

R U L E S

for Garðabær on social rental housing

Chapter 1

Definitions, applications and counselling.

Art. 1

Objectives.

Social rental apartments are intended for families and individuals who need special assistance with provision for housing due to low income, heavy cost of living and/or other social challenges and their financial and social conditions must be assessed with view of the criteria that provision is made for in these rules.

Art. 2

Legal basis.

These rules provide for the implementation of service that the municipalities are obligated to provide, cf. chapter XII in the Act on Social Services of Municipalities no. 40/1991, with subsequent amendments and Art. 9 of the Act on Services for People with Disabilities with Long-Term Support Needs no. 38/2018 and the regulation on Housing Solutions for Disabled People no. 370/2016, with subsequent amendments.

Art. 3

Definitions.

Social rental housing in these rules refers to public social rental housing and special housing resources for disabled people.

Public social rental housing is intended for those families and individual, i.a. the elderly, students, disabled people and others, who are unable in any other way to provide housing for themselves due to social conditions, heavy cost of living and low income.

Special housing resources for disabled people is residential housing that is intended for those who are unable in any other way to provide housing for themselves due to disability and who need extensive assistance and support to be able to live in their own home.

Art. 4

Applications, supporting documents and counselling.

Social rental housing must be applied for electronically on the Garðabær residents' port/Minn Garðabær". The Family Welfare Department handles the reception and process of applications. A counsellor from the Family Welfare Department provides social counselling with regards to an application for social rental housing.

It is only allowed to apply for one type of social rental housing each time. In cases where the applicant submits another application where a different type of social rental housing is applied for and this application is admitted to a waiting list, the prior application automatically becomes ineffective. If more applications for social rental housing are received at the same time, the Family Welfare Department makes a decision as to which one is admitted on the basis of a professional assessment of a counsellor and the conditions of these rules.

An application must be confirmed by electronic identification or Íslykill or a special application form signed by the applicant or, where applicable, by a legal guardian, agent or personal spokesperson of the applicant.

The following documents must be enclosed with the application in an attachment:

A copy of a PAYE register from the Directorate of Internal Revenue for the current year and the year before regarding the applicant as well as the spouse/cohabitant.

A confirmed copy of the household's tax return.

A copy of the household's pay- and/or benefit slips for the last three months.

A copy of an effective lease agreement, if applicable.

An applicant with a temporary residence permit must submit a copy of the residence permit.

If a special housing resource for disabled people is applied for, it must also be based on:

A confirmed disability diagnosis. A disability diagnosis refers to a confirmation from the State Diagnostic and Counselling Centre or other approved analysts.

A cohesive assessment by Garðabær's support services of the need for service, which is done in collaboration with the applicant.

Assessment of the need for support (SIS) if available.

By applying for social rental housing, the applicant gives The Family Welfare Department of Garðabær permission to obtain data from the parties therein specified, such as tax authorities. It is permissible, with the applicant's consent, to request more detailed information and/or data from other parties during the application process.

If the applicant has not delivered the appropriate data to The Family Welfare Department of Garðabær within 30 days from the application date, his/her application will be dismissed. This does however not apply in cases when delay of data delivery can be traced to other parties than the applicant.

The applicant must inform the Family Welfare Department of any changes that may occur in his/her conditions and may affect the assessment of the need for social rental housing.

CHAPTER II

Public social rental housing

Art. 5

Conditions for the agreement of an application for public social rental housing to be admitted to the waiting list.

The applicant must fulfil all condition in Art. 5 for the application to be admitted to the waiting list:

- a. The applicant must have reached the age of 18 years on the day of application.
- b. The applicant must have legal domicile in Garðabær.
- c. The temporary residence permit must be valid for at least 12 months.
- d. The applicant must not own any premises, neither domestically nor overseas.
- e. The applicant's income and properties must not exceed the income- and property limits that are defined in regulation no. 1042/2013 on loans from the Housing and Construction Authority to municipalities, associations and non-governmental organizations that are intended for construction or purchase of rental housing, with subsequent amendments. Income refers to all income acc. chapter II in the Act on income tax no. 90/2003 according to last year's tax return, confirmed by the Directorate

of Internal Revenue, with consideration of deduction acc. items 1, 3, 4 and 5, Art. 30, item A Par. 1 and Par. 2 and deduction acc. Art. 31 of the same Act. Properties refer to total assets minus total debt with reference to Art. 72-75 on income tax acc. to last year's tax return, confirmed by the Directorate of Internal Revenue.

