Policy for Social (Public) Housing Rental Programme Eligibility Criteria and Parameters – 1.5

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Background:

The primary goal of the Social Housing Rental ("SHR") programme is to provide affordable, secure tenure in decent quality homes to low-income households subsidised by the Government's Income Related Rent Subsidy (IRRS). This policy is also applicable to households who qualify for QLCHT's Senior Housing Eligibility Criteria policy 1.3.

Policy

Eligibility criteria:

1. In order to qualify for the SHR programme, households must also be on the Government's Social Housing register.

2. The maximum household income for the SHR programme is determined by the Ministry of Social Development (MSD).

3. The property must be used exclusively as the household's primary residence, i.e. it is not to be used as a second home or holiday house.

4. Households cannot vacate the property for more than four weeks of the year without QLCHT permission.

5. Applicants cannot own, or have a financial interest in, any other property.

6. Within each household at least one member is a New Zealand resident or citizen.

Setting of rent

7. SHR rents will be set by the MSD alone.

Programme parameters:

8. Households which qualify for Senior Housing will sign up to QLCHT's *Social Housing Rental (Senior) Residential Tenancy Agreement* with an indefinite lease.

9. All other SHR tenants will sign up to QLCHT's *Social Housing Rental Residential Tenancy Agreement* with a periodic lease.

10. All SHR households will be subject to QLCHT's Housing Management Policies as detailed in QLCHT policy 9.3.

11. SHR tenants will be required to pay a bond equating to 4 weeks Income Related Rent (IRR).

12. Where demand exceeds supply for SHR properties, households will be prioritised on a needs basis, in line with QLCHT's Allocation of QLCHT Properties Policy (9.15).

13. Any changes to the Residential Tenancy Act may override the parameters and rules established within this policy.