

7. Re: Admission Policy - B.C. Housing Management Commission

Council recently expressed an interest in the maximum income used in the admission policy used by the B.C. Housing Management Commission. Attached is a copy of the Commission Policy on Admissions to all housing managed by it.

The maximum income referred to in item 1b is shown on page 2 under the heading Rental-Upper Income Limit. At present the limit for a single person over 55 years of age is \$250.00. For the information of Council the rent levels established for the Burnaby Senior Citizens projects are as follows:

FP2 (Edmonds Kingsway)	Bachelor	\$67.00/month
	1 Bedroom	\$77.00/month
FP3 (Stratford)	Bachelor	\$61.00/month
	1 Bedroom	\$71.00/month

This is for the information of Council.

Admissions Policy:

1. The Manager shall accept applications from persons,
 - (a) who have established residential qualifications requested by and applicable to their Municipality;
 - (b) whose income does not exceed the maximum amount to be determined by the Commission from time to time.
 - (c) forming a family unit, or who, if single, is over 55 years of age.
2. The Manager shall arrange applications in relation to,
 - (a) date of application;
 - (b) size of unit accommodation most suitable to family unit;
 - (c) location of accommodation, if there is reasonable need for such selection.
3. Applicants who are displaced from accommodation due to action on Federal-Provincial Urban Renewal projects or Public Housing projects, any Federal-Provincial and Municipal undertakings, shall be advanced in priority above all other applicants.
4. While retaining order in priority of date of application within a group similarly affected, applicants shall be advanced in general priority where,
 - (a) there is evidence that the present accommodation is physically bad;
 - (b) there is serious overcrowding;
 - (c) displacement from present accommodation is imminent due to demolition through private action.
5. The Manager may request verification of conditions, claimed under (4) preceding, from municipal authorities.
6. Before allocating accommodation to persons in receipt of Social Assistance, the Manager should refer to the Social Service office of the municipality for an opinion as to the suitability of the applicant as an occupier of public housing.
7. If accommodation is offered to, and rejected by an applicant, the Manager shall decide whether that person's application is considered void.
8. Applications shall remain effective for one year from date of application. It shall be the responsibility of the applicant to renew an application.
9. Subject to priority cases under (3) and (4) preceding, the Manager shall, in making selection of a tenant, bear in mind the necessity of achieving the average rental level proscribed for the project.
10. The Manager shall have the authority to give notice of termination of a lease for cause within the terms of the lease. Before any court action towards eviction is taken, the Manager shall submit a full statement of the case to the Commission.

Rental - Upper Income Limit:

1 person	-	\$250.00
2 persons	-	\$400.00
3 to 6 persons	-	\$500.00
7 to 10 persons	-	\$600.00

Limit of Assets:

In the case of senior citizens applying for accommodation, the Manager in calculating the total income of the applicant, will compute declared cash assets as if the assets might be converted to an annuity which would return an income of \$10 per month for each \$1,000 of assets; this computed value is to be added to the other declared incomes such as Old Age Security and guaranteed income supplement and the total related to the maximum monthly income limit in order to establish eligibility for accommodation; special consideration would have to be given in cases of declared interest in real property and the assets valued on the basis of information obtainable from the municipal assessor; and

that the present upper limit of assets, \$3,500, will continue to apply in the case of other applicants for family accommodation.