



Province of Alberta

ALBERTA HOUSING ACT

SOCIAL HOUSING ACCOMMODATION REGULATION

Alberta Regulation 244/1994

With amendments up to and including Alberta Regulation 265/2018

Current as of January 1, 2019

Office Consolidation

© Published by Alberta Queen's Printer

Alberta Queen's Printer
Suite 700 , Park Plaza
10611 - 98 Avenue
Edmonton, AB T5K 2P7
Phone: 780-427-4952
Fax: 780-452-0668

E-mail: qp@gov.ab.ca
Shop on-line at www.qp.alberta.ca

Copyright and Permission Statement

Alberta Queen's Printer holds copyright on behalf of the Government of Alberta in right of Her Majesty the Queen for all Government of Alberta legislation. Alberta Queen's Printer permits any person to reproduce Alberta's statutes and regulations without seeking permission and without charge, provided due diligence is exercised to ensure the accuracy of the materials produced, and Crown copyright is acknowledged in the following format:

© Alberta Queen's Printer, 20__.*

*The year of first publication of the legal materials is to be completed.

Note

All persons making use of this consolidation are reminded that it has no legislative sanction, that amendments have been embodied for convenience of reference only. The official Statutes and Regulations should be consulted for all purposes of interpreting and applying the law.

(Consolidated up to 265/2018)

ALBERTA REGULATION 244/94

Alberta Housing Act

SOCIAL HOUSING ACCOMMODATION REGULATION

Table of Contents

Interpretation and Application

- 1 Interpretation and application

Part 1

Application for Social Housing Accommodation

- 2 Application
- 3 Priority of need
- 4 Allocation of housing accommodation
- 5 Income verification

Part 2

Setting of Basic Rent

- 6 Basic rent
- 6.1 Rent for live-in aide
- 6.2 Refund of rent
- 7 Additional costs

Part 3

Social Housing Accommodation

- 8 Interpretation

Community Housing Accommodation

- 9 Community housing accommodation eligibility

Seniors Lodge Accommodation

- 10 Lodge accommodation eligibility
- 11 Basic lodge rate – cottage unit
- 11.1 Refund of lodge rate
- 12 Additional costs

Seniors Self-contained Housing Accommodation**13** Self-contained accommodation

Schedules

Interpretation and Application**Interpretation and application****1(1)** In this Regulation,

- (a) “Act” means the *Alberta Housing Act*;
- (b) “adequate” means not in need of major repair or not lacking necessary services and facilities;
- (c) “adjusted income” means, in respect of a senior household, the total annual income — senior household less any amounts deducted under subsection (3);
- (d) “assets” means all property including cash and liquid assets, but does not include the assets referred to in subsection (4);
- (e) “basic rent” means the monthly rent for social housing accommodation and full services;
- (f) “dependant” means
 - (i) an individual who is 25 years of age or less and is related by blood, adoption or marriage or by virtue of an adult interdependent relationship to another member of the household, or
 - (ii) a member of the household who is considered to be a dependant, as defined under section 118(6) of the *Income Tax Act* (Canada), of another member of the household;
- (g) “full services” means necessary services and facilities including heat, water, sewer or a septic system, a stove and a refrigerator, but does not include electricity;
- (h) “functionally independent” means physically and mentally self-sufficient;
- (i) “household” means an individual who is applying for or occupying social housing accommodation, including the following, if any:

- (i) the spouse or adult interdependent partner of the applicant or occupant;
- (ii) an individual, related by blood, adoption or marriage, or by virtue of an adult interdependent relationship, or who is known to have lived regularly as a member of the household as part of the family unit;
- (iii) the dependants who are living with the applicant or occupant, including any dependants of whom the applicant or occupant has joint or sole custody;
- (iv) an individual considered by the management body to be a member of the household under subsection (2);
- (v) a live-in aide;
- (i.1) “live-in aide” means an individual who, in the opinion of the management body, is required to live as a member of the household to provide services or assistance to enable other members of the household to be functionally independent;
- (j) “management body” means a management body established under the Act for the purpose of providing social housing accommodation under this Regulation;
- (j.1) “self-employment income” means the total annual gross income from business or self-employment before any personal income tax deductions or deductions for capital cost allowance or depreciation but after deducting the following expenses and allowances related directly to that income:
 - (i) accounting and legal expenses;
 - (ii) advertising expenses;
 - (iii) business tax, fees, licences, dues;
 - (iv) insurance expenses;
 - (v) interest, bank charges;
 - (vi) maintenance and repairs expenses;
 - (vii) motor vehicle expenses (except capital cost allowance);
 - (viii) office expenses;
 - (ix) salaries (including employer’s contributions);

