

Chapter 6: Shelter Benefits

(iii) Special Needs Rent/Mortgage

Intent:	To clarify the procedures and the information required to provide Special Needs Rent/Mortgage to recipients who are renting or who have a mortgage.									
Act: (if applicable)	<p>Eligibility for income and employment support</p> <p>14. (1) The eligibility of an applicant for income support shall be determined by an officer based on the information provided by the applicant under section 17 , and where, based on the criteria prescribed in the regulations, the applicant's assessed need for income support is determined to be greater than his or her income and assets, that person shall be considered to be eligible for income support.</p>									
Regulations:	<p>Information which may be required to assess or review eligibility</p> <p>5. (1) An applicant or recipient shall, where required for an assessment of the applicant's or recipient's eligibility for income support, provide the following:</p> <p>(e) verification of whether the applicant or recipient is renting, boarding or has responsibility for a mortgage and the length of time for which the applicant or recipient has been boarding or renting;</p> <p>Maintaining a residence</p> <p>13. (1) The monthly amount of income support for an applicant or recipient who is renting or owns a residence is up to</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 10px;">1 adult</td> <td style="padding-right: 20px;">without dependent children</td> <td style="text-align: right;">\$561</td> </tr> <tr> <td style="padding-right: 10px;">1 adult</td> <td style="padding-right: 20px;">without dependent children but with one dependent student</td> <td style="text-align: right;">794</td> </tr> <tr> <td style="padding-right: 10px;">1 adult</td> <td style="padding-right: 20px;">without dependent children but with two dependent students</td> <td style="text-align: right;">906 plus 127 for each additional</td> </tr> </table>	1 adult	without dependent children	\$561	1 adult	without dependent children but with one dependent student	794	1 adult	without dependent children but with two dependent students	906 plus 127 for each additional
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		dependent student
1 adult	with dependent children	729
1 adult	with dependent children and one dependent student	779
1 adult	with dependent children and two dependent students	906 plus 127 for each additional dependent student
2 adults	without dependent children	794
2 adults	without dependent children but with one dependent student	906 plus 127 for each additional dependent student
2 adults	with dependent children	779
2 adults	with dependent children and one dependent student	906 plus 127 for each additional dependent student
<p>(2) The amounts under this section are reduced by the following amounts</p> <p>(a) where the applicant or recipient resides in an apartment or a house</p> <p>(i) where heat and electricity are included, \$76 a month,</p> <p>(ii) where heat only is included, \$49 a month, or</p> <p>(iii) where electricity only is included, \$27 a month; or</p> <p>(b) where the applicant or recipient resides in a bed sitting room</p>		

(i) where heat and electricity are included, \$61 a month,

(ii) where heat only is included, \$49 a month, or

(iii) where electricity only is included, \$12 a month.

Rent or mortgage

16. (1) The maximum monthly income support

(a) for rent is

(i) for an adult living alone in a rented room or apartment, an amount up to \$299, or

(ii) for 2 or more people in a rented room or apartment, an amount up to \$522; and

(b) for mortgage is

(i) for an adult, for the principal and interest on a mortgage for the purchase of a principal residence or for financing the repair of a principal residence, an amount up to \$299, or

(ii) for 2 or more people, for the principal and interest on a mortgage for the purchase of a principal residence or for financing the repair of a principal residence, an amount up to \$522.

(2) Where an applicant's or recipient's income support has been reduced under subsection 13 (2), the amounts under subsection (1) are increased by the amount of the deductions referred to in subsection 13 (2) but in no case shall the total amount exceed the actual amount required by the applicant or recipient for shelter.

(3) Notwithstanding subsection (1),

(a) for a widow or widower with no dependents who is an applicant or recipient, a maximum monthly amount for rent or mortgage up to \$522;

(b) for a recipient who was receiving income support under subparagraph (1)(a)(ii) or (1)(b)(ii) but who becomes alone because

(i) that recipient has separated from the recipient's spouse or cohabiting partner, or

(ii) that recipient has experienced the departure from the residence of all dependents

a maximum monthly amount up to \$522; or

(c) where a recipient cannot, due to a mental, physical or social impairment as certified by an approved professional, reside with any other person, a maximum monthly amount up to \$522.

(4) Rep. by 52/23 s10]

Overview: N/A
(if applicable)

Policy: Special Needs for Rent or Mortgage

- A single applicant must be assessed as eligible for [regular rent](#) before special needs rent can be considered.
- Special needs assistance may be issued to increase the rental or mortgage rate for single adults (\$299) to the family rate (\$522) as per [Regulation 16\(3\)](#). Failure to provide such assistance would result in the single person being without any shelter at all, or where such a significant portion of their individual benefits would be required to offset the difference, that the recipient would be unable to provide for basic necessities. This assistance can be approved by a Client Services Officer (CSO) in cases meeting one of the following criteria:
 1. An **applicant** or **recipient** who is a widow/widower (includes a cohabitating partner regardless of gender) with no dependents.
 2. A **recipient** who has become single because of separation/divorce or whose children have turned 18, are no longer included on the allowance, or who have left home.
 - Instances where an individual has become single as a result of a child/children being removed from the home by Child Protection Services, the family rate of rent can continue by issuing the Special Needs Rent-Death/Separation benefit. Applicants falling into this situation are entitled to the higher rental rate if there is a reunification plan in place.
 - In cases falling under numbers 1 and 2, the adult would normally reside in the existing accommodations. If, in the Client Services Manager’s (CSM) opinion, a move is

warranted due to extenuating circumstances (e.g. to reduce rental or utility costs), the maximum rental assistance can continue to the new rental unit. However, if there is a significant break in the continuity of Income Support benefits, when the individual reappplies for assistance, the applicant will be treated as a single adult and the appropriate regulation must apply:

