

What is Commonwealth Rent Assistance?

Commonwealth Rent Assistance (CRA) is a non-taxable payment from the Australian Government to people in receipt of an eligible Centrelink payment who are living in community housing.

Am I Eligible for CRA?

Eligibility depends on your individual circumstances including your household income and the rent you are charged.

You may be eligible for CRA if:

- You receive an eligible payment from Centrelink or DVA; or
- You receive more than the base rate of Family Tax Benefit Part A; and
- You pay more than the minimum amount of rent set by Centrelink.

Did you know you don't have to be listed on the lease agreement to be eligible for CRA? If you are sharing and are not a partner or dependent of the head tenant, and you contribute to rent, you may be eligible for CRA.

See examples overpage of who may be eligible.

How much CRA can I get?

The amount depends on how much rent you pay. There's a minimum amount of rent you need to pay to get CRA. For every \$1 of rent you pay above this amount, you'll get 75c. You can't get more than the maximum amount.

The amount of CRA you receive may be reduced due to the number of members in your household and the maximum rent payable for your property.

CRA rates are updated on 20 March and 20 September each year. The new fortnightly rates from **20 March 2023** are listed below:

Family Situation	Max fortnightly payment
Single	\$157.20
Single, 1-2 children	\$184.94
Single, 3+ children	\$208.74
Couple	\$148.00
Couple, 1-2 children	\$184.94
Couple, 3+ children	\$208.74
Single Sharer	\$104.80

How is my rent calculated to include CRA?

The assessment rates for income and CRA may vary according to your housing program and your individual circumstances.

Example: Age Pension Single

Income Type	Income Amount p/w	Rate	Weekly Rent
Age Pension	\$485.75	25%	\$121.44
Energy Supp	\$7.05	25%	\$1.76
CRA	\$78.60	100%	\$78.60
Total Rent			\$201.80

What do I need to do when my rent changes or if my income changes?

If your rent, income, or household composition changes, you will need to advise both Centrelink and Hume. Changes to your circumstances may affect both your rent and your CRA payments.

You should tell Centrelink and Hume when:

- the rent you pay increases or decreases; or
- you move house; or
- your income increases or decreases; or
- your family circumstances change, for example you separate from your partner, or the number of children in your care changes.

If you are not receiving CRA or you don't believe you are receiving the right amount of CRA, contact Centrelink to update your circumstances. **Ensure you tell them you live in Community Housing.**

What if I am eligible for CRA but choose not to apply for it?

You may find yourself out of pocket each fortnight. For eligible customers and household members who choose not to apply for CRA, their rent contribution will still include 100% of the CRA payment they are entitled to receive.

Who can assist if I have further questions?

You can contact our Customer Service Centre on **1800 004 300**.

Read more about CRA and how to get it at: www.servicesaustralia.gov.au/rent-assistance.

Eligibility depends on individual household circumstances. These examples of income and rent calculations are to help you understand how your rent is set and who is eligible for CRA.

TWO ADULTS SHARING EXAMPLE

Graham shares a house with his adult daughter Melanie, who is 28. Graham and Melanie are both eligible for CRA. Melanie's CRA entitlement is less than the maximum rate for a single person because she contributes only \$168.20 towards the household rent of \$370.

RENT SUBSIDY CALCULATION			MAXIMUM RENT OF PROPERTY			\$370.00
FAMILY GROUP	Name	CRA Classification/Income Type	Fortnightly Income	Weekly Income	Assessment Rate	Weekly Rent Component
1	Graham	Single, no dependent children				
		Carer Payment	\$971.50	\$485.75	25%	\$121.44
		Energy Supplement	\$14.10	\$7.05	25%	\$1.76
		Subtotal	\$985.60	\$492.80		\$123.20
		Commonwealth Rent Assistance	\$157.20	\$78.60	100%	\$78.60
		TOTAL				\$201.80
	Rent Charged for family group 1 - Graham					\$201.80
2	Melanie	Single, no dependent children				
		Disability Support Pension	\$971.50	\$485.75	25%	\$121.44
		Energy Supplement	\$14.10	\$7.05	25%	\$1.76
		Subtotal	\$985.60	\$492.80		\$123.20
		Commonwealth Rent Assistance	\$147.00	\$73.50	100%	\$73.50
		TOTAL				\$196.60
	Rent Charged for family group 2 - Melanie					\$168.20
	Household Rent Charged					\$370.00





MIXED HOUSEHOLD EXAMPLE

Angela shares a house with her daughter Theresa and granddaughter Zoey. Angela and Theresa are both eligible for CRA. Because Angela is single and she shares her home, she is entitled to 2/3 of the maximum single rate of CRA. Theresa is entitled to the maximum rate of CRA for a single person with one child.

RENT SUBSIDY CALCULATION			MAXIMUM RENT OF PROPERTY			\$450.00
FAMILY GROUP	Name	CRA Classification/Income Type	Fortnightly Income	Weekly Income	Assessment Rate	Weekly Rent Component
1	Angela	Single Sharer				
		Age Pension	\$971.50	\$485.75	25%	\$121.44
		Energy Supplement	\$14.10	\$7.05	25%	\$1.76
		Subtotal	\$985.60	\$492.80		\$123.20
		Commonwealth Rent Assistance	\$104.80	\$52.40	100%	\$52.40
		TOTAL				\$175.60
	Rent Charged for family group 1 - Angela					\$175.60
2	Theresa	Single, 1-2 children				
	Zoey	JobSeeker Payment	\$730.89	\$365.45	25%	\$91.36
		Energy Supplement	\$15.94	\$7.97	25%	\$1.99
		Subtotal	\$746.83	\$373.42		\$93.35
		Family Tax Benefit A	\$257.46	\$128.73	15%	\$19.31
		Family Tax Benefit B	\$117.46	\$58.73	15%	\$8.81
		Commonwealth Rent Assistance	\$175.70	\$87.85	100%	\$87.85
		TOTAL				\$209.32
	Rent Charged for family group 2 - Theresa					\$209.32
	Household Rent Charged					\$384.92

CHOOSE A PAYMENT OPTION TO SUIT YOU



	<p>Centrepay is a voluntary and easy payment option available to Centrelink customers. Use Centrepay to make regular deductions from your Centrelink payment.</p> <p>Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.</p> <p><i>You will need Hume's CRN: 555014310J.</i></p> <p>You can also ask Hume to set it up for you. You will need to complete a Centrepay Deduction Authority. You can download a copy from our website.</p>
	<p>BPAY is an easy and secure way to manage your rent and water usage bills through your online, mobile or telephone banking.</p> <p>You can choose which account to pay your bills from, and you can make one-off or schedule recurring payments on a date that suits you. You just need to make sure you have funds available in your account on the scheduled date.</p> <p>Look for the BPAY logo on your water bill for the Water Bill Biller Code and Reference Number. If you would like to pay your rent via BPAY, please contact our Customer Service Centre on 1800 004 300 and select Option 3.</p>
	<p>HumePAY is a way to pay your rent and other bills securely online through a new payment portal.</p> <p>HumePAY offers a simple and easy way to view your outstanding rent, water and bond balances and to make payments – anytime, anywhere.</p> <p>Access HumePAY on our website at humehousing.com.au/humepay</p>
	<p>You can also contact us over the phone. Call us on 1800 004 300, and one of our friendly team members will take your payment over the phone – all you need is your debit card.</p>