f. Applications must be assessed according to specific assessment criteria, cf. attachment 1 with these rules. Upon completion of the assessment, points are calculated for each factor. For an application to be accepted on to a waiting list, the applicant must be assessed with the minimum of the following points:

Individual/married couple/cohabiting couple for 5 points or more.

Individual/married couple/cohabiting couple with one child for 7 points or more.

Individual/married couple/cohabiting couple with two children for 8 points or more.

- g. A non-custodial parent must present a confirmed visitation agreement from the District Commissioner, cf. Par. 5, Art. 46 of the Children's Act no 76/2003 or the District Commissioner's ruling on visitation acc. Art. 47 of the same Act, a judgment or a court agreement, which shows that visitation is minimum 60 days per year. In such a situation, the child is considered a member of the household which means that the income possibility curve is calculated accordingly and the applicant can request an appropriate size of apartment considering the number of household members.
- h. An application from an applicant who is in arrears with rental payments to Garðabær will only become valid if the applicant has fully settled overdue rental payments or an agreement has been reached regarding the debt. The same applies to an application for a relocation. The applicant must receive instructions about available resources due to financial difficulties.

The Family Welfare Department of Garðabær provides a professional assessment of applications for social rental housing and approves applications on to the waiting list or, as the case may be, denies them. The applicant must be notified in writing whether his/her application has been approved on to the waiting list and how his/her application has been assessed acc. item f, Par. 1, Art. 5 of these rules.

Art. 6

Exemptions from conditions.

It is permissible to grant exemptions from the conditions of Art. 5 of these rules on income criteria in the following situations:

a. If the applicant has suffered a major disruption of his/her position and circumstances and income in the last six months is less than 20% above the income criteria acc. item e, Par. 1, Art. 5 of these rules and the applicant deals with great financial difficulties which have led to a reduction of income.

b. Due to an unusually heavy cost of living or considerably burdensome cost, e.g. due to health.

Applications for exemptions must be in writing where the reason for the exemption application is explained. Applications for exemptions in accordance with this provision must be processed at The Family Welfare Department of Garðabær.

CHAPTER III.

Special housing resources for disabled people.

Art. 7

Conditions for the approval of an application on to a waiting list for a special housing resource for disabled people.

The applicant must fulfil all conditions in Art. 7 for the application to be approved on to a waiting list:

- a. The applicant must have reached the age of 18 years on the days of application, cf. Art. 1 of the regulation on Housing Resources for Disabled People no. 370/2016.
- b. The applicant for a special housing resource for disabled people must have a confirmed disability diagnosis and be assessed as in need of special housing. If the applicant has been assessed according to need for support (SIS), he/she must be assessed in category 5 or higher. Alternatively, the applicant must have been assessed with a need for service beyond 15 hours per week, on the basis of the Act on Services for People with Disabilities with Long-Term Support Needs no. 38/2018.
- c. If the applicant has a temporary residence permit, the minimum residence permit validity is 12 months.
- d. Applications must be assessed according to assessment criteria, cf. attachment 2 with these rules. Upon completion of the assessment, points are calculated for each factor. For the application for a special housing resource for disabled people to be approved, the applicant must be assessed with minimum 6 points.
- e. An application from an applicant who is in arrears with rental payments to Garðabær will only become valid if the applicant has fully settled overdue rental payments or an agreement has been reached regarding the debt. The same applies to an application for relocation. The applicant must receive instructions about available resources due to financial difficulties.

The Family Welfare Department of Garðabær provides a professional assessment of applications for social rental housing and approves applications on to the waiting list or, as the case may be, denies them. The applicant must be notified in writing whether his/her application has been approved on to the waiting list and how his/her application has been assessed acc. item d, Par. 1, Art. 7 of these rules.

Art. 8

Conditions for the registration of legal domicile in Garðabær when residence begins.

