



## Capital Community Housing – important information from Housing ACT



### What is Capital Community Housing?

Capital Community Housing (CCH) provides community housing to people aged between 18 and 65 with a disability on low to moderate incomes. CCH is in part funded by both Housing ACT and Disability ACT.

CCH's mission is to ensure that people living with disabilities have access to safe, supportive long term secure accommodation that enhances their quality of life. CCH also recognises the rights of an individual to make choices about things that affect their life.

CCH provides a Friendly Landlord Model of Tenancy Management which provides additional assistance to clients who may experience difficulties which may impact on their ability to maintain a successful tenancy.

### What accommodation is offered by CCH?

CCH manages twenty properties that are available for allocation through the Social Housing Register.

The units and townhouses tend to be single family/person allocations. Larger properties are generally managed as shared housing.

### What is shared housing?

Under the shared housing program, each client has their own bedroom but share access to common areas such as the kitchen and bathroom. Shared housing has many benefits for clients such as regular company with housemates and reduced cost of living because the cost of electricity, gas, cleaning and lawn mowing is divided between all clients.

All shared houses have house rules to help manage the household relationships. If you are interested in share accommodation, CCH may invite you to have an interview to discuss what type of shared house might suit you best.



## How much rent will I have to pay?

Rent will be calculated at 25% of gross (total) household assessable income, plus an amount equivalent to 100% of any Commonwealth Rent Assistance entitlement OR full market rent, whichever is lower.

For more information contact Capital Community Housing.

## What is a friendly landlord?

The CCH Friendly Landlord model of service delivery recognises that some people with disabilities require more assistance to help them sustain their tenancies. Examples of this extra assistance are:

- visiting clients in their homes rather than asking them to come CCH's to office to sign paperwork;
- helping clients to complete paperwork (such as the Application for Social Housing Assistance form);
- lodging paperwork on behalf of clients (when appropriate);
- helping clients to link into a wide range of community services;
- liaising (with permission of the client) with guardians, service providers, family and friends on behalf of clients in relation to tenancy matters; and
- arranging for the assessment, approval and installation of specific tenant related modifications.

Because CCH is a small agency, services can be tailored to suit individual needs. CCH staff know all clients on a first name basis and are familiar with their 'story' - ensuring that they do not need re-tell their history each time they make contact. Some clients enjoy regular informal contact with the organisation while others make contact with CCH only when they need it. CCH can be involved as much or as little as clients want or need them to be.

CCH staff members are employed not only for their skills in housing management but for their experience, capability and level of understanding and sensitivity towards people with disabilities.

CCH use a 'person-centred' approach to service delivery and have a strong commitment to the independence and personal goals of individuals who use its services.



## Who can apply?

To be housed with CCH you must:

- have been approved and referred to CCH by Housing ACT after undergoing an eligibility assessment;
- have a disability as defined under the former Commonwealth State Territory Disability Agreement (i.e. people with disabilities attributable to an intellectual, psychiatric, sensory, physical or neurological impairment or acquired brain injury (or some combination of these) that is likely to be permanent and results in substantially reduced capacity in at least one of the following:
  - Self care/management
  - Mobility
  - Communication
- require significant ongoing and/or long-term episodic support that manifests itself before the age of 65;
- become a member of CCH;
- have sufficient supports in place to enable you to sustain a tenancy and live an independent life;
- sign an Occupancy or Tenancy Agreement (depending on which accommodation option you are offered); and
- demonstrate a willingness to be involved in client participation opportunities such as attendance at the Client Reference Group, responding to satisfaction surveys and providing feedback on service delivery models.

## How do I become a member of CCH?

To become a member contact CCH and the necessary paperwork will be sent to you. Do not delay lodging your application with Housing ACT, pending receipt of the membership paperwork.

## How can I contact CCH?

The CCH office is open 9:00am – 5:00pm Monday to Friday and is located at:

Level 2A  
27 Mulley Street  
Holder ACT 2611

For more information call 6287 4344, or go to [www.capitalcommunityhousing.com.au](http://www.capitalcommunityhousing.com.au)



For more assistance on Housing ACT matters, please telephone 133 427.

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