- (x) expenses related to computers and equipment;
- (xi) other charges claimed as expenses or allowances for the purposes of determining the annual net taxable business or self-employment income of the individual;
- (k) repealed AR 265/2018 s2;
- (l) “social allowance” means any full or partial payment received under the *Income Support, Training and Health Benefits Regulation* (AR 122/2011) and any payment under a social assistance program of the Government of Canada;
- (m) “social housing accommodation” means a housing or lodge accommodation provided under Part 3;
- (n) “total annual income — non-senior household” means the total gross income, including self-employment income, from all sources, of all members of the household 15 years of age or older, except
 - (i) a child tax benefit under the *Income Tax Act* (Canada),
 - (ii) a payment made under a Government of Alberta program for the basic or extraordinary maintenance costs of an individual for whom the household or a member of the household is providing or is responsible for providing care,
 - (iii) income of a live-in aide,
 - (iv) any withdrawals from registered retirement savings plans or registered retirement income funds,
 - (v) all or any portion of an annuity payment comprising principal,
 - (vi) any funds received as a scholarship, bursary or other form of contribution from a person who is not a member of the household and used for educational purposes at a recognized school or educational institution,
 - (vii) where the household consists of
 - (A) one or more adults who receive income from any source, and
 - (B) one or more dependent children,

- an amount not exceeding \$1200 each year of the income from any source of one of the adults,
- (viii) the gross employment income of each dependant who attends a recognized school or educational institution full time,
 - (ix) any repayable loans obtained for any member of the household for the purposes of education, including loans obtained under a federal or provincial student loan program,
 - (x) any reimbursement of travelling and living expense received in the course of employment,
 - (xi) any lump-sum insurance settlement, inheritance, compensation for loss or damage to person or property, including Canada Pension Plan death benefits, proceeds of the sale of real or personal property, or any other form of lump-sum settlement except for lump-sum employment settlements,
 - (xii) payments of compensation received for damage or loss caused by a disaster or an emergency as determined by the Government of Alberta designated by the Minister as a payment of compensation to which this clause applies, and
 - (xiii) a payment or refund received directly or indirectly from the Government of Alberta or the Government of Canada designated by the Minister as a payment or refund to which this clause applies;
- (o) “total annual income — senior household” means
- (i) in the case of a senior household, except where subclause (ii) or (iii) applies, the total income of all members of the senior household, each of whose income is
 - (A) the total income shown on line 150 of the Notice of Assessment in respect of the income tax return filed by the member under the *Income Tax Act* (Canada) for the immediately preceding taxation year, or
 - (B) if a Notice of Assessment is not available for the immediately preceding taxation year, the amount that is determined and verified by the management body using the same income information that would have been used by the

member to report total income on line 150 of an income tax return for the immediately preceding taxation year,

- (ii) in the case of a senior household that includes or consists of 2 individuals who are the spouse or adult interdependent partner of one another, one of whom is 65 years of age or older, and who have not jointly elected to split pension income, the total income of all members of the senior household determined in accordance with subclause (i), and
- (iii) in the case of a senior household that includes or consists of 2 individuals who are the spouse or adult interdependent partner of one another, one of whom is 65 years of age or older, and who have jointly elected to split pension income, the sum of
 - (A) the amount shown on line 150 less the amount shown on line 210 of the Notice of Assessment in respect of the income tax return filed under the *Income Tax Act* (Canada) by the individual who is receiving the pension, and
 - (B) the amount shown on line 150 of the Notice of Assessment in respect of the income tax return filed under the *Income Tax Act* (Canada) by the other individual,

where the amount deducted on line 210 of the Notice of Assessment of the individual who is receiving the pension and the amount claimed on line 116 of the other individual's Notice of Assessment are the same,

but does not include a payment or refund directly or indirectly from the Government of Alberta or the Government of Canada designated by the Minister as a payment or refund to which this definition applies.

