

Subsidy

For co-ops with a rent supplement agreement with BC Housing – FCHP (ILM) co-ops.

Purpose of the policy

- To set out members' rights and responsibilities for receiving rent supplement (subsidy) when available
- To establish a framework for managing the subsidy in a fair and consistent way in compliance with the BC Housing agreement, and allocating subsidy to members on the subsidy waiting list.

Policy

1. The co-op has entered into an agreement with BC Housing, which provides subsidy for 16 units.
2. The co-op will verify household income and assess housing charges annually (annual income testing) for all subsidized units based on the BC Housing agreement and Rent Calculation Manual.
3. Households applying for subsidy must complete the form and provide the required proof of household income.
4. Households that do not submit a form will be assessed the maximum housing charge for the unit.
5. The co-op may ask for further proof of income as required.

6. Management staff will:
 - verify that applicants qualify for subsidy
 - calculate the amount required for each applicant
 - notify the applicant of the assessed housing charge, and
 - administer the subsidy waiting list.
7. After the annual income testing, the co-op will give 30 days' notice of the assessed housing charge.
8. The co-op may stop providing subsidy to a household for any or all of the following reasons:
 - an increase in income disqualifies the household
 - failure to report increases in household income at the annual review
 - wilful falsification of the form or proof of income, and
 - failure to abide by the subsidy policy.
9. Any member denied subsidy or disputing the amount of subsidy granted may appeal the decision to B.C. Housing.

Subsidy waiting list

10. When all 16 of the designated units are receiving subsidy and households paying full housing charge apply for subsidy, the co-op will establish a subsidy waiting list of members who are eligible.
11. Households on the subsidy waiting list will receive subsidy when it comes available.
12. Re-designation of subsidy from one unit to another requires BC Housing approval.

Policy approved by general meeting:

Replaces policy dated:

Procedures needed to carry out this policy

1. System for collecting, using, filing, sharing and protecting personal information in compliance with PIPA and PIP policies.
2. BC Housing forms and documentation required to comply with PIPA.
3. Required proof of income (see BC Housing Rent Calculation Manual).
4. Income eligibility guidelines (see BC Housing Rent Calculation Manual).
5. Schedule for annual income testing so that households receive notice of housing charge assessment on time.
6. Procedure with BC Housing for transferring designation of subsidy from one unit to a unit paying the market housing charge.
7. Grievance process for members to follow when they think their assessed housing charge has been miscalculated.
8. Brief general information sheet explaining eligibility requirements for subsidy to members and applicants.
9. Subsidy status reporting format for the overall use of rent supplement.

Options

Option: Point #1

Enter the number of units that can receive subsidy in your co-op based on the BC Housing agreement.

Option: Point #6

Change “Management staff” to “Assessment committee”, “Housing charge officer” or other designated position.

Option: Point #7

Change “60” to another number of days

Option: Point #9

Change appeal to the “board” to appeal to the “finance committee and then to the board”.
Do not delete the last sentence.

Option: Point #10

Enter the same number selected in Point #1.

Option: Point #11

If your co-op chooses a method of allocating subsidy other than the BC Housing “housing need point score” system, make sure it can be applied in an equitable and consistent way.

Note: Consider the impact of the method you select on all households. For example, seniority on the waiting list may mean that a household requiring very little subsidy would have priority over a household in greater need.

Resources

- Housing Provider Kit
www.bchousing.org/Housing_Providers/Housing_Provider_Kit/default.asp#top
- Rent Calculation Manual