

CITY OF STRATFORD - SOCIAL HOUSING DIRECTIVES



SUBJECT: **Occupancy Standards**

Directive Number: **2013-09**
Date: **March 2013**

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Legislation Applicable (✓) to the following social housing programs:

- Federal Non-Profit Program
- ✓ Private Non-Profit Program
- ✓ Co-operative Non-Profit Program
- ✓ Municipal Non-Profit Program
- ✓ Public Housing Corporation

Background The Service Manager must establish occupancy standards.

**Social
Housing
Policy
City of
Stratford**

The Occupancy Standards determine the size and type of unit in respect of which a household is eligible to receive Rent-Geared-to-Income assistance.

1. The largest unit a household is eligible for is determined in accordance to:
 - i. One (1) bedroom for any two (2) members of the household who are spouses of each other or same-sex partners of each other;
 - ii. One (1) bedroom for each additional member of the household; and
 - iii. Any additional bedrooms if requested that follow the criteria set out in following section.
2. Additional bedrooms refers to:
 - i. An additional bedroom if one of the spouses or same-sex partners requires a separate bedroom because of a documented disability or medical condition;
 - ii. An additional bedroom if the room is required to store equipment required by a member of the household because of a disability or medical condition and where no other suitable storage area is available;
 - iii. An additional bedroom if the bedroom is required to accommodate an individual who is not a member of the household and who provides a member of the household with support services that are required on a regular basis because of the member's disability or medical condition;
 - iv. An additional bedroom if a member of the household is pregnant:
 - i) Medical confirmation may be required to confirm pregnancy.
 - v. An additional bedroom if:
 - i) A member of the household has joint custody over a child who is not a member of the household;
 - ii) The member is required to provide accommodation for the child;

- iii) The bedroom is required to accommodate the child; and
 - iv) Documentation verifying joint custody may be required.
 - vi. An additional bedroom if:
 - i) A member of the household has visiting rights with respect to a child who is not a member of the household;
 - ii) It is a condition of the member's visiting rights that the member must provide adequate accommodation for the child when the child stays overnight with the member;
 - iii) The child will stay overnight with the member frequently;
 - iv) The bedroom is required to accommodate the child; and
 - v) Documentation verifying conditions of member's visiting rights may be required.
- 3. The smallest unit a household is eligible for is determined in accordance to:
 - i. One (1) bedroom for every two (2) members of the household;
 - ii. An additional bedroom if there is an odd number of members in the household; and
 - iii. If the household consists of one (1) individual or two (2) individuals who are spouses of each other or same-sex partners of each other, the smallest unit the household is eligible for is a bachelor unit.
- 4. Students living away from a household is a child of a member of the household if the child:
 - i. Is in regular full-time attendance at a recognized educational institution; and
 - ii. While in attendance, does not live with the household;
 - iii. Lives with the household while not attending that educational institution;
 - iv. Is dependent, in whole or in part, on the household for financial support; and
 - v. Verification of full-time attendance by child at a recognized educational institution may be required.

**Housing
Services
Act
367/11 s.42**

The following are prescribed, for the purposes of subsection 43 (2) of the Act, as requirements that occupancy standards under subsection 43 (1) of the Act must comply with:

1. *The standards must provide for the household to be permitted a larger unit than would otherwise be permitted if a larger unit is reasonably necessary due to a disability or medical condition of a member of the household.*
2. *The standards must treat a child of a member of a household as a member of the household, for the purposes of the occupancy standards, if the child:*
 - i. *Is in attendance at a recognized educational institution and, while in attendance, does not live with the household;*
 - ii. *Lives with the household while not attending that educational institution; and*
 - iii. *Is dependent, in whole or in part, on the household for financial support.*

In subparagraph 2i of subsection (1), "recognized educational institution" means any of the following or a similar institution outside Ontario:

1. *A school, as defined in the Education Act.*
2. *A university.*

3. *A college of applied arts and technology established under the Ontario Colleges of Applied Arts and Technology Act, 2002.*
4. *A private career college, as defined in the Private Career Colleges Act, 2005.*
5. *A private school, as defined in the Education Act, for which a notice of intention to operate has been submitted to the Ministry of Education in accordance with that Act.*

Council: March 2013
Committee: February 2013