

## Introduction to the Community Rent Scheme Housing Assistance Program

Thank you for your interest in the Community Rent Scheme (CRS), a housing assistance program funded by the Queensland Department of Communities (Housing and Homelessness Services). The bearer of this statement represents Community Action Inc. – Housing Services, a registered housing provider under the *Housing Act 2003*.

The CRS Program is a state-wide network of more than 20 community-based organisations, funded to deliver transitional social housing to eligible households assessed by the department as being in very high or high need of housing assistance. Under the CRS Program, households are assisted to stabilise their circumstances before transitioning to longer-term living arrangements in the private or social housing sectors.

As a housing management service the CRS Program offers increased rental income security to a property owner, as it can guarantee rent for the full period of the lease regardless of tenant vacancies and arrears. Each CRS provider has a discrete number of properties to manage, allowing close client relationships and the ability to closely manage tenancies.

The agreement between the property owner and Community Action - Housing Services would be a head lease agreement, with the CRS provider then entering into a lease with the occupying tenant under the *Residential Tenancies and Rooming Accommodation Act 2008*.

As it is not possible to lodge a bond with the Residential Tenancies Authority in a head lease arrangement and the CRS Program does not charge a management fee for its service, a bond is not required. The CRS provider takes responsibility for the management of the property and will repair any tenant damage. This gives the property owner peace of mind that their investment is protected.

We appreciate your interest in leasing this property under the CRS Program, which offers the opportunity for a mutually beneficial partnership.

If you would like any further information on the program please contact Community Action Inc - Housing Services on 5482 8959 or the Social Housing Programs Service Officer on 3225 1253 or freecall 1300 880 882.