



## Housing Services Notice

**Date: February 24, 2025**

**HSN#: 2025-01**  
**(Replaces HSN: 2024-01)**

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:** Household Income Limits, and  
High Need Household-Maximum Annual Incomes

**Reference:** Ontario Regulation 370/11 and subsection 40 of the Housing Services Act, 2011

**Background:**

Under Section 40 of the Housing Services Act 2011, the Services Manager must ensure that rent-geared to income assistance (RGI) is provided in the service area of the Nipissing District for,

- a) at least 1,522 households whose income is no greater than the prescribed income limits (HIL's); and
- b) at least 807 of high need households.

For the purpose of defining local service levels, Household Income Limits for RGI applicants/tenants and maximum annual incomes for high needs households are provincially prescribed under Ontario Regulation 370/11 where "household income" means the sum of all payments of

any nature paid to or on behalf of or for the benefit of each of the members of the household during a 12-month period.

The Centralized Housing Waiting List and Housing Providers apply HIL's as eligibility criteria during the application process for RGI assistance, for monitoring continuous RGI eligibility for tenants, and for annual statistical reporting to the Service Manager.

Housing Providers apply maximum annual income for high need households to determine how tenants fall into this category under a standard annual statistical form.

On January 1, 2025 new household income limits for RGI and high need households have come into effect under Ontario Regulation 370/11 and subsection 40 of the Housing Services Act, 2011.

**Action:**

To ensure compliance with provincially prescribed service levels for RGI assistance, the Centralized Waiting List and Housing Providers must utilize the following Household Income Limits and Maximum Annual Incomes for RGI administration, and reporting related to January 1, 2025, to December 31, 2025:

<b>Household Income Limits by Unit Size</b>						
Service Manager	Area	Bachelor Unit	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit	4-Bedroom Unit or larger
Nipissing	Whole service area except Papineau-Cameron	\$32,000	\$42,000	\$49,500	\$53,500	\$62,500
Nipissing	Township of Papineau-Cameron	N/A	\$72,000	\$87,500	\$100,500	\$110,000

<b>High Needs Households, Maximum Annual Income</b>						
Service Manager	Area	Bachelor Unit	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit	4-Bedroom Unit or larger
Nipissing	Whole service area except Papineau-Cameron	\$19,200	\$25,200	\$29,700	\$32,100	\$37,500
Nipissing	Township of Papineau-Cameron	N/A	\$43,200	\$52,500	\$60,300	\$66,000

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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