

## The **REAL HOUSING FIRST** letter of 7<sup>th</sup> August 2023 from Housing First to residents

A letter of 7<sup>th</sup> August 2023 from Housing First to residents stated:

‘We are aware of information about our organisation circulated to residents by the Glenloch Residents Association Inc. Regrettably, much of the information about HousingFirst published by the Glenloch Residents Association Inc. is incorrect and/or misleading.

All the information was taken from HousingFirst websites, their information supplied to our residents and their own published accounts.

They will **EVICT YOU**, SUE YOU FOR **DAMAGES** and get the **POLICE** onto YOU:

[https://www.housingfirst.org.au/images/policy\\_documents/Maintenance-Charges-and-Recovery-Policy.pdf](https://www.housingfirst.org.au/images/policy_documents/Maintenance-Charges-and-Recovery-Policy.pdf)

From their website:

[https://www.housingfirst.org.au/images/policy\\_documents/Breach-of-Rental-Agreement-Policy.pdf](https://www.housingfirst.org.au/images/policy_documents/Breach-of-Rental-Agreement-Policy.pdf)

**They have an eviction policy and it is draconian.** They will get the Police and the Sheriff. Quote: when a breach occurs:.....

- Issuing a breach of duty notice,
- Applying for a compliance or compensation order at the Victorian Civil and Administrative Tribunal (VCAT),
- Issuing a Notice to Vacate,
- Issuing an immediate Notice to Vacate,
- Applying for an Order for Possession, and
- Applying for a Warrant of Possession.

### Your Rent -v- **HOUSING FIRST FINANCIAL INTEREST**

Your rent is subject to ‘maintaining the financial viability of HousingFirst’

[https://www.housingfirst.org.au/images/policy\\_documents/Rent-Setting-Policy.pdf](https://www.housingfirst.org.au/images/policy_documents/Rent-Setting-Policy.pdf)

See the following on HousingFirst Rental Calculation Formula – usually 30% of income.

### **Related party transactions**

your rent going to parties related to HOUSING FIRST

[https://acncpubfilesprodstorage.blob.core.windows.net/public/14d899a1-39af-e811-a963-000d3ad244fd-51106502-82a2-4cd5-8088-76297e1b40aa-Financial%20Report-c614375b-628d-ed11-81ad-00224893b958-HF\\_Annual\\_Report\\_FY22\\_\(completed\\_and\\_signed\).pdf](https://acncpubfilesprodstorage.blob.core.windows.net/public/14d899a1-39af-e811-a963-000d3ad244fd-51106502-82a2-4cd5-8088-76297e1b40aa-Financial%20Report-c614375b-628d-ed11-81ad-00224893b958-HF_Annual_Report_FY22_(completed_and_signed).pdf)

Did your charity have any related party transactions?:

Yes

<https://www.acnc.gov.au/charity/charities/14d899a1-39af-e811-a963-000d3ad244fd/documents/2635df68-628d-ed11-81ad-002248122521>

### **Glenloch REDEVELOPMENT**

Glenloch properties are developed. The HousingFirst brochure ‘**More hands for GLENLOCH**’ states the Glenloch properties will be ‘renewed and redeveloped’. Ours rents bought and developed Oates Lane, Toorak before John Candlish became manager.

### **Liabilities**

From the published Consolidated Financial Accounts for HousingFirst

**\$181,751,167**

[https://acncpubfilesprodstorage.blob.core.windows.net/public/14d899a1-39af-e811-a963-000d3ad244fd-51106502-82a2-4cd5-8088-76297e1b40aa-Financial%20Report-c614375b-628d-ed11-81ad-00224893b958-HF\\_Annual\\_Report\\_FY22\\_\(completed\\_and\\_signed\).pdf](https://acncpubfilesprodstorage.blob.core.windows.net/public/14d899a1-39af-e811-a963-000d3ad244fd-51106502-82a2-4cd5-8088-76297e1b40aa-Financial%20Report-c614375b-628d-ed11-81ad-00224893b958-HF_Annual_Report_FY22_(completed_and_signed).pdf)

**Long-term Residents did not sign a lease with Glenloch Inc.**

Many long-term Glenloch residents did not sign a lease. They were told they had a life estate unless they were not able to maintain an independent life and some signed a statement retained by Glenloch Inc that their relatives would make alternate arrangements for their future in that event. After the introduction of leases by Michael Hughes Board member the assurance of life tenure was reiterated by management to prospective residents and on this basis those residents made arrangements for their long-term accommodation.