It is conditional that the applicant has residence in Garðabær when residence in a special housing resource for disabled people begins.

CHAPTER IV.

Prioritization and allocation.

Art. 9

Allocation.

When it comes to allocation of social rental housing, applications are viewed by the Family Welfare Department and it is confirmed whether conditions in Art. 5 and Art. 7 are still fulfilled. If the applicant no longer fulfils the conditions stated in Art. 5 and Art. 7 of these rules while waiting for an allocation of social rental housing, it is permissible to dismiss the application irrespective of it having been approved on to a waiting list prior.

The social rental housing allocation team prioritizes applications with view of point assessment carried out according to assessment criteria in source documents of these rules and a counsellor's report. It will then normally apply that he/she who has the most points has priority.

When public social rental housing is allocated, it must be done with view of the size and type of housing. It is permissible to pass over an applicant who would normally have a right to an allocation if the housing is not considered suitable for the respective individual or family. In these cases the family size, the applicant's physical health or that of family members and other factors that may matter must be considered.

Upon allocation of public social rental housing, care must be taken at the same time that no circumstances are at hand that could prevent the respective person from living in the house, e.g. registered encumbrances limiting the groups that can be allocated rental housing.

Upon allocation the promotion of diverse combination of residents and social integration may be considered.

Upon prioritization of applications for a special housing resource for disabled people with great and complex service needs, the service need must be considered with view of the available housing as well as the combination of residents in the respective home.

Upon allocation of social rental housing to individuals who have a temporary residence permit, it is required that six months be left of the residence permit validity.

Art. 10

Notification of allocation and denial of rental housing.

The applicant must be notified in writing when his/her allocation has taken place. The applicant is given 7 days to reply whether he/she accepts the allocation of the housing. If a reply is not received within the aforementioned deadline, it is presumed that the applicant does not accept the allocation.

If the applicant has rejected rental housing without objective reasons, it is permissible to send the respective person a notification about the presumption that he/she has withdrawn his/her application and that it has therefore expired. The applicant must be granted the right to object before his/her application is removed from the waiting list for rental housing and a notification must be sent to him/her.

CHAPTER V.

Lease agreement and relocation to other premises.

Art. 11

Lease agreement.

The Family Welfare Department of Garðabær handles the finalization of lease agreements and provisions of the Rent Act no. 36/1994 then apply as well as provisions of the Administrative Procedures Act no. 37/1993.

Lease agreements for public social housing are made for a six-month trial period. A temporary lease agreement shall normally be made subsequently for one year at a time. It is permissible to offer the tenant different premises that is considered more suitable for the tenant's needs. This can be a relocation within or between resources.

Lease agreements for an indefinite period are normally made regarding special housing resources for disabled people.

The tenant of a social rental housing must fulfil, as the case may be, conditions in Art. 5 and Art. 7 of these rules for the entire period for which the lease agreement is valid and he/she must have legal domicile in the rental premises continuously during the lease period.

Art. 12

Relocation to other social housing.

If the applicant requests relocation from current social housing to another social housing that falls under the same chapter in these rules, he/she must submit an application. The applicant must fulfil the conditions of the Art. 5 or Art. 7 rules and must be up to date with housing costs.

It is permissible to approve an application for relocation if there are compelling reasons, e.g. serious ill health, changing family size or due to major problems with the current residence.

Tenants who have an approved application for relocation to other social housing must normally have priority upon allocation of such housing. Relocation to other housing due to permission for pets is normally not considered a compelling reason in the aforementioned sense.

The applicant must be notified of whether his/her application for relocation to other social housing has been accepted on to a waiting list.

CHAPTER VI.

Revocation of administrative decision.

Art. 13

Revocation of administrative decision.

Garðabær's right to revoke a decision on approval on to a waiting list for social rental housing is limited to cases where the applicant no longer fulfils the conditions of these rules, as the case may be, the conditions of Art. 5 and Art. 7, or rejects the allocation without objective reasons, cf. Art. 10 of these rules.

The revocation of a decision on approval on to a waiting list for social rental housing is an administrative decision in the sense of Par. 2, Art. 1 of the Administrative Procedures Act no. 37/1993.

