



County of Wellington
Social Services Department – Housing Services

DIRECTIVE

Directive Number: 2021-01

Effective Date: January 1, 2021

This directive has been developed by the County of Wellington in its role as Consolidated Municipal Service Manager (CMSM) and applies to housing providers funded under the following social housing programmes:

- Provincially Reformed Non-Profit Housing Programmes
 - Provincially Reformed Co-operative Housing Programmes (Co-ops)
 - Local Housing Corporation (LHC)
 - Service Manager Funding Agreement (Post EOA)
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Subject	2021 Maximum Household Income Limits
Legislative Reference	Housing Services Act, 2011, O.Reg. 367/11 S.30, S.34 Housing Services Act, 2011, O.Reg. 790/20, Schedules 1, 2 Housing Services Act, 2011, O.Reg. 370/11, Schedules 1, 2 Housing Services Act, 2011, O.Reg. 316/19
Policy Reference	HS 2013-PA8.0 Maximum Household Limit policy

Background

HSA O.Reg. 367/11 S.34 permits the CMSM to establish a local rule that sets the maximum income for a household to determine eligibility for rent-geared-to-income (RGI) assistance.

Direction

1. Effective January 1, 2021, the CMSM has replaced the Maximum Household Income Limits set out in the HSA O.Reg.370/11, as amended under Ontario Regulation 790/20 and published on December 24, 2020:

(New) Household Income Limits, HSA O.Reg 370/11, Schedule 2

2021 Annual Household Income Limit

Area \ Unit Size	Bach unit	1-bdrm unit	2-bdrm unit	3-bdrm unit	4-bdrm or larger
City of Guelph	\$30,500	\$39,000	\$46,000	\$55,000	\$68,000
County of Wellington	\$27,000	\$33,000	\$39,500	\$43,500	\$59,500

Any subsequent revisions to the Household Income Limits posted under the HSA will be adopted by the CMSM and its housing providers with immediate effect.

2. Housing providers are required to remove past amendments of Ontario Regulation 370/11 from use and replace with Ontario Regulation 370/11 as amended under Ontario Regulation 790/20 and published on December 24, 2020.
3. The CMSM reserves the right to alter the local Household Income Limits. Any revisions will be communicated to housing providers by directive.

Application

1. The income of the household is the total income of all household members during the most recent twelve (12) month period. The income of the household is the sum of all payments made to, on behalf of, or for the benefit of the household members other than specific exclusions as set out in the HSA. The included and excluded income sources are regulated under HSA O.Reg. 316/19.

Any rent-geared-to-income household that has an increase to its household income causing it to exceed the Maximum Household Income Limits will be subject to the "Cessation of Eligibility – period of normal rent" rule established under HSA O.Reg. 367/11 S.30.

This Directive is effective immediately.

If you require additional information, please contact your Housing Programme Advisor.



Mark Poste
Director of Housing