referred to collectively as social housing.

To apply, contact your nearest Housing Service Centre to arrange an interview to talk about your eligibility and housing needs. Check your eligibility first at: www.qld.gov.au/housing/public-community-housing/apply-for-housing/

Support services that can assist: HART 4000 (07 3004 0400) or Brisbane Homeless Service Collaborative (07 3036 4444)

ID and contact

You will need: 100 points of ID, Centrelink income statement or pay slip, postal address and contact phone number to enable a complete application to be processed.

Form

Available online: www.qld.gov.au/housing/public-community-housing/eligibility-applying-for-housing/.

Housing evidence of need

You will need proof that you are eligible for social housing, such as: TICA report, notice to leave from current residence, **letter from a support worker** or agency outlining your need for housing, legal documents or orders impacting your housing circumstances.

Submit

Complete and compile: DoH application form, ID, contact details, evidence of need and submit to the Department of Housing and Public Works (DHPW) in one of the following ways: In person at your nearest Housing Service Centre, or mail to your nearest Housing Service Centre, find at: www.qld.gov.au/housing/public-community-housing/apply-for-housing/.

Department of Housing and Public Works (DHPW) Confirmation

The DHPW will contact you approximately two weeks after you submit your application form and documents to confirm if you are eligible and have been listed for social housing. If so, you will get a letter in the mail with your housing application number confirming eligibility. You will also be informed what your prioritization of need is. There are 4 levels of prioritization: **Very high / high / moderate / low**. DHPW will then contact you when a vacancy becomes available for you to inspect.

Moderate or low needs?

See affordable and private market housing pathway to find out what your options are.

Not eligible?

See affordable and private market housing pathway to find out what your options are.

High/very high needs - community housing

Once you are listed as eligible for social housing at a high or very high needs level you have the option to apply for community housing. DHPW may contact you about a community housing vacancy in your preferred area listed on your application form or you may hear directly from a community housing provider.

Possible Offer

DHPW or Community Housing providers may contact you to offer an interview for a vacancy. You will be able to inspect the property before accepting or declining the offer. If you decline it must meet with DHPW guidelines on reasonable legal grounds. You are only able to decline up to two offers before you are deemed ineligible. For more details visit: www.qld.gov.au/housing/public-community-housing/your-housing-offer/

Rent in advance

In addition to your bond, you will be required to pay two weeks rent in advance upon signing your lease. This is not the first two weeks rent, but rather to ensure you are always two weeks ahead in rent. You may be eligible for a rental grant. (Note: This is only possible after you have been approved for a property). Talk to your support worker or contact HART 4000 on 07 3004 0100 for more information.

Acceptance of offer.



Interview or inspection.

Bond

Pay bond (community housing only, no bond for DHPW properties). Bond is generally four weeks rent. You may be eligible for a bond loan. To apply for a bond loan contact your nearest housing service centre.

Sign lease. Receive keys.



Affordable and private market housing



Share house/co-tenancy options

Consider finding a friend or family member to rent with and save on housing costs and increase your eligibility chances with two people's income. **Be sure to assess the relationship is stable and sustainable before signing a lease together.**

Source private rentals

Before you start, check out www.rta.qld.gov.au/renting

- To source private rentals yourself, try searching:
- www.gumtree.com.au
 - www.realestate.com.au
 - www.flatmate.com
 - rentfind.com.au
 - gayshare.com
 - Individual real estate websites and shop windows
 - local newspapers

Rent Connect

Rent Connect officers can help you to:

- find a home to rent
- understand the rental application process
- fill out rental application forms
- contact local real estate agents
- find out more: www.qld.gov.au/housing/renting/rentconnect/ or contact your nearest DHPW centre.

National Rental Affordability Scheme (NRAS)

You may be eligible to apply for an NRAS property. Find out more: www.qld.gov.au/housing/renting/nras/

Affordable housing

Affordable housing is accommodation that is provided at a rental price point that is affordable to low and moderate income tenants. Housing is generally considered to be affordable when:

- The dwelling is appropriate in terms of its design, location and access to services and facilities; and
- The resident is able to pay their rent and still have enough income left over to meet their non-housing needs such as food, transport and healthcare.

In many cases, affordable housing is developed by a not for profit organisation such as BHC and offered to tenants who meet specific eligibility criteria.

Affordable housing is not the same as public housing which is owned and managed by the state government.

For more information go to www.bhcl.org.au

Open Inspections

Advertisements will have inspection times where you can go and view the property/s. There may be other people viewing them at the same time. You must view the property before they will consider your application. Note, many viewing times are quite short, so it is important to be on time for the viewing. Smart casual dress is recommended to make a good first impression. You may take another person with you. Some websites such as realestate.com enable you to book an inspection time online.

Application process

To apply, you must complete an application form which can be collected from the agent offering the inspection, online at the real estate's website or at the real estate agents shopfront.

Eligibility assessment

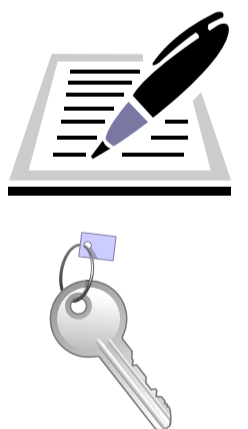
You will be assessed by the agent based on your rent being no more than 35% of your income. You will also need to provide rental history and positive rental references. Your suitability will be measured against other candidates.

Possible offer

If your application is successful you may be offered to rent the property. The real estate agent will contact you by phone to offer you the property for rent and arrange a time to come in and sign the lease.

Bond, two weeks rent in advance

When you come in to sign the lease and pick up the keys, you will need to bring bond (usually four weeks rent,) two weeks rent in advance, 100 points of ID and proof of income (income statement or recent pay slips).



Case coordination

Multi agency meetings that occur regularly and regionally, with community agencies, DHPW, and community housing providers where you can present your case for housing. Specialist workers will discuss what your housing support options may be. If you are connected with a support worker or agency, they can present your case with you or on your behalf at a case coordination meeting.

Case coordination: www.under1roof.org.au

Other options

- Aboriginal Hostels Limited: www.ahl.gov.au
- Boarding houses and hostels: Search the Yellow Pages online and local newspapers
- Caravan parks and camping: Search the yellow pages
- Supported accommodation: www.sapa.org.au/links/
- Ask IZZY: <http://askizzy.org.au>
- www.tenantsqld.org.au or 1300 744 263
- QSTARS - Tenancy Advice and Referral Service: 1300 744 263, qstars.org.au
- www.mymentalhealth.org.au