Housing Division Notice

Date: September 18, 2012 HDN#: 2012 - 179

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.

- Federal Non-Profit Housing Program (Rent Supplement units only)
- Private Non-Profit Housing Program
- Co-operative Non-Profit Housing Program
- Municipal Non-Profit Housing Program (Pre-1986)
- Local Housing Corporation

Subject: LOCAL RULE – REFUSAL OF OFFER

1. 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 refusals of offers of units under the selection system for rent-geared-to-income assistance.

2. BACKGROUND AND COMPLIANCE STANDARD:

The Housing Service Act, 2011 under O.Reg. 367/11, s. 39, gives service managers the option to create a local rule related to the maximum number of offers that a household can refuse before being deemed ineligible for rent-geared-to-income housing.

If a local rule is established, the HSA stipulates that the maximum number of offers cannot be less than three (3). Service managers may also provide for circumstances where a refusal is not considered or counted.
3. **LOCAL RULE:**

A household, other than a household that has been determined to be eligible for special needs housing, ceases to be eligible for rent-geared-to-income assistance if it has refused three offers of a rent-geared-to-income unit and,

(a) it is on the centralized waiting list for rent-geared-to-income units; or

(b) it has been placed on a housing provider’s internal transfer list due to being overhoused under the local occupancy standards.

This applies with respect to the refusal of an offer only if the following are satisfied:

- The size of unit that is offered is a size for which the household has indicated a preference.
- The unit that is offered is a unit in respect of which the household would be eligible for rent-geared-to-income assistance.
- The unit that is offered is in a housing project for which the household has indicated a preference.

This does not apply with respect to the refusal of a bachelor unit by a household consisting of two individuals who are spouses of each other.

This does not apply with respect to a refusal by a household that is in temporary housing that is to be provided while one or more members of the household are receiving treatment or counselling or that is provided because the household is in need of emergency shelter.

This does not apply with respect to a refusal where the service manager has determined that extenuating circumstances exist considering the household’s ability to move and/or risk related to a household member’s personal safety or health.

4. **ACTION:**

Housing Providers are required to notify the Housing Access Centre of all refusals of offers within two (2) business days.

5. **AUTHORIZATION:**

*Original signed by*

[Signature]

Louise Stevens, Director
Municipal Housing

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