

Squamish Nation Assistance with Rent Program (SNARP)

Frequently Asked Questions

To support our community affected by the health and housing crisis, Skwxwú7mesh Úxwumixw (Squamish Nation) Council has announced the temporary assistance with rent program. The SNARP program will assist Squamish Nation renters paying market rental rates, including members living on- and off-reserve, out-of-province and out-of-country. The program is being administered by HiYám ta Skwxwú7mesh Housing Society (HiYám Housing).

Rent support supplements are part of a broader affordable housing strategy. The temporary pilot program is being funded by the Nation for two years; members will need to apply for the SNARP funding each year.

Applications for SNARP Phase 2 will be accepted from Wednesday, September 7, 2021, at 9:00am until Friday, October 15, 2021, at 4:30 pm. Rent Supplement Payments will start mid-November 2021.

Applications will be mailed to all registered Squamish Nation Members. You can also find the application on the Squamish Nation website, or request one from HiYám Housing by contacting our office.

Address

336 West 4th Street
North Vancouver, BC, V7M 1J1, Canada

Questions

604-210-9126
info@hiyamhousing.com

Applications to be submitted to:

HiYám Housing office as a drop off, mailed or emailed direct to:
snarp@hiyamhousing.com

1) What are the eligibility requirements for SNARP?

To be eligible for SNARP, applicants must be:

- A Squamish Nation member in good standing with the Nation.
- Renting in the private market and paying a market rent. This includes Squamish Nation members living on- and off-reserve, out-of-province and out-of-country.
 - Market-rate means that there are no restrictions on the amount that is charged for rent.
- Meeting the program income limits threshold of a 2020 household income of less than \$85,000 for households without dependents and \$125,000 for households with dependents.
 - The income threshold is based on your total household annual gross income amount (income before taxes). It includes the income of non-Squamish Nation members who live in the home.
 - For households and individuals, income is a sum that includes any wage, salary, profit, interest payment, rent, or other form of earnings received in a given period of time (also known as gross income). Net income is defined as the gross income minus taxes and other deductions (e.g., mandatory pension contributions), and is usually the basis to calculate how much income tax is owed.
 - Income is defined as any money earned and received, by a person, group or company during a certain period of time, especially on a regular basis, for work or through investments; profit, or private revenue. Income types are:
 - Active and Passive Income
 - Employment Income
 - Self-employment and Business Income
 - Seasonal/Fluctuating Employment Income
 - Earned Wages and Salaries Income
 - Interest Income
 - Dividend Income
 - Capital Gains Income
 - Rental Income
 - Employment Insurance Income
 - Pensions and Disability Income
 - Income Assistance
 - Alimony or Support Income
- Not living in other subsidized housing or receiving similar rent relief payments.
- Not receiving any other rent subsidy from the Nation or any level of Government, including subsidized housing or rent supplements such as Shelter Aid for Elderly Renters (SAFER) or the Rental Assistance Program (RAP).

2) How much is the supplement?

The amount of the supplement changes depending on how many people are in your household:

- Single person (or couple both with incomes) \$250
- Family with one child or dependent-with no income \$500
- Single parent or family with one or more children or dependents \$750

Family is defined as a minimum of two people, including one dependent child. The main applicant must be a Squamish Nation member.

A dependent is an unmarried child, stepchild, adopted child, or legal ward, mainly supported by the applicant, who:

- Lives with you at least 40 percent of the time;
- Is under 19 years of age; or
 - Under 25 years of age and registered in full-time school, university, or vocational institute which provides a recognized diploma, certificate, or degree; or
 - Of any age who, because of mental or physical infirmity, is accepted as a dependent for income tax purposes,
 - Elder/Senior – defined as a single person aged 55 and older, or a couple where at least one person is age 55 or older,
 - People with disabilities – those who can live independently and are in receipt of a recognized disability pension or are considered disabled for income tax purposes,
 - Single people and couples – you are a single person or a couple with a low income and homeless, or at risk of homelessness. In addition, you do not meet the definitions of seniors or people with disabilities.

3) How will members who will receive the supplement be selected?

If there are more applications than funding available and for this to be a fair and transparent process, Hiýám Housing will be using a lottery selection software to manage and select supplement receivers from those who are eligible.

SNARP Lottery Section processes will be as follows:

- Hiýám staff reviews all the applications for eligibility.

- If there are questions about the application, we will reach out and ask for a response within a required timeframe.
- Applications that are not eligible will be notified.
- Applications that are eligible will be notified and given a lottery reference number.
- HiYám will sort through the applications into different categories and target populations.
- Once we have sorted the eligible applications, we will conduct the lottery virtually using lottery selection software.
 - Applicants are welcome to attend the lottery drawing virtually via Zoom.
 - HiYám will draw applicants' names for each category separately.
- Staff will review the list one more time and the selected applicants will be notified.

4) Am I eligible for SNARP if I live with roommates, in co-op housing, or in a secondary suite?

