



Housing Services
355 Wellington Street,
Suite 248
London,
ON N6A
3N7

Housing Division Notice

Date: September 24, 2024

HDN# 2024-271

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

√ Private Non-Profit Housing Program

√ Co-operative Non-Profit Housing Program

√ Municipal Non-Profit Housing Program (Pre-1986)

√ Local Housing Corporation

Subject: SELECTION OF RGI HOUSEHOLDS FOR VACANT UNITS

(REPLACES HDN# 268)

1. PURPOSE:

To inform community partners of the local rule, background and compliance standard under the [Housing Services Act \(2011\) s 47 to 49](#) requiring Service Managers to set local rules regarding determination of priority of households waiting for rent-geared-to-income assistance.

Definitions:

1. **Special Priority Policy** (SPP) household is defined in O. Reg. 367/11 s 52 to s 58.
2. **Over-housed Households** are those households in RGI community housing who are in units too large for their household based on local occupancy standards and as determined by the City of London Housing Access Centre.
3. **Urgent Status** as determined by the Service Manager through the Housing Access Centre; to be eligible for urgent status other than medical to move to London to access treatment, must have been a resident of London for 9 months and be under the High Need income limit as set in the Housing Services Act 2011 O.Reg 370/11.
4. **Chronological** refers to all eligible applicants based on date made eligible on the Rent Geared to Income Waitlist. Chronological households do not have priority over any other group.

2. BACKGROUND AND COMPLIANCE STANDARD:

The Housing Services Act 2011 states that the Service Manager shall have a system to determine the priority of households waiting for rent-geared-to-income assistance.

The local eligibility rules for rent-geared-to-income assistance were approved by Municipal Council on September 24, 2024 and are as follows:

- 1) the ratio at which Rent-Geared-to-Income (RGI) Households are housed be maintained at a rate of 20% Urgent Status households, to 80% chronological waitlist households
- 2) Beginning September 26, 2024, Urgent Homeless, Urgent Social, and Urgent Medical applications will no longer be accepted for households applying to the RGI housing waitlist.
- 3) A new local rule for prioritization of households on the waitlist be implemented.
- 4) That Civic Administration report back on the outcomes of the RGI Waitlist Ratio, Urgent Status, and new prioritization changes, by the end of March 2026.

3. LOCAL RULE:

Housing Providers are to immediately implement the local selection priority rules for rent-geared-to-income assistance.

Placement Ratio:

When selecting an applicant from the centralized social housing waiting list, offers by the Housing Providers should be made in the following order:

- 1) Special Priority (SPP) and Special Priority – Human Trafficking (SPP-HT)
- 2) Over-housed: Households in RGI community housing who are in units too large for their household are the second local priority.
- 3) Next, RGI housing is allocated to eligible households using a 20:80 prioritization ratio of Urgent Status Household (20%) to Non-Urgent Status Household (80%). Housing providers will allocate one (1) unit to a household with urgent status on the waitlist, and then allocate the next four (4) units to non-urgent/chronological households on the waitlist.

4. AUTHORIZATION:

*Original signed by
Matt Feldberg
Director, Municipal Housing Development*