(1.1) In the Act,

- (a) "cottage unit" means lodge accommodation without meals;
- (b) "monthly disposable income" means the total monthly income less the monthly basic lodge rate under the Act;
- (c) "standard lodge accommodation" means lodge accommodation other than a cottage unit;

- (d) “total monthly income — senior household” in respect of a member of a senior household in lodge accommodation means
- (i) the member’s total income as shown on line 150 of the Notice of Assessment in respect of the income tax return filed by the member under the *Income Tax Act* (Canada) for the taxation year that ended immediately before the adjustment date, less any federal and provincial taxes payable on that income, divided by 12,
 - (ii) if a Notice of Assessment is not available under subclause (i), the amount that is determined and verified by the management body using the same income information that would have been used by the member to report total income on line 150 of an income tax return for the taxation year that ended immediately before the adjustment date, divided by 12,
 - (iii) if the Notice of Assessment under subclause (i) and the amount under subclause (ii) are not available, the member’s total income as shown on line 150 of the Notice of Assessment in respect of the income tax return filed by the member under the *Income Tax Act* (Canada) for the taxation year preceding the taxation year that ended immediately before the adjustment date, less any federal and provincial taxes payable on that income, divided by 12, or
 - (iv) if the Notice of Assessment under subclause (i), the amount under subclause (ii) and the Notice of Assessment under subclause (iii) are not available, the amount that is determined and verified by the management body using the same income information that would have been used by the member to report total income on line 150 of an income tax return for the taxation year preceding the taxation year that ended immediately before the adjustment date, divided by 12;
- (e) “senior household” means a household consisting of individuals referred to in subsection (1)(i)(i) and (ii), one or more of whom are
- (i) 65 years of age or older, or
 - (ii) less than 65 years of age with special circumstances appropriate to the social housing accommodation for which application is being made.

(1.2) For the purposes of the Act, the CPI adjustment date is January 1.

(2) For the purpose of determining the eligibility and the priority of need of a household for social housing accommodation, the management body may consider any individual as a member of that household who is usually a member of the household, but is temporarily absent by reason of

- (a) military service,
- (b) hospitalization,
- (c) employment,
- (d) school attendance, or
- (e) other special circumstances.

(3) For the purpose of determining the adjusted income of a senior household, the following are to be deducted from the total annual income — senior household:

- (a) any withdrawals from registered retirement savings plans or registered retirement income funds;
- (b) all or any portion of an annuity payment comprising principal;
- (c) any funds received as a scholarship, bursary or other form of contribution from a person who is not a member of the household and used for educational purposes at a recognized school or educational institution;
- (d) where the household consists of
 - (i) one or more adults who receive income from any source, and
 - (ii) one or more dependent children,
 - an amount not exceeding \$1200 each year of the income from any source of one of the adults;
- (e) the gross employment income of each dependant who attends a recognized school or educational institution full time;
- (f) any lump-sum insurance settlement, inheritance, compensation for loss or damage to person or property, including Canada Pension Plan death benefits, proceeds of the sale of real or personal property, or any other form of

lump-sum settlement except for lump-sum employment settlements.

(g) to (n) repealed AR 146/2017 s2;

(o), (p) repealed AR 116/2004 s2;

(q) repealed AR 200/2006 s2.

(4) The following are not assets for the purposes of the definition of “assets”:

- (a) necessary clothing;
- (b) furniture, household furnishings and household appliances of a reasonable value;
- (c) one tractor, if it is required for agricultural purposes or for the trade or calling of an individual;
- (d) the equity in one motor vehicle that is not primarily used for recreation;
- (e) a motor vehicle that is specially adapted to accommodate a disability of a member of the household;
- (f) any assets of the household or a member of the household that are held by a trustee in bankruptcy under the *Bankruptcy and Insolvency Act* (Canada);
- (g) assets in pension funds, registered disability savings plans, registered education savings plans, registered retirement savings plans, or registered retirement income funds;
- (h) the tools, implements, equipment, reference materials and supplies necessary for the profession, trade or calling of a member of the household;
- (i) Tax Free Savings Accounts;
- (j) a payment or refund, designated by the Minister, that is received, directly or indirectly, from the Government of Alberta or the Government of Canada;

(5) The Minister may exempt a management body, or any social housing operated and administered by a management body, from the application of any provision of this Regulation, subject to any terms and conditions the Minister considers appropriate.

