



Corporation of the City of London
Housing, Social Services & Dearthness Home
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London
CANADA

Housing Division Notice

Date: January 1, 2021

HDN#: 2021-249

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 – MAXIMUM HOUSEHOLD INCOME (Replaces HDN # 2020 – 245)

1. PURPOSE:

To inform all housing stakeholders of the local rule, background and compliance standard under the new *Housing Services Act, 2011 (HSA)* and associated regulations related to the maximum household income under the selection system for rent-geared-to-income assistance.

2. BACKGROUND AND COMPLIANCE STANDARD:

The *Housing Services Act, 2011* O.Reg. 370/11, gives service managers the flexibility to decide whether to establish a local eligibility rule that sets a maximum income limit amount that a household can have and be eligible for a rent-geared-to-income unit in the service area. There is no requirement that these limits be established.

If income limits are set for the service area, the following provisions must be made:

- income of the household is the total income of the members of the household for a 12-month period specified by the service manager and the income of the members of the household is the sum of all payments made to, on behalf of, or for the benefit of, the members other than payments that are excluded under the local eligibility rule.
- The local eligibility rule may provide for different maximum incomes for units of different types and sizes and for units in different parts of the service manager’s service area.
- The maximum income for a unit specified in the local eligibility rule must be at least the household income limit prescribed, under Ontario Regulation 370/11 (High Needs Households and Household Income Limits – Subsection 40 (4) of the Act) made under the Act, for such a unit.

3. LOCAL RULE:

That the following **High Needs Household Income Limits** as per O. Reg. 370/11, Schedule 1, Section 1, be applied as of January 1, 2021.

<i>Area</i>	<i>Bachelor unit</i>	<i>1-bedroom unit</i>	<i>2-bedroom unit</i>	<i>3-bedroom unit</i>	<i>4-bedroom unit +</i>
Municipality of Middlesex Centre, City of London, Municipality of Thames Centre	\$18,300	\$23,400	\$27,600	\$33,000	\$40,800
Rest of the service area	\$16,200	\$19,800	\$23,700	\$26,100	\$35,700

That the following **Household Income Limits** as per O. Reg. 370/11, Schedule 2, Section 2, be applied as of January 1, 2021.

<i>Area</i>	<i>Bachelor unit</i>	<i>1-bedroom unit</i>	<i>2-bedroom unit</i>	<i>3-bedroom unit</i>	<i>4-bedroom unit +</i>
Municipality of Middlesex Centre, City of London, Municipality of Thames Centre	\$30,500	\$39,000	\$46,000	\$55,000	\$68,000
Rest of the service area	\$27,000	\$33,000	\$39,500	\$43,500	\$59,500

Income of the household is the total income of the members of the household for a 12-month period prior to a household’s applied date (for applicants) or the lease signing date and annually thereafter (for current tenants/members), whichever is applicable.

Income of the members of the household is the sum of all payments of any nature (including income derived from a household's assets) made to, on behalf of, or for the benefit of, the members other than payments excluded under the *Housing Services Act, 2011* and associate regulations as amended or successive legislation for the purposing of calculating rent-gearred-to-income rent.

4. ACTION:

That Housing Providers implement the new Household Income Limits in accordance with their legislated service target level. The local Household Income Limits are to be used in completing Page C1 - Statistical Information of a Housing Providers Annual Information Return for fiscal years beginning in 2014.

5. AUTHORIZATION:

Original signed by

Dave Purdy,
Manager, Housing Services