

Over-Housed Units – What can we all do to minimize the problem?

As we all know, over-housing occurs when a family member leaves a household which results in the unit being too large for the remaining number of people living there, based on the [National Occupancy Standards](#). Most over-housed residents still meet the basic eligibility requirements and ending a tenancy may create hardship and simply result in these residents immediately reapplying for subsidized housing. Ideally, housing providers can move the smaller household to an appropriate sized unit within the development. However, that isn't always possible.

Currently there are 1114 over-housed households on The Housing Registry. As a housing provider you can help manage these over-housed residents by having a policy in place for dealing with over-housed residents in a fair and consistent manner and by reviewing your selection and ranking criteria and considering giving priority to existing subsidized tenants both within your development and in other portfolios. When you are unable to move an over-housed household into an appropriate sized unit within your development, the next step is to work with them to complete a transfer application.

When children move out, leaving a single parent alone in a family unit, The Housing Registry will make an exception to the eligibility requirements for family developments, provided the parent meets the following criteria:

- Has lived in the unit for at least one year before the children left; and
- Is 45 or older; or
- Is under 45 and receives a disability pension

Recognizing that it may take some time for an appropriate sized unit to become available, BC Housing will continue to provide subsidy if the housing provider applies the over-housed policy and the remaining resident(s) have agreed to transfer to another unit with the correct number of bedrooms when one becomes available.

If a resident is over-housed, but is not willing to work with you to move to an appropriate sized unit, they no longer meet the eligibility criteria for the subsidized unit and the tenancy should be ended. Section 49.1 of the *Residential Tenancy Act*, states that when a tenant is no longer eligible for subsidized housing, the housing provider can issue a minimum 60-day Notice to End Tenancy. Over-housed residents in subsidized units are considered no longer eligible as they do not qualify for the size of the unit they occupy.

You can assist other housing providers by considering over-housed transfer applicants when you have a vacant unit. When running an applicant list to fill a vacancy, in the Application Match screen in Housing Connections, click "Yes" for Transfer in the Optional applicant filters section to obtain a list of transfer applicants. Over-housed transfer applicants will be listed in Category A or B.

Optional applicant filters

Selecting these filters will exclusively return applicants with the selected criteria.

Preferences [Select](#)

Require special modified [Select](#)

Program candidate for [Select](#)

Income Range - to -

Transfer? Yes No Either

Category [All](#)

By all working together we can maximize the use of the current housing stock.

2014 Council Elections

The success of The Housing Registry is dependent upon members who volunteer their time and expertise to ensure that the registry continues to grow and improve. Nomination packages were sent by mail on September 15, 2014. Please review and submit nominations before October 3, 2014.