AR 244/94 s1;408/94;219/95;238/96;40/97;35/98;202/98;
256/2000;19/2001;154/2003;116/2004;261/2004;
200/2006;114/2009;145/2017;146/2017;265/2018

Part 1

Application for Social Housing Accommodation

Application

2(1) A household may apply for social housing accommodation to the management body that provides the social housing accommodation.

(2) The application must be made in the form and manner required by the management body.

Priority of need

3(1) After determining a household's eligibility for social housing accommodation, a management body must determine the priority of need of the household

(a) in accordance with Part 1 of Schedule A, or

(b) in accordance with a method approved by the Minister.

(2) The management body may require a household to provide any information necessary to determine the priority of need for the household.

Allocation of housing accommodation

4 A management body must allocate social housing accommodation in accordance with Part 2 of Schedule A or in a manner determined by the Minister.

Income verification

5(1) Except as provided in subsection (2), a management body must verify the total annual income — non-senior household for all social housing accommodation,

(a) before the household is allocated social housing accommodation, and

(b) at least once each year while the household is occupying social housing accommodation.

(2) A management body must verify the total annual income — senior household and the adjusted income of a senior household for all social housing accommodation, except lodge accommodation under section 33.1 of the Act and sections 10 and 11 of this Regulation,

- (a) before the senior household is allocated social housing accommodation, and
- (b) at least once each year while the senior household is occupying social housing accommodation.

AR 244/94 s5;408/94;146/2017;265/2018

Part 2 Setting of Basic Rent

Basic rent

6(1) The basic rent charged a household for community housing accommodation and for seniors self-contained housing accommodation referred to in section 13(1) must be reviewed and set annually in accordance with Part 1 of Schedule B and in accordance with an annual rent review timetable, if any, established by the management body.

(2) Notwithstanding section 4(2)(f) of the *Housing Accommodation Tenancies Regulation* (AR 242/94) and in addition to reviews under subsection (1), the basic rent referred to in subsection (1)

- (a) may be increased to reflect a household's ability to pay only when there has been
 - (i) a misrepresentation of income or income not fully declared by the household,
 - (ii) a change in the composition of a household, or
 - (iii) a change as defined by the Minister,

and

- (b) must be reduced if
 - (i) in the case of a non-senior household, the household's total annual income — non-senior household decreases by an amount established by the Minister, and
 - (ii) in the case of a senior household, the household's total annual income — senior household decreases by an amount established by the Minister.

(3) Where a management body that provides seniors self-contained housing accommodation referred to in section 13(1) has seniors self-contained housing accommodation that is suitable and adequate only for one individual, the management body may

reduce the basic rent by an amount of not more than \$50 per month.

(4) The basic rent to be charged a household where one or more members of the household are in receipt of a social allowance or a grant from the Students Finance Board for full-time study in a basic foundation skills program must be determined in accordance with Part 2 of Schedule B.

(5) At no time may the basic rent charged a household be below the minimum basic rent prescribed in Part 1 or 2 of Schedule B, as the case may be.

(6) If a household includes a live-in aide, the rent prescribed under section 6.1 must be added to the basic rent set for and charged to the household under this section.

AR 244/94 6;408/94;219/95;202/98;136/2001;116/2004;
146/2017

Rent for live-in aide

6.1 The rent to be charged a live-in aide is \$150 for each month.

AR 202/98 s4

Refund of rent

6.2 If a member of a senior household in housing accommodation who is 65 years of age or older moves to a hospital, auxiliary hospital, nursing home or other facility as determined by the Minister and has paid a full month's basic rent, the management body must refund to that person a pro-rated portion of the basic rent for those days in the month that the person did not occupy the housing accommodation.

