

**BLEECKER STREET CO-OPERATIVE HOMES INC.  
BY-LAW NO. 4**

**" SPECIAL NEEDS BY-LAW"**

**TABLE OF CONTENTS**

<b>ARTICLE 1:</b>	<b>DISCRIMINATION</b>	<b>PAGE</b>
1.1	SPECIAL NEEDS	1
1.2	REQUIREMENTS OF DISCLOSURE	2
1.3	DOCUMENTATION	2
1.4	DISCRIMINATION FROM ORGANIZATIONS	2
<b>ARTICLE 2:</b>	<b>CONFIDENTIALITY</b>	
2.1	DISCLOSURE	2
2.2	CONFIDENTIALITY THROUGH DISCLOSURE	3
2.3	DISMISSAL/TERMINATION	3
<b>ARTICLE 3:</b>	<b>MEMBER EDUCATION ON SPECIAL NEEDS</b>	
3.1	EDUCATION SESSIONS	3
3.2	EDUCATION MATERIALS	3
3.3	MEMBERSHIP & EMPLOYMENT	3
3.4	MEMBER RECRUITMENT	4
<b>ARTICLE 4:</b>	<b>ALLOCATION OF UNITS</b>	
4.1	UNIT AVAILABILITY	4
4.2	LIST PLACEMENT	4
4.3	RIGHT TO OCCUPANCY	5
4.4	SUPPORT ORGANIZATION CONTRACTS	5

**BLEECKER STREET CO-OPERATIVE  
SPECIAL NEEDS  
BY-LAW # 4**

**SPECIAL NEEDS BY-LAW**

**A By-law relating to the designation of units of  
Bleecker Street Co-operative Homes Inc.  
for special needs.**

**WHEREAS**, there is an urgent need within Bleecker Street Cooperative Homes region for affordable accommodation for PWA's, survivors of abuse and ex-psychiatric persons;

**AND WHEREAS**, Bleecker Street Co-operative supports the concept of providing affordable accommodation to persons with special needs into the Co-operative;

**AND WHEREAS**, Bleecker Street Co-operative recognizes that:

1. many PWA's will not survive the normal wait for housing assistance, and
2. a survivor of an abuse could be forced into a life threatening situation if forced to return to the perpetrator, and
3. ex-psychiatric persons could be re institutionalized from the lack of a stable living environment;

**THEREFORE**, the following is enacted as a By-Law of the Cooperative:

**1. ARTICLE 1 - DISCRIMINATION**

**1.1 SPECIAL NEEDS**

Bleecker Street Co-operative Homes Inc. will not discriminate against members, applicants, employees or contractors on the basis of:

1. infection by HIV; or a
2. history of being abused; or an
3. ex-psychiatric history.

**1.2 REQUIREMENTS OF DISCLOSURE**

Revealing HIV status, history of abuse or a psychiatric history will not be a requirement for application, membership, residence or employment.

**1.3 DOCUMENTATION**

HIV antibody or antigen testing will not be required for any aspect of co-op involvement.

Documentation confirming:

1. a diagnosis of AIDS, or
2. documentation confirming psychiatric history, or
3. documentation confirming an abusive history,

may be required to qualify for housing assistance, but the confidentiality of this information will be respected. Referrals from designated organizations can also be considered documentation of special needs status.

**1.4 DISCRIMINATION FROM ORGANIZATIONS**

Bleecker Street Co-operative will not tolerate discrimination by any other organization or company with which the co-op deals. By refusing to accept or support such behaviour in other organizations or businesses, the membership of Bleecker Street Co-operative demonstrates their commitment to and support of people living with HIV and people living with AIDS, persons who have a psychiatric history or persons who have survived abuse.

**2. ARTICLE 2 - CONFIDENTIALITY**

**2.1 DISCLOSURE**

Bleecker Street Co-operative will respect the confidentiality of members and will not disclose, for any reason, a person(s) past or current history or diagnosis.

**2.2 CONFIDENTIALITY THROUGH DISCLOSURE**

If an applicant, member, employee or contractor should chose to disclose their history or diagnosis to the co-op, it will be kept as confidential as possible, and not made available to any one except the Co-ordinator.

