



Housing Services Notice

Date: October 30, 2020

HSN#: 2020-20

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note if your program is **not checked**, this change is **not applicable** to your project.

- Federal Section 95 Non-Profit Housing Program
 - Federal Section 26/27 Housing Program
 - Federal Urban Native Non-Profit Housing Program
 - Private Non-Profit Housing Program (Provincial Reformed)
 - Municipal Non-Profit Housing Program (Pre-1986)
 - Local Housing Corporation
 - Rent Supplement Programs
 - Affordable Housing Program (AHP)/Investment in Affordable Housing Program (IAH)/Social Infrastructure Fund (SIF)
 - Housing Access (Centralized Waiting List Services)
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Subject: Rule Change – RGI Wait Lists – No refusals

Reference:

- Housing Services Act, 2011
- Ontario Regulation 367/11

Background:

On February 25, 2020 the DNSSAB issued Housing Services Notice 2020-03 that notified housing providers of the changes made to the Housing Services Act and its Regulations as well as the implementation dates for those changes in Nipissing.

One of those changes included a decrease in the number of refusals an applicant for rent-geared-to-income (RGI) housing can have before they are deemed ineligible for RGI assistance. Previously, an applicant would not be considered ineligible until they had refused three (3) offers of RGI housing.

No RGI Refusals:

Ontario Regulation 367/11 has been amended to set out a new provincial rule in Section 32.2. It states that a household would no longer be eligible for rent-geared-to-income assistance if a household refuses a single offer for RGI assistance in a unit where the unit meets the Service Manager's occupancy standards and is in a housing project for which the household has expressed a preference.

Applicants to the centralized wait-list for RGI who refuse an offer for a unit in a housing project for which they have expressed an interest will no longer be eligible to be on the social housing wait list. Their application file will be closed and they will be required to submit a new application. As a result of their new application, they would be placed at the bottom of the waiting lists.

This rule change applies as well to in-situ (housed) RGI tenants who have been deemed to be over-housed and apply to (or are placed on) both internal and centralized wait-lists for appropriately-sized RGI housing. Any refusal of a unit that the tenant has offered will result in that household losing their eligibility for RGI housing. In these cases, the households must be notified of their loss of RGI eligibility and notified that they will be charged full market rent after the appropriate notice period.

Applicant Notification:

Please be aware the DNSSAB has notified all current applicants to the centralized wait list of this change by way of a special mail-out. The DNSSAB has asked all applicants to verify their current housing choices to ensure that they do not receive offers for housing projects that they are no longer interested in. By doing so, the applicant will avoid having to make a refusal for a unit that they are no longer interested in and thus lose their eligibility for RGI and be forced to re-apply.

Housing providers will be responsible for notifying any over-housed RGI tenants on their internal wait-lists.

Action:

Effective January 1, 2021 all applicants to RGI housing will lose their eligibility to be on RGI wait-lists if they refuse a single offer of RGI assistance in a unit where the unit meets the Service Manager's occupancy standards and is in a housing project for which the household has expressed a preference.

If a housing provider has over-housed RGI tenants on an internal wait-list, they are directed to notify them of this change to the Regulation.

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Services Administrator assigned to your portfolio:

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