AR 261/2004 s3

Additional costs

7(1) A management body providing any full services separately from social housing accommodation may

- (a) identify and charge a household separate costs for those services or facilities, and
- (b) reduce the basic rent set for and charged to a household under section 6, by an amount equal to those separate costs,

but the basic rent charged a household may not be reduced to an amount below the minimum basic rent prescribed in the applicable Part of Schedule B.

- (2) Where a management body provides any services or facilities in addition to the full services, and identifies and charges a household separate costs for those services or facilities,
- (a) the basic rent set for and charged to a household under section 6 may be increased by an amount equal to those separate costs, or
 - (b) those separate costs may be charged to the household as costs in addition to basic rent.

Part 3

Social Housing Accommodation

Interpretation

8(1) In this Part, “income thresholds for the municipality” means the household income limits prescribed by the Minister.

(2) For the purposes of this Part, a non-senior household is in core housing need if

- (a) it is unable to acquire or maintain adequate or suitable accommodation without paying more than 30% of its total annual income — non-senior household for accommodation, and
- (b) it has a total annual income — non-senior household below the income threshold for the municipality where the social housing accommodation applied for is located and for which the household makes application.

(2.1) For the purposes of this Part, a senior household is in core housing need if

- (a) it is unable to acquire or maintain adequate or suitable accommodation without paying more than 30% of its adjusted income for accommodation, and
- (b) it has a total annual income — senior household below the income threshold for the municipality where the social housing accommodation applied for is located and for which the household makes application.

(3) For the purposes of subsection (2)(a), accommodation is not suitable if

- (a) more than 2 persons must share a bedroom and there is at least one individual in each of the other bedrooms,

- (b) an individual, 18 years of age or older, must share a bedroom with another member of the household, unless the individual is the spouse or adult interdependent partner of that member, or
- (c) an individual, 5 years of age or older, must share a bedroom with an individual of the opposite sex.

AR 244/94 s8;219/95;154/2003;145/2017;146/2017

Community Housing Accommodation

Community housing accommodation eligibility

9(1) In this section, “community housing accommodation” means social housing accommodation not otherwise provided for under this Part.

(2) A household is eligible for community housing accommodation if that household

- (a) is in core housing need,
- (b) has a total asset value of \$25 000 or less,
- (c) is comprised of Canadian citizens, individuals lawfully admitted into Canada for permanent residence, refugees sponsored by the Government of Canada, or individuals who have applied for refugee or immigration status and for whom private sponsorship has broken down, and
- (d) meets the residency requirements, if any, prescribed by the management body.

AR 244/94 s9;116/2004;146/2017

Seniors Lodge Accommodation

Lodge accommodation eligibility

10(1) A senior household is eligible for lodge accommodation if the senior household

- (a) is comprised of one or more individuals who
 - (i) are functionally independent, or
 - (ii) are functionally independent with the assistance of existing community based services and would not otherwise be appropriately provided for in a health care facility,
- (b) is comprised of Canadian citizens, individuals lawfully admitted into Canada for permanent residence, refugees

sponsored by the Government of Canada, or individuals who have applied for refugee or immigration status and for whom private sponsorship has broken down, and

- (c) meets the eligibility requirements, if any, of the management body.

(2) Repealed AR 238/96 s3.

AR 244/94 s10;408/94;238/96;116/2004

Basic lodge rate – cottage unit

11 The monthly basic lodge rate for lodge accommodation in a cottage unit shall be determined and set by a management body at least annually.

AR 244/94 s11;408/94;265/2018

Refund of lodge rate

11.1 If a member of a senior household in lodge accommodation who is 65 years of age or older moves to a hospital, auxiliary hospital, nursing home or other facility as determined by the Minister and has paid a full month's lodge rate, the management body must refund to that person a pro-rated portion of the lodge rate for those days in the month that the person did not occupy the lodge accommodation.

AR 261/2004 s4

Additional costs

12 In addition to the basic lodge rate referred to in section 33.1 of the Act and section 11 of this Regulation, a management body may impose a charge for any services or facilities provided to a senior household in addition to lodge accommodation.