Art. 14

Revocation of an administrative decision on allocation of housing.

Garðabær's right to revoke a decision on allocation of social rental housing is limited to the cases where the tenant does not fulfil the conditions of these rules or violates the provisions of the lease agreement, service agreement or provisions of the Rent Act no. 36/1994 in any other way.

The revocation of a decision on allocation of social rental housing is an administrative decision in the sense of Par. 2, Art. 1 of the Administrative Procedures Act no. 37/1993. The revocation of a decision on an allocation of social rental housing can, as the case may be, lead to termination or rescission of the lease agreement. Provisions of the Rent Act no. 36/1994 apply to termination and rescission.

The Family Council must assess whether there is cause to grant an exemption from the set conditions before a lease agreement is terminated. The Family Council can, in special cases, propose a temporary extension of the lease agreement if the tenant does not have the financial ability to acquire housing in another way or due to social challenges, health, impaired ability to work, family circumstances, number of children, loss of employment or other special circumstances.

CHAPTER VII
**End of lease agreement, use, decision on rent,
tenant's responsibility, renewal of applications and counselling.**

Art. 15

Changed circumstances

The applicant must be in contact with the Family Welfare Department while awaiting an allocation of housing and he/she must report changes that have occurred in his/her circumstances and may affect the available assessment. The tenant must inform The Family Welfare Department of Garðabær if changes occur in his/her circumstances which may affect, as the case may be, whether the conditions in Art. 5 and Art. 7 of these rules are fulfilled.

If the tenant marries, takes up cohabitation or his/her circumstances otherwise change during the rental period, he/she must notify The Family Welfare Department of Garðabær thereof since the terms are different from the time of allocation. Regular checks must be done on whether the tenant's circumstances have changed according to information from the National Registry.

If the tenant's circumstances have changed, he/she must be contacted and, as the case may be, overall social and financial circumstances examined and reassessed. If the tenant's social or financial circumstances no longer apply to the conditions of these rules it will lead to the revocation of the administrative decision on allocation of social rental housing.

The tenant of social rental housing must have continuous legal domicile at the rental housing during the rental period.

Art. 16

Use of housing.

The tenant is not permitted to allow others use of the rented housing. This provision is however not intended to prevent the tenant from allowing family members, e.g. the tenant's parents or siblings to stay in his/her apartment for a short period.

The tenant's children who reside with him/her and reach the age of 18 years after the allocation of social rental housing are allowed to continue residing with the tenant after reaching the age of 18 years. However, from the age of 20 the income and assets of descendants are considered upon the assessment of whether the right to occupancy in Garðabær's rental housing is still in place.

Subleasing of social rental housing is entirely prohibited. If a tenant is known to have subleased rental housing or allowed others use of it, this can lead to the revocation of an administrative decision regarding an allocation of social rental housing, cf. however Par. 1 of this article.

Art. 17

Keeping pets.

Items a-d in Art. 33 of the Multi-Owner Buildings Act no. 26/1994 apply to the keeping of dogs and cats in Garðabær's rental housing in multi-owner buildings. This applies with the exception that in the case where Garðabær is the owner of an apartment where approval is sought for the keeping of a dog or cat, the municipality transfers its right to vote to the registered tenant acc. to the lease agreement. Keeping of pets is otherwise permitted in Garðabær's rental apartments. Requests for apartments on the ground floor or single family homes are generally not considered on the basis of the applicant pursuing the keeping of a dog or cat.

Art. 18

Rent.

The rent is indexed according to the consumer price index and changes monthly accordingly. The municipal council can also make a decision regarding changes in rent amounts and the changes will then take effect as prescribed in the Council's decision.

Art. 19

Condition of the apartment.

An inspection is done of the housing at the beginning and end of the rental. Provisions are made in the lease agreement regarding the condition of the rental, inspections, maintenance and treatment.

Art. 20

Responsibility for rental housing.

The tenant is fully liable to Garðabær for any deterioration damages to the premises in accordance with Chapter XIII of the Rent Act no. 36/1994. Garðabær demands payment from the tenant due to damage done to the premises during the rental period.

