

APPENDIX J
UNIVERSAL RENTAL REGIME
ASHCROFT INDIAN BAND HOUSING POLICY

1. **APPLICATION:** This Policy applies to all Band owned housing available for rental on reserve, including the Elder Units, subject to the exception below.

The exception is where the rental by the Band is to a Social Assistance Recipient. Then the Rent paid to the Band is the Shelter Allowance as determined annually in accordance with ISC policy.

2. **RIGHTS AND RESPONSIBILITIES:** The rights and responsibilities of the Band as landlord, and the Tenants, including the terms for collection of rent, are set out in:

- (a) the Rental Agreement signed by the Band and the Tenant; and
- (b) the Housing Policy of the Band.

3. **SETTING RENTAL RATES:** The rental rates are determined by the Band Manager considering a number of factors including:

- (a) the age of the housing;
- (b) the location of the housing;
- (c) the household composition;
- (d) any unique features or amenities in the housing;
- (e) the length of time the tenant has been in occupation;
- (f) the number of bedrooms and bathrooms;
- (g) recovery by the Band of a reasonable return on the capital invested;
- (h) recovery by the Band of operating and maintenance costs;
- (i) funding a reserve for the Band, for the replacement of major items, such as furnaces, hot water heaters, appliances, roofs, siding and septic tanks; and
- (j) making the rental rates affordable to Tenants.

The family connections of the Tenant and the source of the income of the Tenant are not considered in establishing the rental rates.

4. **RENTAL RATES FOR EACH HOME:** The Housing Manager shall on April 1, 2018, and each anniversary of that date, record the rental rates for all units of Band owned rental housing, in a Schedule of Rents in the form attached to this Policy.

