



Housing Services Notice

Date: February 25, 2020

HSN#: 2020-03

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 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)

Subject: Amendment to Ontario Regulation 367/11 – Implementation Dates

Background:

Recently, amendments to Ontario Regulation 367/11 under the Housing Services Act, 2011 came into effect including:

- a rule that allows a housing provider to refuse to offer an RGI unit to a household based on a previous eviction for serious illegal activity,
- a new provincial eligibility rule requiring applicants to accept their first offer of RGI housing,
- rules on providing household preferences for a housing project,
- changes to a Service Manager's authority to make a local rule where a household ceases to meet occupancy standards,
- a new rule that allows Service Managers to create a process for allowing Housing Providers to select RGI tenants currently living in social housing that wish to transfer another Housing Provider,
- amendments to RGI calculation rules including:

- A simplified annual review process based on 30% of adjusted family net income from the Notice of Assessment (line 236)
- Different income calculation depending on time of year (future projection in certain situations)
- Reviews of RGI must be conducted every 12 months
- One in-year review for specific circumstances
- Income for all full-time students will be exempt
- Employment exemption continues to be \$75/\$150
- Minimum RGI rent payable will increase and be indexed annually
- Filing income tax will be a mandatory eligibility criteria
- Length of time RGI households can pay market rent before losing eligibility will be extended from 12 to 24 consecutive months
- Portable Housing Benefits will align with the new RGI rules where appropriate.

When do these rules begin to apply?

Based on the flexibilities provided to Service Managers by the Province of Ontario, the following implementation schedule has been chosen by the DNSSAB:

- Rule that allows a housing provider to refuse to offer an RGI unit to a household based on a previous eviction for serious illegal activity (**implementation September 23, 2019**)
- New provincial eligibility rule requiring applicants to accept their first offer of RGI housing (**implementation January 1, 2021**)
- Rules on providing household preferences for a housing project (**implementation January 1, 2021**)
- Changes to a Service Manager's authority to make a local rule where a household ceases to meet occupancy standards (**implementation January 1, 2021**)
- New rule that allows Service Managers to create a process for allowing Housing Providers to select RGI tenants currently living in social housing that wish to transfer another Housing Provider (**The DNSSAB will not be implementing this rule. Current rules for internal transfers and new applications for other providers will continue to apply**)
- Amendments to RGI calculation rules (**implementation July 1, 2021**)

The DNSSAB will be issuing separate Housing Services Notices for each of these rule changes that will provide more detail on implementation considerations for Housing Providers.

Action:

There is no housing provider action required at this time.

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:

Dan Malette	705-474-2151 ext. 3149	dan.malette@dnssab.ca
Bill Guilfoyle	705-474-2151 ext. 3351	bill.guilfoyle@dnssab.ca

Tyler Venable
Supervisor, Housing Programs
DNSSAB