

# Housing Division Notice

Date: November 26, 2007

HDN# 2007 - 127

This applicable legislation/policy is to be implemented 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.

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Federal Non-Profit Housing Program (Section 95-PNP 2% mortgage write down only)

Private Non-Profit Housing Program

Co-operative Non-Profit Housing Program

Municipal Non-Profit Housing Program (Pre-1986)

Local Housing Corporation

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**Subject: LOCAL RULE ON HOUSEHOLD INCOME LIMITS FOR FEDERAL NON-PROFIT SECTION 95 PROJECTS ONLY**

**Background:**

Under the Social Housing Reform Act 2000 (SHRA), Ontario transferred its responsibilities for federal programs to the City of London as Service Manager. It is the Service Manager's responsibility to ensure that these programs are administered according to the existing Operating Agreements with individual federal housing providers, as well as applicable legislation.

Table 4 of 368/01 identifies the rules and criteria for transferred housing programs such as the non-profit 2% write-down program and states "the income of a household, at the time of its selection to reside in a rent-geared-to-income unit, shall not exceed the applicable household income limit". These household income limits are established as the responsibility of the Service Manager.

The **Household Income Limits** as per O. Reg. 298/01, Section 8 and O. Reg. 368/01 S. 6, be adopted as noted below:

Thames Centre, London, Middlesex Centre Township		Rest of Service Area	
Household income limits for the purposes of subsection 11(1) of the Act			
Bachelor	\$20,500		\$19,000
1 bedroom	\$26,500		\$24,500
2 bedroom	\$32,000		\$29,500
3 bedroom	\$39,000		\$34,500
4+ bedroom	\$47,500		\$44,500

That the **High Need Household Income Limits** as approved by Municipal Council on April 18, 2005 be adopted as follows:

Thames Centre, London, Middlesex Centre Township		Rest of Service Area	
High need household income limits			
Bachelor	\$14,700		\$14,700
1 bedroom	\$20,000		\$20,000
2 bedroom	\$23,000		\$23,000
3 bedroom	\$26,000		\$26,000
4+ bedroom	\$30,000		\$30,000

**Note: Income derived from a household's assets, e.g. interest, is included in the household income limits.**

**Action:**

That the Federal Housing Providers as noted above implement the High Need Household Income Limits in accordance with their legislated service target level.

Louise Stevens  
Director Municipal Housing

