

DNSSAB Housing Services  
Local Housing Policy

LHP - 2020-09

SUBJECT:	Urgent Priority Status		
DATE of ISSUE TO HOUSING PROVIDER:			
IMPLEMENTATION DATE:	January 1, 2021	APPROVED BY:	DNSSAB Supervisor
REVISION DATE(S):	January 1, 2020	SIGNATURE:	<small>DocuSigned by:</small> Dee Johnson <small>09F24F2BF3B442F...</small>
ASSOCIATED DOCUMENT(S):			
RELATED POLICY(IES):	LHP 2002-02; LHP 2020-06; LHP 2020-15; LHP 2020-20; LHP 2020-21		
ISSUED TO:	<input type="checkbox"/> Federal Section 95 Private Non-Profit Housing Program <input type="checkbox"/> Federal Section 26/27 Housing Program <input type="checkbox"/> Federal Urban Native Non-Profit Housing Program <input checked="" type="checkbox"/> Private Non-Profit Housing Program <input checked="" type="checkbox"/> Municipal Non-Profit Housing Program (Pre-1986) <input checked="" type="checkbox"/> Local Housing Corporation <input type="checkbox"/> Affordable Housing/Investment in Affordable Housing/Social Infrastructure Fund Program <input type="checkbox"/> DNSSAB Rent Supplement Programs <input checked="" type="checkbox"/> DNSSAB Housing Access		

**PURPOSE**

To inform all housing stakeholders of the local rule, background and compliance standard under the Housing Services Act, 2011 (HSA) and associated regulations related to the determination of priority rules for selecting Households for vacant units.

**BACKGROUND**

Under *O. Reg. 367/11, s. 52* of the Housing Services Act 2011, Service Managers have the authority to develop a local rule to set priorities for the selection of Households for vacant units. Provincial priority for special priority applicants still prevails.

The DNSSAB has established a local “Urgent Priority Status” as follows.

**LOCAL RULE**

As per LHP-06 applicants will be selected using the following priorities:

1. **SPECIAL PRIORITY STATUS** – This is not a local rule but a prescribed requirement. See requirements as prescribed under Ontario Regulation 367/11, sections 52 to 58.
2. **URGENT PRIORITY STATUS** – For Applicants for Rent-Geared-to-Income Housing. See criteria below)
3. **OVERHOUSED** – See Local Housing Policy - Local Occupancy Standards - LHP - 2020-21



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4. **CHRONOLOGICAL** – See Local Housing Policy - *System for Selecting Waiting Households* - LHP - 2020-06

## URGENT PRIORITY STATUS CRITERIA

### A. Criteria for Urgent Priority Status

For a Household to be considered by the Service Manager (or delegate) to ***have Urgent Priority Status*** it must fall within the High Income Need category, be a resident of the Nipissing District,

not own a home or any other residence, be actively seeking safe, affordable housing, and a member of the Household must meet one or more of the following criteria:

- a. A person(s) whose accommodation has been condemned by the municipality or the fire department, resulting in the unit being lost permanently to the housing market; *or*
- b. A person(s) whose accommodation has recently been destroyed by fire, flood or natural disaster and currently have no place to live;

### B. High Income Need Household:

**High Income Need** Household means a Household whose annual income is less than or equal to the amount set in *Ontario Regulation 370/11, Schedule 1, lines 57 & 58* for the size of unit the Household occupies and the part of the service area in which the unit is located.

See Local Housing Policy – *Maximum Annual Household Income* – LHP 2020-02

### C. Documentation:

To qualify for Urgent Status, the Household's social housing application file must include the following documentation:

- a. Applicant(s) must complete an Urgent Priority Application; *and*
- b. Copies verifying that housing has been condemned by the municipality or the fire department (DNSSAB Housing Access may accept alternative documentation that satisfies the applicants claim); *and*
- c. The Household must qualify for RGI assistance as determined by DNSSAB Housing Access.

### D. Determination Process:

The decision to grant Urgent Priority Status will be determined by DNSSAB Housing Access.



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### **E. How Housing Services Act Eligibility for RGI Assistance Rules Apply to Urgent Priority Households:**

Urgent Priority Households are subject to the same rules as other applicants for rent-geared-to-income units (see *O. Reg. 367/11*).

### **F. Maintaining Urgent Priority Status:**

Once a Household has been granted Urgent Priority Status, the status continues until:

- a. The Household obtains safe, affordable housing; *or*
- b. The Household ceases to actively seek out safe, affordable housing; *or*
- c. The Household becomes ineligible for RGI assistance; *or*
- d. The Household refuses an offer of a rent-geared-to-income unit where the following conditions are satisfied:
  - The size of the unit that is offered is one for which the Household is eligible (*O. Reg. 367/11*); *or*
  - The unit that is offered is a unit in which the Household is eligible for RGI assistance, *and*
  - The unit that is offered is in a housing project for which the Household indicated a preference (*O. Reg. 367/11*); *or*
- e. Households that qualify for Urgent Priority Status and receive Direct Rent-Geared-to-Income assistance, will no longer be considered Urgent Priority Status; however, will remain on the Co-ordinated Access Waiting List until a regular RGI unit becomes available in a Social Housing project for which the Household indicated a preference (*O. Reg. 367/11*).

### **G. Wait List Administration:**

Urgent Priority Households take precedent over Households on the Co-ordinated Access Waiting List without a priority. Special Priority Households take precedence over the Urgent Priority category.

The ranking date for Urgent Priority Status is the date when the Urgent Priority application has been received by the DNSSAB Housing Access.

Housing Providers have the option to decline further placements from the Urgent Priority list when 5% of their total stock of RGI units has been rented to Urgent Priority Households within the current calendar year.



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**ACTION**

That Housing Providers implement the new Local Housing Policy - *Urgent Priority Status* - LHP - 2020-09.

**AUTHORIZATION**

Original signed by:

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Stacey Cyopeck  
Director, DNSSAB Housing Programs

Date: 6/10/2021

Replaced By Policy # Retirement Date: