



Corporation of the City of London
Housing, Social Services & Deerness
Home Citi Plaza, 355 Wellington Street,
Suite 248 London, ON N6A 3N7

Housing Division Notice

Date: July 1, 2023

HDN#: 2023-262

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
√	Rent Supplement Program
√	Local Housing Corporation

Subject: LOCAL RULE – TREATMENT OF TEMPORARY COVID-19 BENEFITS FOR RGI CALCULATIONS

1. PURPOSE:

To inform all Community Housing Providers of the local rule, background and compliance standard under the *Housing Services Act, 2011 (HSA)* and associated regulations related to the treatment of temporary COVID-19 emergency and recovery benefits for rent-geared-to-income assistance calculations.

2. BACKGROUND AND COMPLIANCE STANDARD:

As Service Manager under the *Housing Services Act, 2011*, the City of London has the responsibility to determine the amount of rent payable by a household receiving rent-geared-to-income (RGI) assistance for a unit in a housing project in the service manager service area.

For London, the new geared-to-income rent rules as prescribed within the O. Reg. 316/19 under the *Housing Services Act, 2011* took effect on July 1, 2021. O. Reg. 316/11 Section 6(4), allows the service managers the flexibility to project income and deductions for the 12-month period following an annual RGI review if the net income amount on the most recent income tax return does not accurately reflect the current financial position of a member of a family unit. This may occur in a situation where a household member received taxable

COVID-19 emergency and/or recovery benefits (Canada Emergency Response Benefit - CERB, Canada Emergency Student Benefit - CESB, and temporary increases of the Guaranteed Annual Income System - GAINS payments) in the past that exceeded their pre-pandemic income, but whose ongoing income has since decreased.

The City of London Municipal Housing expects Housing Providers to exclude income from temporary COVID-19 benefits provided that a household is no longer receiving such as CERB or the doubling of GAINS payments from RGI calculations.

Under Section 11 of the O. Reg 316/19, households may also request that the Housing Provider conduct an in-year RGI recalculation if their household income has decreased by 20 per cent or more since their last review. RGI households are limited to one in-year recalculation for loss of income between annual reviews.

Note that in the situation where an RGI household continues to receive a COVID-19 related emergency benefit, the Housing Provider should remind the household of their ability to require an in-year recalculation once the benefit is exhausted, should their household income drop by 20 per cent or more since their last review.

3. ACTION:

Effectively immediately, the policies and procedures in this Housing Division Notice are to be implemented by all Housing Providers in the City of London and County of Middlesex included under the provisions of Ontario Regulation 367/11, under the Housing Services Act, 2011 S.O. 2011, c. 6, Sched. 1.

4. AUTHORIZATION:

Original signed by

Dave Purdy,
Manager, Municipal Housing