16. (1) The maximum monthly income support

(a) for rent is: (i.) for an adult living alone in a bed-sitting room or apartment, an amount up to \$299

3. A **recipient** who has a psychiatric, physical or social impairment who is unable to board or share accommodations with another individual, as confirmed by an approved professional (a nurse, physician, psychologist, or social worker).

Shared Clients with Health & Community Services (HCS)

Receiving Home Supports

- Recipients receiving services from HCS through a Regional Health Authority (RHA) and Income Support would be eligible for the subsidized rate of rent from this Department. The Individual rate would be \$149 and the family rate \$372.00 (\$263 + up to \$109 Special Needs Rent-Special Cases) . In cases where utilities are included in the rent, the portion deducted from Family/Individual benefits can also be issued towards shelter costs. The RHA's have the ability to "top up" the amount issued by this Department to the actual rate of rent as well as to consider actual utilities.

Supported Living Arrangements

- In select circumstances, including supported living arrangements approved by the Department (i.e. Wiseman Centre units, Rawlins Cross units operated by Stella Burry,
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Lilly Building), the Department has agreed to provide basic and special needs rent while HCS will cover the balance.

Mental Health and Addictions

- There are situations where the RHA's have no ability to provide the actual rental and utility costs as the recipient is not in receipt of home supports. Some of these recipients have complex needs and require other interventions through the RHA's. In order to ensure that their housing needs are met, it may be necessary for this Department to provide the basic and special needs rent. In some instances, the RHA's may be able to provide funding under other codes (i.e. 58) to offset any balance which may remain to ensure stable housing. When NLHC also provides a subsidy, rental rates must be changed to the NLHC subsidized rates.
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Supportive Housing	
Lilly Building	\$299 + \$61 (bed-sitting room utilities) + Special Needs rent, \$223, when verified by an approved professional = \$583 (maximum)
Wiseman Centre Apartments	\$299+ \$76 (apartment utilities) + Special Needs rent, \$223, when verified by an approved professional = \$598 (maximum). An additional amount of \$75 is deducted from Individual benefits and paid to the landlord (this is for the monthly cost of the evening meal)
Stella Burry Carew Lodge Rawlins Cross	\$299 + \$76 (apartment utilities) + Special Needs rent, \$223, when verified by an approved professional = \$598 (maximum)
Iris Kirby-Second Stage Housing	Single- \$299 + \$76 (apartment utilities) + Special Needs rent, \$223 = \$598 (maximum). Single Parents- \$522 + \$76 (apartment utilities = \$598
Marguerite's Place	\$299 + \$76 (apartment utilities) + Special Needs rent, \$223, when verified by an approved professional = \$598 (maximum)
HCS Clients (Non-Home Support) i.e. Mental Health and Addictions	\$299 + Special Needs rent, \$223, when verified by an approved professional = \$522. Also eligible for the fuel allowance, if applicable. If NLHC also provides a subsidy, the rental rates are reduced to the NLHC, subsidized rate.

Procedure:	<p>Client Services Officer must:</p> <ul style="list-style-type: none"> • Ensure that all policies and procedures as outlined in the Shelter Assistance section are followed in relation to assisting single recipients who are approved for special needs rent. • Discuss with the CSM, prior to approving special needs rent, if there are any doubts about the suitability of documents pertaining to Regulation 16(3)(c). • Verify that an applicant or recipient has recently become single as a result of being widowed, separated, or whose children have left home prior to considering a rate under Regulation 16(3). • For those who are unable to share accommodations, obtain written confirmation from an approved professional indicating the reason the applicant/recipient is unable to share accommodations prior to considering rates under Regulation 16(3). • Use Rent - Special Needs (death/separation) or Rent - Special Needs (special cases) as applicable to increase the shelter requirement, up to the family rate of rent/mortgage, but not to exceed the rate the applicant/recipient can be provided under Regulation 16(3). • For shared recipients with a RHA, ensure that they have worked with their RHA counterpart to confirm that the recipient is residing in a supportive living arrangement or to verify that they are not eligible for the 'actual' rent and utilities as provided under the home support program. • Where the person is a shared recipient and receives service through a RHA, tick the "Requires Supportive Services" box on the AM 1000 screen in CAPS.
Authority Level:	<p>Client Services Officer</p> <ul style="list-style-type: none"> • Special needs rent/mortgage for widowed applicants and recipients who have no dependents

- Special needs rent/mortgage for recipients who become single as a result of a separation, divorce, the removal of a child from their allowance or where the child leaves home.
- Special needs rent/mortgage for recipients who have a psychiatric, physical or social impairment, who are unable to board or share accommodations with another individual.

Client Services Manager

- Special needs rent/mortgage continuation for persons who move to new accommodations due to extenuating circumstances.

Date revised: June 20, 2023
