

## **Allocation rules of Bakkahvammur hses.**

### **General rental apartments**

Bakkahvammur hses. housing institution advertises apartments in the public apartment rental system. There are two apartments that are around 75 square meters and one around 90 square meters at the Bakkahvammur street in Búðardalur, house numbers are 8a, 8b and 8c. The apartments will be delivered for the first time in May 2020.

The role of the institution is to build public housing, since there is an urgent need for increased residential housing in Dalabyggð and at the same time improve the housing security of families and individuals who are below the income and property limits at the start of the lease, according to article 10 of act on General Rental Apartments. The act on General Apartments no. 52/2016 applies to the apartments.

#### **The applicant must fulfill the following conditions:**

- Meet the requirements for income criteria according to article 10 of act on General Apartments no. 52/2016.
- Live in insufficient housing or housing insecurity.
- Do not have the option of buying your own housing and / or renting on rental market without special assistance.

#### **Priority**

Bakkahvammur hses. prioritized applications as follows and parties with legal domicile in Dalabyggð have priority in processing applications:

1. A person with a child / children.
2. Cohabitants with a dependent child / children.
3. Couple in cohabitation.
4. Individual.

If two or more members meet one of the above priority groups, allocation is drawn from a pot.

If an apartment cannot be allocated according to the priority listed here, a non-priority applicant may be rented. However, such leases shall not last more than one year at a time.

An applicant who qualifies but is not allocated an apartment will not be on a waiting list unless he specifically requests it. If an apartment is free, applicants from the waiting list will be contacted in the order they have been signed on it.

### **Income and property limits.**

At the beginning of the rent of public housing, applicant's annual income shall not exceed the amount of ISK 5,345,000. for each person but ISK 7,484,000 for couples and cohabiting people. To that amount, ISK 1,336,000 is added for every child or young person up to the age of 20 living in the house. For the purposes of this regulation, "income" shall mean all income in accordance with II. Chapter of the Income Tax Act no. 90/2003, according to last year's tax return, confirmed by the Director of Internal Revenue, considering the deduction according to 1, 3, 4. and 5. article and section A in 1. and 2. paragraph, article 30. and deductions according to article 31 in same law.

The combined total assets of tenants of public housing with subtraction of total debts at the beginning of the lease, with reference to 72. -75. article. of the Income Tax Act according to last year's tax return confirmed by the Director of Internal Revenue, shall not exceed the amount of ISK 5,769,000.

Rent has been approved to be ISK 145,000 per month for the smaller apartments and ISK 165,000 per month for the larger apartment (prices are without heat and electricity).

### **Application process and allocation**

Applications for rental of public housing must be submitted electronically on a form, which can be found on the website of Dalabyggð under "Eyðublöð". Copy of last year's tax return and a copy of the applicant's last three paychecks must be turned in with the application form. The Board of Bakkahvammur hses. allocates the apartments after reviewing all applications. General apartments are allocated according to Bakkahvammur hses priorities and based on special ranking of priorities.

All information relating to applications or the allocation will be treated as confidential and falls under the Privacy Act and the processing of personal data No.77 / 2000.

The deadline for first applications is until 1 April 2020. The board of Bakkahvammur will process applications and announce the allocation no later than 17 April 2020.

The application form can be found [here](#).

Questions and completed applications should be sent to [bakkahvammur@dalir.is](mailto:bakkahvammur@dalir.is)

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