



Ministry of Planning Housing and the Environment

Allocations Policy for the Accelerated Housing Programme Amended (October 2008)

The 2004 Allocations Policy for the distribution of housing units under the Government's Housing Programme was intended to:

- (i) Ensure that persons selected are qualified citizens and can afford the allocated housing Unit.
- (ii) Provide an advantage to persons with greatest need
- (iii) Give all applicants a fair chance of selection.

In 2008, it became necessary to update that policy, in the light of having a better understanding of some of the problems encountered by citizens and the Ministry in fulfilling our mandate.

The Policy was amended to ensure:

- (iv) More equity in the allocation process
- (v) Removal of loopholes that may encourage corruption
- (vi) Transparency in the system

Selection Criteria

To be considered as potential beneficiaries under the Programme, applicants must fit the following criteria for selection:

Applicants must:

- be citizens of Trinidad and Tobago and have been residing here for the last five (5) years preceding the date of signing a Statutory Declaration
- be twenty one (21) years and over
- not be owner/part owner of property/land in Trinidad and Tobago
- be first time homeowners
- the monthly (combined) income of the applicant (applicants) must not exceed \$25,000.00

Allocation of Housing Units

The housing units will be allocated to beneficiaries under the following categories:

- 60% via a Modified Random Selection process
- 25% on the recommendation of the Minister with responsibility for Housing to deal with special cases/emergencies
- 10% for the Protective Services
- 5% for senior citizens and physically challenged persons

60% - Random Selection Category

(i) Weighting System

The random selection system utilized for the beneficiaries selected in the 60% Random Selection category will utilize the under-mentioned weighting method to determine priority need:

(a) Number of dependents residing in the house

- 0 - 1 point
- 1-3 - 2 points
- 4+ - 3 points

(b) Length of time application submitted (date of entry on the Ministry's Home Application Fulfillment System (HAFS) Database)

- Over 8 years - 5 points
- 7-8 years - 4 points
- 5-6 years - 3 points
- 3-4 years - 2 points
- 1-2 years - 1 point

(ii) Ranking and Selection of applicants by computerized draw

The eligible applicants will be ranked according to the weights allotted; those with the highest weights will be deemed to be the highest need; the selection procedure will be as follows:

- Each application is assessed based on the weights
- A total score (weight) is given to each application
- The draw is then conducted against the priority list together with the added criterion of location, that is, the potential beneficiary must have indicated a desire to live in the location that is being offered.

Statutory Declaration

All persons who are selected for a housing unit will be required to sign a Statutory Declaration before their allocation is finalized; the Declaration will address the following areas:

- Residency and Citizenship — beneficiary must be a citizen and resident in Trinidad and Tobago for at least five (5) years preceding the date of the signing of the declaration
- Property Ownership — the beneficiary must be a first-time homeowner and not be an owner or part owner of any land or property located in Trinidad and Tobago
- Use of Unit — the unit can only be used for residential purposes by the beneficiary and will not be used as rental accommodation or for any other commercial or financial gain
- Occupation of Unit — the unit must be occupied within one (1) month of receiving keys, unless granted permission for a stated time to delay occupation under extenuating circumstances
- Transfer or Sale of Unit — the unit cannot be sold or transferred within ten (10) years of having received the keys

Conduct of Public Draw

The selection for the Randomly Selected Category will be done on a periodic basis by live public draw; members of the public will be invited to witness the draw which will be periodically advertised in the national media

Selection of Beneficiaries under other categories

- Special Cases/Emergency
- Under this category the Minister with responsibility for Housing allocates units to victims of fires, natural disasters and other special circumstances
- Protective Services
- To be eligible for selection under this category, at least one (1) of the applicants has to be a member of the Police Service, the Fire Service, the Prison Service or the Defence Force
- Physically Challenged/Senior Citizens
- To be eligible for selection under this category, at least one (1) of the applicants must be physically challenged or over 65 years old.