

The NSW Government's Community Housing Rent Policy is changing the way rents are calculated for community housing tenants who are eligible for Commonwealth Rent Assistance (CRA).

What is the Community Housing Rent Policy?

This is a set of guidelines, developed by the Office of Community Housing, for community housing providers to determine the amount of rent payable by tenants.

Hume Community Housing Association Company Limited must comply with this policy.

What is Commonwealth Rent Assistance (CRA)?

CRA is a payment to assist people on lower incomes to meet the costs of renting their home. As a tenant of a Community Housing provider you are entitled to be assessed by Centrelink for CRA. If you are eligible for CRA, you must ensure you claim your full entitlement, as this amount will be included in the calculation of your rent payable to Hume Community Housing Association

How will my rent be assessed? (Excluding special programs)

You will pay:

- All of your households CRA entitlement
- Plus
- You will continue to pay as determined by the table below.

: Level of Assessable Income (including CRA) Payable in Rent

INCOME	RATE
All Leaseholders	25%
Other Household Members 21yrs and over	25%
Other Household Members – 18 yrs (inclusive) up to 21yrs	15%
Other Household Members 16 yrs to 18yrs	Nil
Full time students under the age of 25	15%
Family Tax Benefit Part A and Part B	15%
Commonwealth Rent Assistance	100%
Assets under \$5000.00	Nil
Assets over \$5000.00	25% of interest earned at the rate set by Centrelink

How will the new rent arrangements affect me?

If you are not eligible for CRA, you will not be affected by the changes. For those that are eligible, this means that most households will pay more rent. However, Hume Community Housing has a Ceiling Rent Policy. This is to ensure that in all instances, no tenant will pay more than 75% of the Market Rent.

How will the changes be introduced?

Existing Tenants	New Tenants
The changes come into effect from your first rent review after the! August 2008	The changes are effective from 1 July 2008
The new rent reforms will be phased-in progressively	The new rent reforms will come into effect immediately.
For Households there will not be a greater impact on the collection of your CRA payment of more than \$10 per week per year.	
Households will pay all of their CRA entitlement after 4 Years.	

When do Rent Reviews take place?

Hume has two Rent Reviews per year.
You will be given 72 days notice prior to each Review.

What do I need to do?

- If you have not already you must apply for CRA at Centrelink. For your nearest Centrelink office, telephone 132850 or visit www.centrelink.gov.au.
- Contact Hume Community Housing to talk about paying your rent the easy way, deducted direct from Centrelink.
- Provide all the information that is requested at the start of your tenancy or at your next rent review, for **all** household members.

Do you have any questions?

If you would like more information please contact:

Income Coordinator
Hume Community Housing Association
Level 1 119 The Crescent, Fairfield
NSW 2165

Phone: (02) 9724 0554

Fax: (02) 9728 6439

Business Hours:

Monday..... 9.00a.m. to 4.30p.m.

Tuesday..... 9.00a.m. to 4.30p.m.

Wednesday... 1.00p.m to 4.30p.m.

Thursday..... 9.00a.m to 4.30p.m.

Friday.....9.00a.m to 4.30p.m.

or visit our Web site:

www.humecha.com.au

E-mail inquires

webenquiry@humecha.com.au

**Hume Community Housing
Association Company Limited**

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