AR 244/94 s12;408/94;116/2004;265/2018

Seniors Self-contained Housing Accommodation

Self-contained accommodation

13(1) In this section, “seniors self-contained housing accommodation” means any type of housing accommodation, with full services, intended to be used as a domicile by one or more senior households.

(2) A senior household is eligible for seniors self-contained housing accommodation if that household

- (a) is in core housing need,
- (b) is

- (i) functionally independent, or
- (ii) functionally independent with the assistance of existing community based services,
- (c) is comprised of Canadian citizens, individuals lawfully admitted into Canada for permanent residence, refugees sponsored by the Government of Canada, or individuals who have applied for refugee or immigration status and for whom private sponsorship has broken down, and
- (d) meets the residency requirements, if any, prescribed by the management body.

AR 244/94 s13;408/94;116/2004

14 to 17 Repealed AR 145/2017 s4.

18 Repealed AR 116/2004 s14.

19 Repealed AR 145/2017 s5.

Schedule A

Priority of Need and Allocation of Housing

Part 1

Social Housing Accommodation Point Scoring Standards

- 1** For the purposes of determining the priority of need for social housing, points are awarded in accordance with this Part.
- 2** The following categories are to be evaluated for each household:

A Number of Dependants

- (1)** For the purposes of Table 1, a dependant includes a member of the household who is not self-supporting, including a spouse or adult interdependent partner who is not employed.
- (2)** Points are awarded in accordance with Table 1.

Table 1

| Number of Dependants | Points |
|----------------------|--------|
| 1 | 3 |
| 2 | 6 |
| 3 | 9 |
| 4 | 12 |
| 5 | 15 |
| 6 | 18 |
| 7 | 21 |
| 8 or more | 24 |
| Maximum | 24 |

B Rent to Income

(1) The calculation to be used to determine the percentage of rent paid relative to the household's income is:

(a) in the case of a non-senior household:

$$\frac{\text{Rent paid} \times 100}{\text{total annual income — non-senior household}} = \% \text{ of Rent to Income}$$

(b) in the case of a senior household:

$$\frac{\text{Rent paid} \times 100}{\text{Income total annual income — senior household}} = \% \text{ of Rent to Income}$$

(2) Repealed AR 146/2017 s7.

(3) Points are to be awarded in accordance with Table 2.

Table 2

| % of Rent to Income | Points |
|---------------------|--------|
| 31 - 35 % | 3 |
| 36 - 40 % | 6 |
| 41 - 45 % | 9 |
| 46 - 50 % | 12 |
| 51 - 55 % | 15 |
| 56 - 60 % | 18 |
| 61 % or more | 21 |
| Maximum | 21 |

C Special circumstances

(1) Subject to subsection (2), a household applying for social housing accommodation

- (a) that has been served a notice to vacate or a notice to terminate a tenancy agreement in relation to its current accommodation is to be awarded 15 points,
- (b) that requires a housing accommodation as a result of an emergency situation, including family violence, and is able to live independently with community-based services is to be awarded 15 points, and
- (c) may be awarded a maximum of 15 points relating to special circumstances appropriate to the household or the social housing accommodation, as determined by the Minister.

(2) No points may be awarded under this section if the household committed a breach of the tenancy agreement, repudiated the tenancy agreement or abandoned the premises, or if the tenancy has been otherwise terminated as a result of the household's contravention of the *Residential Tenancies Act* or any other law.

D Degree of Accessibility

A maximum of 12 points may be awarded if the current accommodation of the household is not accessible or adaptable for the physical circumstances of any members of the household.

E Overcrowding

(1) Housing accommodation is overcrowded

- (a) if more than 2 persons must share a bedroom and there is at least one individual in each of the other bedrooms,
- (b) if an individual, 18 years of age or older, must share a bedroom with another member of the household, or
- (c) if an individual, 5 years of age or older, must share a bedroom with an individual of the opposite sex,

but housing accommodation is not overcrowded solely because an individual is sharing a bedroom with another member of the household to whom that individual is married or who is that individual's adult interdependent partner.

(2) Subject to subsection (3), points are awarded based on the number of additional bedrooms required to provide a household with suitable and adequate housing accommodation.

