



Housing Services Notice

Date: May 27, 2025

HSN#: 2025-03

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 does not apply 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)/Ontario Priorities Housing Initiative (OPHI)
- ☐ Housing Access (Centralized Waiting List Services)

Subject: Local Housing Policy - Rent Limits for Rent Supplement Programs

Reference:

- *DNSSAB Local Housing Policies*
- *LHP 24 – 2024 – Rent Limits for Rent Supplement Programs (attached)*
- *Housing Services Act, 2011 and associated Regulations*

Background:

The Housing Services Act, 2011 (HSA) gives authorization and flexibility to service managers in the development of Local Housing Policies pursuant to certain areas of housing program administration and management. The DNSSAB's goal is to create Local Housing Policies that are responsive to the local community.

Rent Supplements are a vital component of DNSSAB's suite of rental subsidies and increase

the number of deeply affordable rental housing units in the Nipissing District. Rent Supplements are subsidies provided to landlords on behalf of a household that requires rental assistance. Supplements are calculated through a rent-g geared-to-income (RGI) calculation. The difference between the household's RGI rent and the rent charged for the unit represents the rent supplement assistance.

Action:

The DNSSAB has adopted the attached local rule (LHP 24) regarding rent limits for the Rent Supplement Program.

The rent charged for every Rent Supplement Program unit must not exceed the established rent limits within LHP 24.

NOTE: This does not apply to regular RGI housing providers/households under the Private Non-Profit Housing Program, as administered under the Housing Services Act, its associated regulations, and other related DNSSAB Local Housing Policies. This only applies to housing providers with separate Rent Supplement agreements for particular units.

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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Sincerely,

Tyler Venable
Manager, Housing Programs, DNSSAB



DNSSAB Housing Services
Local Housing Policy

LHP – 2024-24

SUBJECT:	Rent Limits for Rent Supplement Programs		
DATE of ISSUE TO HOUSING PROVIDER:			
IMPLEMENTATION DATE:	July 1, 2024	APPROVED BY:	Tana Corbeil
REVISION DATE(S):	May 23, 2025	SIGNATURE:	<i>Tana Corbeil</i>
ASSOCIATED DOCUMENT(S):	75931EBBAA4B48F...		
RELATED POLICY(IES):			
ISSUED TO:	<ul style="list-style-type: none">○ Federal Section 95 Private Non-Profit Housing Program○ Federal Section 26/27 Housing Program○ Federal Urban Native Non-Profit Housing Program○ Private Non-Profit Housing Program○ Municipal Non-Profit Housing Program (Pre-1986)○ Local Housing Corporation○ Affordable Housing/Investment in Affordable Housing/Social Infrastructure Fund ProgramII DNSSAB Rent Supplement Programs○ 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 notification of household changes.

BACKGROUND

Rent Supplements are a vital component of DNSSAB’s suite of rental subsidies and increase the number of deeply affordable rental housing units in the Nipissing District. Rent Supplements are subsidies provided to landlords on behalf of a household that requires rental assistance. Supplements are calculated through a rent-gear-to-income (RGI) calculation. The difference between the household’s RGI rent and the rent charged for the unit represents the rent supplement assistance.

LOCAL RULE

Housing Services is proposing a rent limit of 30% above AMR for all-inclusive rental units and 20% above AMR for non-inclusive rental units. In addition, bachelor units would be considered as 1-bedroom units to provide further flexibility. The proposed rent limits are listed below and would be effective July 1st, 2024. Moving forward, the rent limits would be adjusted annually once the new AMR figures are provided to the DNSSAB by MMAH.



DNSSAB Housing Services
Local Housing Policy

LHP – 2024-24

SUBJECT	Rent Limits for Rent Supplement Programs
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September 1st of every year, rent amounts can be increased according to the Average Market Rent Increase (DNSSAB AMR) and subsidies would be adjusted accordingly for those eligible to receive a rental subsidy and an increase.

All-Inclusive Rental Units:

	1-Bedrom	2-Bedroom	3-Bedroom+
AMR	\$990	\$1,299	\$1,438
DNSSAB AMR	\$1,287	\$1,688	\$1,869

Non-Inclusive Rental Units:

	1-Bedrom	2-Bedroom	3-Bedroom+
AMR	\$964	\$1,202	\$1,438
DNSSAB AMR	\$1,188	\$1,558	\$1,725

ACTION

That Housing Program Administrators will implement LHP-2024-01 annually on September 1st using the Proposed Rent Limit for both all-inclusive rental units and non-inclusive rental units, as necessary.

RESOURCES CITED

2024 AMR Data & 2025 Allowable Rent Tables, Ministry of Municipal Affairs and Housing.

AUTHORIZATION

Original signed by:

Signed by:

Stacey Cyopeck

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Stacey Cyopeck
Director, DNSSAB Housing Programs

Date: 5/27/2025

Replaced By Policy #		Retirement Date:	
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