Art. 21

Renewal and reassessment of applications.

Upon the renewal of an application or at any point during the waiting period, a reassessment can be done on whether the conditions of these rules are fulfilled. The right to social rental housing may be reconsidered at any time.

If the validity of an application for social rental housing is to be maintained or an application for a relocation to another social housing, the applicant must renew his/her application in August every year, cf. Art. 4 of these rules. The renewal is normally done through the Garðabær residents' port/Minn Garðabær. Upon renewal, the applicant must report possible changes in his/her circumstances that may affect his/her right to allocation and submit the relevant records.

Upon renewal of an application, a reassessment is done of whether the conditions, as the case may be, in Art. 5 and Art. 7 of these rules are fulfilled. The reassessment of an application may involve changes in the awarded points which may affect the prioritization of the application. The applicant must be notified of this in a reliable way if the renewal leads to changes in awarded points. An application that is not renewed is no longer valid.

If a reassessment shows that the conditions stated in Art. 5 and Art. 7 of these rules, as the case may be, are no longer fulfilled during the waiting period for allocation of rental housing, it is permissible to revoke the administrative decision of approval on to a waiting list, cf. Art. 13 of these rules.

Art. 22

Counselling during waiting period.

A counsellor must reassess the applicant's circumstances while an allocation of rental housing is awaited and provide social counselling if needed. If the applicant for a special housing resource for disabled people is approved on to the waiting list but it is evident that it is not possible to provide housing within three months, the applicant must be notified of the reasons for the delay and when the housing resource is expected to be ready. When an applicant for a special housing resource is notified that he/she has been registered on a waiting list, a plan must be made for the

provision of an appropriate housing resource and whether and then when another resource will be available during the waiting period.

CHAPTER VIII

Case procedure.

Art. 23

Case procedure.

The provisions of the Administrative Procedures Act no. 37/1993, the provisions of Chapter XVI and XVII of the Municipalities' Social Services Act no. 40/1991 and chapter VII of the Act on Services for People with Disabilities with Long-Term Support Needs no. 38/2018 apply to case procedures according to these rules.

Art. 24

Examination of circumstances.

The Family Welfare Department must examine the applicant's circumstances as soon as possible after an application for social rental housing has been received and ensure that sufficient information is obtained prior to decisions being made.

Art. 25

Incorrect or misleading information.

If it is verified during a case procedure that information provided by the applicant is incorrect or misleading, the processing of the application is discontinued while the applicant is given an opportunity to correct or redress deficiencies. If an application for the allocation of social rental housing is submitted on the basis of incorrect or misleading information by the applicant, it invalidates the application or may lead to revocation of a decision.

Art. 26

Collaboration with applicant.

During the processing of an application, data collection and decision making, collaboration and consultation with the applicant must be sought as far as possible but otherwise with his/her agent, legal guardian or personal spokesperson as appropriate.

An agent must present written authority.

Art. 27

Data retention, confidentiality and access to data.

Case files regarding individuals' personal circumstances must be retained securely. If employees have become familiar with personal circumstances of an applicant or others in their work, which must be kept private according to law or the nature of the case, they are not allowed to discuss those matters with anyone unauthorized except with the agreement of the respective person.

An applicant has a right to information about the processing of personal information and access to personal information about him-/herself acc. to the Act on Data Protection and the Processing of Personal Data no. 90/2018 and to familiarize him-/herself with information from registered data regarding his/her case as far as it does not conflict with confidentiality towards other parties, acc. to the Information Act no. 140/2012.

Art. 28

Authorization for decisions according to these rules.

Garðabær's employees of the Family Welfare Department / Allocation Team make decisions according to these rules on behalf of the Garðabær Family Council.

Art. 29

Results of an application must be made known in a reliable way as soon as possible. If an application is not approved on to a waiting list, the applicant must receive a reply in writing where there is a clear reference made to the respective provisions of these rules and guidance provided on permission to request a reasoning for the denial.

The applicant must be informed of his/her right to request the Garðabær Family Council to discuss the application.

Art. 30

Appeal to the Family Council.

