

Applying to Lease a Property for Supported Accommodation

This fact sheet provides information for Non-Government Organisations (NGOs) who would like to lease a property from Homes Tasmania to provide supported accommodation.

Supported accommodation program

The supported accommodation program provides properties to NGOs who provide accommodation to people who:

- are homeless or at risk of homelessness or
- are unable to maintain a tenancy without support or
- require high levels of personal or living support not provided in social housing or private accommodation.

Who can apply?

The supported accommodation program is available to NGOs only.

NGOs can apply for supported accommodation properties if they are an incorporated entity, a registered organisation, a corporation or a registered charity.

Properties are leased to house people in need based on their stage of life or circumstances including people who are homeless, people living with disability, mental health clients and children and young people in State care.

Private property owners who want to rent their property to an eligible person should refer to the private rental incentive or rapid rehousing programs.

What is the supported accommodation program?

The supported accommodation program makes properties available to NGOs to accommodate people who need safe, secure and affordable housing and are not otherwise able to access and maintain housing without support.

Homes Tasmania enters into a Head Lease with an NGO under the *Homes Tasmania Act 2022*.

The Head Lease between Homes Tasmania and the NGO is commercial and not subject to the *Residential Tenancy Act 1997* (RTA). Sub-lease arrangements between the NGO and tenants are subject to the RTA.

Homes Tasmania administers the supported accommodation program. The responsibilities of the NGO and Homes Tasmania are contained in the Head Lease agreement.

What is the application process?

Applications are required for:

- a property (or properties) to lease as supported accommodation for people with specific needs
- variation of an existing lease by removing or adding one or more properties
- changing the use of an existing property
- transferring management of a property to another organisation.

If you would like to make an application the first step is to contact Homes Tasmania to discuss your proposal. Contact details are provided below. We will send you the *Application to Head Lease from Homes Tasmania* if you are eligible to apply.

Ensure that you supply relevant and supporting information as part of your application. The information provided with your application will assist in making an assessment.

How are applications assessed?

There is strong demand for properties owned by Homes Tasmania. The criteria for assessing an application includes:

- eligibility of the NGO
- appropriateness of the client group to the purpose of the supported accommodation program
- capacity of the NGO to successfully manage the tenancy and provide the necessary support
- relative housing demand and client need
- availability of properties.

Funding

The supported accommodation program provides properties to NGOs.

To apply for a property or properties, you will need to demonstrate you already have operational funding for, and have the capacity to provide, the proposed support to your client/s.

Reporting

Successful applicants are required to report on tenancy outcomes under the supported accommodation program that demonstrates that properties are being used for the intended purpose.

This includes vacancy rates, affordability and client outcomes.

For more information

Email Homes Tasmania housing.programs@homes.tas.gov.au