

Over and under housing

Purpose of the policy

- To make sure that members are provided with a suitable unit of appropriate size.
- To balance member households wants and needs with the co-op's objective to provide affordable and adequate housing to current and future members and
- To maintain the economic viability of the co-operative.

Definitions

Over-housing means having too many bedrooms for the size of the household

Under-housing means having too few bedrooms for the size of the household

Policy

1. The co-op will use the following standards in determining the appropriate unit size for each household:
 - there should be no more than two residents per bedroom
 - there should be no fewer than one resident per bedroom
 - there should be enough bedrooms so that parents do not have to share a bedroom with a child
 - there should be one bedroom for each child of the opposite sex aged five or over
 - there should be one bedroom for each dependent age 18 or over.

Note: The standards in Point #1 are National Occupancy Standards

2. Members will be provided with sufficient bedrooms to house:
 - Children on a part-time basis at least thirty (30) percent of the month due to custody arrangements
3. Members must provide documentation acceptable to the co-op as outlined in the procedures.
4. Members must advise the co-op of any change in household size.
5. The board may approve a request by an over-housed or under-housed member for an exemption to the requirement to move:
 - For eighteen (18) months following a bereavement
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6. In other cases, the co-op will require a household that is over or under-housed to move to an appropriate sized and suitable unit when one comes available. The household will be permitted to stay in the current unit until that time.
7. Members required to move must accept the first (1st) appropriate size and suitable unit. This procedure will be based on (most over-housed) a reverse seniority move-in date order
8. Current over-housed members, refusing to move to an appropriately sized and suitable unit when offered, will only receive the subsidy to which they would be entitled if they were not over-housed.
9. New members moving into the Co-op who will be over-housed, will only receive the subsidy to which they would be entitled if they were not over-housed.