**2.3 DISMISSAL/TERMINATION**

Bleecker Street Co-operative will treat a person's status or history in the same manner as income information is treated. Breaking of such confidentiality is considered a very serious offence; and maybe grounds for dismissal of staff, or termination of membership.

**3. ARTICLE 3 - MEMBER EDUCATION ON SPECIAL NEEDS**

**3.1 EDUCATION SESSIONS**

Bleecker Street Co-operative will hold regular information sessions to ensure that both existing and new members are kept up to date with the latest information about:

1. HIV and AIDS,
2. Psychiatric Issues,
3. Abuse Issues,

and that members are aware of Bleecker Street Cooperative's policies on special needs.

**3.2 EDUCATIONAL MATERIALS**

Educational materials, including local referral lists for support and information pamphlets will be available for Co-op members. Materials will be available at all educational sessions.

**3.3 MEMBERSHIP & EMPLOYMENT**

All Bleecker Street Co-operative information sessions, applicant interviews, and employment applicants will be informed of Bleecker Street Cooperative's Special Needs By-Laws. Any individual who indicates that they are unable to support Bleecker Street By-laws on Special Needs will not be accepted for employment or membership.

3.4 MEMBER RECRUITMENT

It is incumbent upon the Co-operative to advertise the availability of Special Needs Units and/or to liaise with sector support organizations with the purpose of maintaining adequate waiting lists for available units.

4. ARTICLE 4 - ALLOCATION OF UNITS

4.1 UNIT AVAILABILITY

A maximum of twenty-five percent (25%), of available subsidized units, for Bleecker Street Co-operative, will be designated for persons with special needs.

If there is no person with Special Needs status on the waiting list, the unit will be given to the first person on the regular waiting lists, who meets the membership criteria.

4.2 LIST PLACEMENT

An applicant or member who qualifies for special needs status will be placed at the top of the subsidy waiting list by back-dating their application to predate the earliest existing application. Other than the fact that the application is back-dated, there will be no other indication of special need status.

All subsequent special needs applications shall be processed in the manner described above except the subsequent applications shall be placed in order of receipt immediately following the last special needs application on the waiting list. This process shall be followed until such time as the special needs applications represent 25% of subsidized units minus those units which have previously been allocated to applicants who applied under special needs priority.

Should the number of special needs applications exceed 25% of subsidized units minus those units which have previously been allocated under the provision of this By-Law, these additional applications shall be prioritised according to their actual date of receipt. Should a space become vacant on the waiting list for a special needs unit then the application will be administered in accordance with this By-Law.

**4.3**

**RIGHT TO OCCUPANCY**

If the person with special needs status no longer occupies the unit, the unit will no longer be considered special needs status and any other members residing in the unit will have the right to continue their occupancy.

**4.4**

**SUPPORT ORGANIZATIONS**

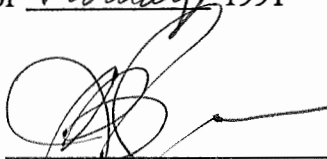
The Board of Directors of Bleecker Street Co-operative can enter into contracts, letter of intent, or agreements with designated organizations serving the needs of persons with special needs, as is indicated by periodic reviews. Contracts, letters of intent, or agreements will relate specifically to waiting list referrals or support services.

**APPROVED BY BOARD OF DIRECTORS  
AT MEETING: \_\_\_\_\_**

**SIGNED BY SECRETARY: \_\_\_\_\_**

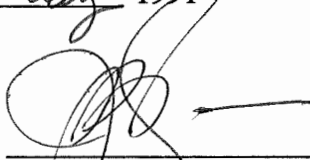
BY-LAW # 4

PASSED by the Board of Directors and sealed with the corporate seal of the Co-operative on this 21<sup>st</sup> day of February, 1991

  
\_\_\_\_\_  
President

Penny Lamy, Secretary  
Secretary c/s

CONFIRMED by at least two-thirds of votes cast at a General Meeting of the Members this 21<sup>st</sup> day of February, 1991

  
\_\_\_\_\_  
President

Penny Lamy, Secretary  
Secretary