The Family Welfare Department's decision on an application for social rental housing can be appealed to the Garðabær Family Council. This must be done in writing and no later than four weeks after the respective person received information about the decision. The decision made by the Family Council of Garðabær must be made known to the applicant in a reliable way and he/she must be made aware of his/her right to an appeal to the Welfare Appeals Committee at the same time.

Art. 31

Appeal to the Welfare Appeals Committee.

An applicant can appeal a decision made by the Family Council of Garðabær to the Welfare Appeals Committee, cf. Art. 63 of the Municipalities' Social Services Act no. 40/1991 and Art. 35 of the Act on Services for People with Disabilities with Long-Term Support Needs no. 38/2018.

Art. 32

Reopening of a case.

A request can be made for the reopening of a case if a decision made by the Family Council has been based on insufficient or incorrect information about facts or the decision has been based on facts that have changed considerably subsequent to the decision-making. A request for a reopening must be directed towards the Family Council within three months from the presentment of the decision. If the Family Council estimates that legal basis for a reopening is in place, The Family Welfare Department will take the case as a substantive treatment.

Art. 33

Entry into force

These rules enter into force by the approval of the Town Council of Garðabær. The rules on allocation of Garðabær's social rental housing from the year 2002 will expire at the same time.

Temporary provisions.

Applications that have been submitted during the validity of prior rules regarding Garðabær's rental apartments will remain in effect but must be reassessed according to these rules.

Approved at the Town Council of Garðabær's meeting, September 3, 2020.

Guðjón Erling Friðriksson, Town Clerk.

Supporting documents.

1. Assessment criteria for public social rental housing.
2. Assessment criteria for special housing resources for disabled people.
3. Assessment criteria for relocation to another social rental housing.
4. Limits on income- and property amounts in the year 2020.

Supporting document 1.

Assessment criteria for public social rental housing.

Points can only be acquired for one item in each category.

Categories	Points	Score
Category 1 – Income		
A: Annual income higher than 80% of maximum amount (0 points)	0	
Individual: over kr. 4.425.600		
Married couple/cohabitants: over kr. 6.196.800		
B: Annual income from 70-80% of maximum amount (2 points)	2	
Individual: kr. 3.872.401-4.425.600		
Married couple/cohabitants: kr. 5.422.201-6.196.800		
C: Annual income from 60-70% of maximum amount (3 points)	3	
Individual: kr. 3.319.201-3.872.400		
Married couple/cohabitants: kr. 4.647.601-5.422.200		
D: Annual income 60% of maximum amount or less (5 points)	5	
Individual: 3.319.200 kr. or less		
Married couple/cohabitants: kr. 4.647.600 or less		
Category 2 – Applicant status		
Not applicable	0	
75% disabled or receives rehabilitation pension	1	
Pensioner	1	
Long-term unemployment and/or impaired ability to work. Applicant's matters are also being processed by Social Services or the applicant is in rehabilitation with approved parties	1	
Applicant has recognized disability which affects the ability to support him-/herself	3	

Category 3 – Spouse/cohabitant status		
Not applicable	0	
75% disabled or receives rehabilitation pension	1	
Pensioner	1	

Categories	Points	Score
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Long-term unemployment and/or impaired ability to work. Applicant's matters are also being processed by Social Services or the applicant is in rehabilitation with approved parties	1	
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Category 4 – Children		
Children in equally shared custody but do not have legal domicile with applicant are considered as children in the home in the sense of this chapter		
Not applicable (0 points)	0	
Child in regular visitation with applicant (visitation minimum 60 days per year acc. to agreement)	1	
One child with legal domicile with applicant	2	
Two to three children with legal domicile with applicant	3	
Four children or more with legal domicile with applicant	4	

Category 5 – Children's special circumstances		
Not applicable	0	
Parents' right to caretaking compensation has been assessed by the Social Insurance Administration in category 4-5	1	
Parents' right to caretaking compensation has been assessed by the Social Insurance Administration in category 1-3	2	
Considerable challenges, child's matters are being processed extensively by Social Services or Child Protection Services	2	