If you meet the income eligibility requirements, you can receive the rent supplement when living with roommates. Each roommate who is eligible must apply individually.

Members of housing co-ops can get the rental supplement if they meet all other eligible criteria, including:

- Paying the full market housing charge; and
- The co-op cannot be receiving any ongoing operating funding from the Government.

Secondary suites (suites that do not comply with zoning and bylaw requirements or that have not been registered) are still eligible, as long as you meet the other criteria.

5) Can I move to a new home or location with SNARP?

Yes, the rental subsidy can move to different locations as long as you still meet all the criteria. If market rental housing situations change and you get similar rental support or move into subsidized housing, you are required to notify HiYám Housing that you are no longer eligible for this rent support.

6) What additional documents must I submit with the application?

- Identification: such as a driver's license, status card, passport, or BC identification card.
- Proof of address: driver's license, or utility bill, or pay stub, or mailed items addressed to the tenant at the rental address.
- Proof of monthly rent amount: a current signed lease or tenancy agreement; or rent receipt with address, rent amount, date, landlord name and 3 months bank statements , or notice of rent increase
- Landlord's details: contact information including email address.

Applicants must have all documents and photos prepared at the time of application.

Please note, if you do not have these documents, other documents will be considered. Provide whatever documents you have that prove who you are, where you live and can support the application. Contact HiYám Housing if additional information is needed.

7) Will you ask for further supporting information for my application?

HiYám may follow up with your application to ensure all information is true and correct and for further documentation to verify your tenancy and income.

This will help us make sure that this funding goes directly to the people most in need of assistance. We may ask for the following at a later time:

- **Proof of Income** for any household member who is over the age of 19.
- **Income Verification** tax information, personal bank statements, or other documentation to verify income as follows:
 - I. Identification, such as a driver's license, status card, passport, or BC identification card;
 - II. Proof of 2020 income (2020 Notice of Assessment, and T-Slips)

Your landlord may also be asked to confirm details about your tenancy.

8) How will payments be made?

Rent supplements will be paid by cheque or electronic transfer and payments will be

made in Canadian Dollars.

You do not need to fill out the direct deposit form on the SNARP application if you already signed up for electronic fund transfer payments (EFT) with the Squamish Nation.

9) Do I have to apply for SNARP funding each month?

No. The temporary pilot program is being funded by the Nation for two years; members will need to apply for the SNARP funding each year.

10) Is there funding for members who are more likely to be in vulnerable housing conditions?

We recognize that some of our members are more likely to be in vulnerable housing conditions. That's why we have dedicated:

- 10 Rental Supplements to support Squamish women, girls, and their children fleeing violence. Inclusive of LGBTQAI2S+ Squamish members who may be experiencing abuse or fleeing violence.
- 10 Rental Supplements to support Squamish Nation Elders (55+).
- 10 Rental Supplements to support Squamish People with Disabilities.

If you identify as being part of one of these groups, please ensure that you check the applicable box on the application. **Please note, you can only submit one application. The amount of monthly rent subsidy will be based on your family/household size.**

Hiyám Housing may ask for further documentation at a later time. Please do not share private information by email. If you have questions call or email the Hiyám office. If there are not enough applicants to fill the target populations, the left-over supplements will be added back into the pool of eligible rent supplements.

11) Who is considered a Person with Disabilities (PWD)?

Criteria set for PWD is as follows:

- A person may be designated as PWD if they have reached 18 years of age and have a severe mental (including a mental disorder) or physical impairment that meets all of the following criteria.
- In the opinion of a medical practitioner or nurse practitioner, the impairment is likely to continue for at least two years.
- In the opinion of a prescribed professional, the impairment directly and significantly restricts the person's ability to perform daily living activities either continuously or periodically for extended periods.
- As a result of those restrictions, the person requires an assistive device, the significant help or supervision of another person, or the services of an assistance animal to perform daily living activities.

You will not be required to submit backup at the time of application, however, HiYám Housing may follow up at a later time to assess the PWD eligibility.

12) What are the definitions for women, girls, and their children escaping domestic violence?

Women, girls, and their children escaping domestic violence, sexual assault, and other forms of gender-based violence. The abuse experienced by the applicant or recipient may be one or more types of family violence defined below. Family violence includes physical abuse, sexual abuse, psychological abuse, and emotional abuse.

Psychological or emotional abuse includes:

- Intimidation, harassment, coercion, or threats, including threats respecting other persons, pets, or property;
- Unreasonable restrictions on, or prevention of, a family member's financial or personal autonomy;
- Stalking or following of the family member, and;
- Intentional damage to property.
- Where a child is involved, family violence includes direct or indirect exposure to family violence.

This category is inclusive of LGBTQAI2S+ Squamish members who may be escaping violence. LGBTQAI2S+ includes Two-Spirit Squamish members and other gender and sexual minorities, in addition to lesbian, gay, bisexual, and transgender individuals.

These are guiding terms and we are open to their definitions. We ask that you do not send us information that is private at the time of application. HiYám Housing may ask for supporting backup information at a later time.