(3) No points are to be awarded if

- (a) all or any portion of the overcrowding results from a room and board arrangement, a rental agreement or any type of sharing of household expenses with an individual who is not a member of the household, or
- (b) the household could obtain or maintain adequate and suitable accommodation without paying more than 30% of its total annual income for rent in the municipality in which the social housing accommodation is located and in which the household has made application for social housing accommodation.

(4) Points are to be awarded in accordance with Table 3.

Table 3

| Number of Additional Bedrooms Required | Points |
|--|--------|
| 1 | 3 |
| 2 | 6 |
| 3 | 9 |
| 4 or more | 12 |
| Maximum | 12 |

F Accommodation Detrimental to Health

1 A maximum of 10 points may be awarded if a household is occupying accommodation that is causing or aggravating serious health problems, or that is unsafe.

2 Factors the management body may consider in determining the points to be awarded for accommodation detrimental to the household's health include the following:

- (a) physical conditions of accommodation, such as
 - (i) broken or defective doors, windows, stairs or fixtures,
 - (ii) rain, wind or snow penetration, or
 - (iii) inadequate heating, electrical defects, structural or fire hazards identified by municipal, fire or health authorities;
- (b) environmental conditions of accommodation, such as

- (i) excessive noise,
- (ii) pollution,
- (iii) suitability of accommodation to medical condition of the household, or
- (iv) availability of full services.

G Shared Accommodation

A maximum of 3 points may be awarded to a household that is sharing accommodation with another individual or family or occupying another individual's or family's accommodation on a temporary basis.

H Utility Responsibility

If a household is responsible for utility costs in addition to rent, points may be awarded in accordance with Table 4.

Table 4

| Utility | Points |
|------------------------|--------|
| Lights | 1 |
| Heat | 1 |
| Water, sewer or septic | 1 |
| Maximum | 3 |

I Repealed AR 146/2017 s7.

Part 2 Priority of Allocation

1 Households with the greatest number of points are considered in greatest need of housing accommodation and must be allocated housing accommodation on that basis.

2 Where any 2 households are awarded the same number of points, the household that applied first must be given priority.

AR 244/94 Sched.A;154/2003;146/2017

Schedule B**Part 1****Social Housing Accommodation
Basic Rent Calculation Schedule**

- 1** This Part applies to households that occupy social housing accommodation, excluding lodge accommodation.
- 2** For each household, the basic rent is
 - (a) in the case of a non-senior household, 30% of its total annual income — non-senior household, and
 - (b) in the case of a senior household, 30% of the household's adjusted income.
- 3** The minimum basic rent that may be set and charged a household is \$120 for each month.
- 4** The Minister may prescribe a maximum basic rent to be charged a household.

Part 2**Social Allowance Rental Rate Schedule**

- 1** The basic rent to be charged a household occupying social housing accommodation, excluding lodge accommodation, where one or more members of the household are in receipt of a social allowance or a grant from the Students Finance Board for full-time study in a basic foundation skills program is to be determined as follows:
 - (a) with respect to household members who are in receipt of a social allowance or a grant from the Students Finance Board for full-time study in a basic foundation skills program, in accordance with Table 1, and
 - (b) with respect to other household members,
 - (i) in the case of a non-senior household, 30% of its total annual income — non-senior household, and
 - (ii) in the case of a senior household, 30% of the household's adjusted income.

2 to 4 Repealed AR 219/95 s5.

Table 1

| Number of Children* in Household | Basic Rent for Household (\$) | |
|----------------------------------|-------------------------------|------------|
| | One Adult | Two Adults |
| None | 120 | 193 |
| 1 | 212 | 262 |
| 2 | 260 | 317 |
| 3 | 317 | 377 |
| 4 | 377 | 437 |
| 5 | 437 | 496 |
| 6 or more | 496 | 555 |

* all members of the household who are 17 years of age or less and related by blood, adoption or marriage or by virtue of an adult interdependent relationship to another member of the household.

AR 244/94 Sched.B;219/95;146/99;154/2003;146/2017

Schedule C Repealed AR 219/95 s6.

Schedule D Repealed AR 265/2018 s6.

Schedule E Repealed AR 145/2017 s6.



Printed on Recycled Paper 