Category 6 – Housing conditions		
Satisfactory: Stable housing. More than six months left of lease agreement. Rental costs less housing benefits are less than 30% of total household income (gross income)	0	
Encumbering housing costs: Housing costs less housing benefits and special housing support is higher than 30% of total household income (gross income)	2	
Instability: In a halfway house, treatment center or institution, impending loss of housing within six months and has nothing to turn to, lives in others' home, unstable housing	2	

Emergency: Homeless, shelters, lives in others' home in considerably burdensome circumstances or unhealthy housing acc. to certificate from health authorities	3	
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Category 7 – Other applicant's/family's social circumstances		
Not applicable	0	
Punitive sentence has had a profound effect on housing status and the respective person's possibilities to acquire housing in the open market acc. to counsellor's assessment	1	

Categories	Points	Score
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Applicant deals with a multifaceted problem that has a profound effect on housing status and/or ability to rent in the open market in spite of support from Social Services or other parties	1	
Sudden, serious crisis that have a profound effect on housing status, including the respective person's ability to find housing acc. to counsellor's assessment		

Category 8 – Age of application		
Application is older than 1 year	1	
Application is older than 2 years	2	
Application is older than 3 years	3	

Total score:		0
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Supportive document 2.

Assessment criteria for special social rental housing for disabled people.

Points can only be scored for one item in each category.

Categories	Points	Score
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Category 1 – Housing conditions		
Applicant lives in stable housing, e.g. in own property or in rental housing with a 6-month lease or longer and the housing meets the needs of the applicant	0	
Applicant lives with relatives and there is no urgent need for special housing	1	

Applicant lives in stable housing, e.g. in own property or in rental housing with a 6-month lease or longer but the housing does not meet the needs of the applicant	2	
Applicant lives with relatives and there is an urgent need for special housing	3	
Very serious problems associated with current housing solutions	4	
Relocation between different types of social rental housing under the Family Welfare Department	4	
Applicant has left a home for a temporary housing resource due to significantly difficult circumstances	6	

Category 2 – Social circumstances		
Support for applicant proves to be demanding in current housing circumstances	1	
Applicant needs more support than what can be provided in current housing circumstances	2	
Significant need for caretaking that creates unsatisfactory pressures for the applicant and caretakers	3	

Categories	Points	Score
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Applicant has stayed temporarily out of the home in the last 12 months, due to caretakers' pressures	4	
Significant and long-term difficulties due to social circumstances, e.g. if the applicant does not receive necessary support in current circumstances. Circumstances are considerably poor	4	
Applicant has stayed out of the home for more than 3 months in the last 12 months, due to caretakers' pressures		

Category 3 – Applicant's status according to SIS assessment		
SIS 5-8 (needs support for 16-20 hours per week)	2	
SIS 9-10 (needs considerable support)	4	
SIS 11-12 (needs 24-hour service)	6	

Category 4 – Age of application		
Application is older than 1 year	1	
Application is older than 2 years	2	
Application is older than 3 years	3	

Total score:		0
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Supportive document 3.

Assessment criteria for relocation to other social rental housing

Points can only be scored for one item in each category

Categories	Points	Score
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Category 1 – Housing status with regards to family size		
Not applicable	0	
Request for bigger housing due to regular child's/children's visitations	1	
Request for smaller/bigger housing due to changes in family size	3	

Category 2 – Social and/or health-related circumstances		
Not applicable	0	
Dissatisfaction with current location	1	
Relocation between service resources of the same type	3	
Some problems with residence in current housing	3	
Significant problems with current housing	4	

Total score:		0
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Supportive document 4.

Property and income limits due to social rental housing in the year 2020.

Property and income limits of Garðabær's rules on social rental housing take into account regulation no. 1042/2013 on loan granting by the Housing and Construction Authority to municipalities, associations or organizations that is intended for the building or purchasing of rental housing, with subsequent amendments.

The following amounts are stated in regulation no. 63/2020 on amendments of regulation no. 1042/2013:

Income limit for individuals is kr. 5.532.000 per year.

Income limit for married couples/cohabitants is kr. 7.746.000 per year.

Income limit is raised, with each child up to 20 years of age who live in the home, by kr. 1.383.000 per year.

Property limit for individuals and married couples/cohabitants is kr. 5.971.000 per year.