



Housing Services

22 Nash Street
Gympie Qld 4570
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About us

Community Action Inc has a vision for a socially inclusive community: a community without poverty, homelessness or violence; a community where individuals and families are valued; a community where everyone can participate in community life.

Our Mission

To provide appropriate housing, social services and programmes to those in need in our community.

Our staff

Manager - Michelle Hine
Housing Worker - Jenny Simmons
Housing Worker-Pamela Parkinson
Tenancy Support - Emma Verkerk
Administration - Katrina Martini
Finance - Shelley Ngaira & Kelly McCabe
CEO - Judy Brauer

Contact us

By Phone:

Monday-Friday
9am-5pm

5482 8959

Visit the office at 22 Nash Street:
Mon, Tues, Thurs, Friday
9am - 12.30pm

Housing Services Newsletter

February 2014

Hello and welcome to the Community Action – Housing Services Newsletter

2014 is off to a great start and we are looking forward to connecting with you all through our newsletter, tenant meetings, routine inspections and at our tenant celebrations at Easter and Christmas.

Community Action – Youth Service has relocated to new premises at 25 Lawrence Street, the former Gympie Community Place building. This has been a great move for the Youth Service and staff and clients alike are enjoying the new location.

In August last year Community Action hosted a sleep out in Mary St to raise awareness of homelessness in our community. This was a very successful event with 90 people sleeping rough for the night. A grand total of \$16,000 was raised and a portion of this has been used to buy swags and sleeping bags for homeless people. We are looking at running this event again this year and we will let you know of exact dates closer to the time.

Unfortunately the TAAS service was defunded and ceased to operate on 30th December. TAAS has assisted innumerable clients with housing assistance and tenancy advice and advocacy during its 24 years of operation. It was certainly a sad time and the end of an era closing the doors for the final time.

Community News

Grocery Hampers are available from Victory Care Services at 1 Barter St. For just \$30 you will receive a great selection of fresh fruit and veg, bread, dairy products and other food items. Opening hours are Monday to Friday 5pm to 6pm, Saturday 9am to 11am. For more info contact Kev on 0417724542

Food Van – Victory Care Services also provides a delicious meal twice per week at Nelson's Reserve behind the Memorial Pool. BBQ Breakfast on Tuesday mornings 6.30am and Dinner on Friday nights at 6.30pm. For more info contact Kev on 0417724542

Gympie Community Place has moved, now located at 18 Excelsior Road.

Funding

Community Action – Housing Services is funded by the Queensland Department of Housing and Public Works.

What we do

CAI is a community organisation with significant experience in: tenancy management of housing for low income tenants, supported housing for young people in crisis, supported housing for women and children escaping domestic and family violence, provision of emergency relief to young people experiencing financial crisis, provision of other youth programs and services.

The organisation receives funding for its programs from various state and federal funding departments and other one off grants, support and donations.

Currently, some 145 units of accommodation are offered ranging from crisis, medium term to long term tenancies, including share-houses, studio units, units/duplexes and houses. Support services include programs and assistance for young people and support for women and children escaping domestic and family violence.

Check out our webpage: www.communityactiongympie.com.au
Or you can find us on Facebook facebook.com/CommunityActionGympie

Tenant Survey

We really appreciate your feedback and have included a survey form with your newsletter. Please take the time to complete the form and return to our office so that we can get a clear picture of how our properties are suiting our tenants and any areas where we can make improvements. The results of the survey will be published in the next newsletter.

Rent

How is my rent calculated? Community Action uses the Community Housing Rent Calculator to assess the amount of rent for each household. The rent calculator takes into account the income of all the people in your household. Some types of income are assessable, some are not, and a few are assessed at different percentages. Overall, rent is calculated at approx 25% of the assessable household income. CMSU tenants pay an additional 3% of their assessable income to cover furnishing costs. All Rent Assistance to which the household is entitled is also included in the rent amount. The rent amount payable for each property is capped at a certain amount. This is called the Market Rent.

What if I get a job? If a household member enters the workforce, the rent is guaranteed to remain at the level it was on the day before the household member entered the workforce, for a minimum of six months.

What if my income goes down? Your rent will be reduced immediately when you notify us that your income has decreased.

How often is my rent increased? Rent is reviewed for each household at least once per year. There is always 2 months' notice given before any increases.

Just speak to your Housing Worker for more info about how your rent is calculated.

The Community Action Inc. newsletter is produced quarterly. If you are interested in contributing to the newsletter, please send us your news, ideas and articles or let us know how you would like to join in. Please advise Katrina if you would like to receive your newsletter by email.