

AFFORDABLE HOUSING AT 230 BRITANNIA STREET - FACT SHEET

June 2019

Building Information

- Two-story apartment building
- 35 units:
 - 18 one-bedroom units
 - 2 fully accessible one-bedroom units
 - 15 two-bedroom units
- Average square footage:
 - 1 bedroom units – 515 sq. ft.
 - 2 bedroom units – 720 sq. ft.
- Smoke-free building

Building Amenities

- Elevator (LULA lift – Limited Use, Limited Application)
- Walk-in showers in all first floor one-bedroom units
- Air conditioning
- Laundry facilities on both floors (smart card operated)
- Scooter storage on both floors
- Onsite vehicle and bicycle parking
- All units include a refrigerator and a stove (no dishwasher)
- Common outdoor space (no yards, balconies or indoor social/recreation rooms)

Rental Costs

Rental rates are 80% of the average market rent (AMR) for comparable units in Stratford. Water is included in the rent but heat and hydro are extra.

Type of Unit	Rent (80% AMR)
1-bedroom	\$825 plus utilities
2-bedroom	\$1,080 plus utilities

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Eligibility

To be eligible for affordable housing, households must meet the following criteria:

- All household members have status in Canada
- At least one member of the household is 16 years of age or older
- At least one member of the household is able to live independently
- No member of the household owes arrears to any social housing provider
- Household meets program **Income Limits**

Type of Unit	Monthly Rent	Maximum Household Annual Gross Income
1-bedroom	\$825 plus utilities	\$50,000
2-bedroom	\$1,080 plus utilities	\$65,000

- Household meets program **Asset Limits**
 - Maximum asset limit for seniors (age 65+) is \$200,000
 - Maximum asset limit for all others is \$100,000
- Household meets local occupancy standards:
 - One bedroom per person (couples are expected to share)

Application Process

To apply for an affordable housing unit:

1. Complete an **Application for Affordable Housing**

→ Available electronically at:

www.stratfordcanada.ca/en/insidecityhall/housing.asp

→ Printed copies available at:

City Hall Annex Building
82 Erie Street, Stratford, Ontario
First Floor Reception

2. Submit the application form by **Monday, July 15 at 4:30 pm**. No applications will be accepted after this date. Applications will be accepted in the following ways:

→ **In-person:**

City Hall Annex Building
82 Erie Street, Stratford
First Floor Reception

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- **By mail:**
Re: Affordable Housing Application
City Hall Annex Building
82 Erie Street
Stratford, ON
N5A 2M4
- **By email:** britannia@stratford.ca
- **By fax:** 519-273-7191

Incomplete applications will not be eligible. Please make sure you have provided all the information requested. If you require assistance in completing an application form, please call 519-271-3773 ext. 200.

Selection Process

Households will be randomly selected from the pool of eligible and completed applications that have been received by the deadline date of Monday, July 15 at 4:30 pm. Households that have been selected will be notified between July 22 and July 26. Households will have two (2) business days to respond to an offer of a unit. If households do not respond within that timeframe, they will be skipped and will not be offered another unit or contacted again.

Important Dates and Deadlines

Tuesday, June 25	Application packages made available
Tuesday, July 2	Public Open House 7:00 – 9:00 pm City Hall Auditorium 1 Wellington Street Stratford, ON
Monday, July 15	Last day to submit applications
Tuesday, July 16 – Friday, July 19	Random selection process takes place
Monday, July 22 – Friday, July 26	Randomly selected households contacted and offered units
Monday, July 29	Lease signings begin
Tuesday, October 1	Move-ins begin

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Frequently Asked Questions

1. I am a Rent-Geared-to-Income (RGI) tenant. Am I eligible for an affordable unit?

If you meet the eligibility requirements including Income and Asset Limits, you can apply for an affordable housing unit. However, please note that this is not a subsidized rental program – rent is not calculated based on household income. Rent is set at 80% average market rent.

2. I am currently in receipt of social assistance. Am I eligible to apply?

Yes. However, all applicants go through the same approval process and need to meet the same eligibility requirements including Income and Asset Limits. You must have enough income to cover the cost of rent (plus utilities).

3. Am I still eligible if my income is just slightly higher than the limit?

No. If your household income is higher than the Income Limits outlined above, you are not eligible for an affordable housing unit. If offered a unit, your income will be verified before you sign a lease.

4. Do you require landlord references?

No. This is not a part of the approval process.

5. Will you complete a credit check?

No. This is not part of the approval process.

6. I owe money to a social housing provider. Am I eligible to move into an affordable housing unit?

No. You must provide proof that you have paid your arrears in full to be eligible for an affordable housing unit.

7. Can I still apply for a unit if I own a house, condo or cottage?

If the property you own can be lived in year around, you are not eligible for an affordable rental unit. To become eligible, you must complete and submit a Declaration of Intent to Sell Property (Form 104) stating that you will sell the property within 180 days of your lease coming into effect.

8. Will I have an opportunity to view the unit before accepting an offer?

No. You will have to base your decision on the unit floor plans provided to you by the City of Stratford Social Services Department.

9. Am I able to smoke or vape in my unit?

No. This is a smoke-free building. Smoking and vaping of any substance (such as lit tobacco or cannabis products) is prohibited in and on this property including within nine (9) metres of the building and the interiors of all rental units.

If you smoke or vape cannabis for medical reasons, you can request an exemption to this rule by completing a Request for Accommodation Form and asking your doctor or medical practitioner to complete a Medical Verification Form.

10. If my income changes and I can't afford to pay my affordable rent, am I able to get a subsidy in my current unit?

No. You will not be able to get a subsidy in your current affordable unit.

11. What is included in the rent?

The monthly rent paid by tenants as of the first day of the initial term includes only the items in the left-hand column below:

Included in the Rent	NOT included in the rent
Refrigerator	Heating charges
24" electric range w/oven	Hydro charges
Water charges	Telephone and telecommunication
1 vehicle parking space	Cable or satellite television
	Furnishings
	Smart card operated laundry
	Additional parking

Extras: Any expenses, charges, services and/or appliances you may need which are not included in your monthly rent, are your responsibility to arrange for, pay for and/or supply to the unit, subject to the City's policies and terms of the lease agreement.

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12. Am I allowed to have pets?

Yes. Each household will be allowed to keep a maximum of two (2) dogs or cats. In the event that a tenant wishes to keep both a cat and a dog, the combination will not exceed two.

The following pets are not permitted: reptiles, exotic animals, farm animals, snakes, alligators, lizards, weasels, minks, skunks, raccoons, or monkeys. This list is not all inclusive and is intended to act as a guide.

Other animals such as caged birds, gerbils, hamsters, or tropical fish are considered acceptable.

13. Do I need tenant insurance?

Yes. All tenants must have tenant insurance that includes comprehensive liability coverage and must maintain that insurance as long as they live at 230 Britannia Street.

14. If I do not get an offer of a unit, will I be on a waitlist for future units that become available?

No. We are not keeping a waitlist for 230 Britannia Street. We will advertise when units become available and you will be able to apply at that time.

15. If I am a single person. Can I request a 2-bedroom unit?

No. Households must meet local occupancy standards. The largest unit size allows for one bedroom per person; couples are expected to share. You may choose a smaller unit than you qualify for, but not a larger one.

Exceptions may be made for medical grounds. Please complete a Form 108 for an additional bedroom.
