



County of Wellington

Social Services Department – Housing Services

INFORMATION BULLETIN

Directive Number: 2021-10

Effective Date: September 22, 2021

This Information Bulletin has been developed by the County of Wellington in its role as Consolidated Municipal Services Manager (CMSM) and is intended to be made available to all housing providers.

Subject Rent-Geared-to-Income Calculations – Treatment of COVID-19 Benefits

Legislative Reference Housing Services Act, 2011 O.Reg 316/19

Policy Reference N/A

Directive Reference N/A

Background

The Ministry of Municipal Affairs and Housing (MMAH) has released a notification to provide information to Service Managers and housing providers regarding the treatment of temporary COVID-19 emergency and recovery benefits for rent-geared-to-income (RGI) calculations beginning July 1, 2021.

Information

The County of Wellington will use the flexibilities allowed by the Housing Services Act and its regulations to support vulnerable households as they navigate these difficult times.

As per direction from the MMAH notification, housing providers are expected to use approximated net income if the income reported on line 23600 of the most recent income tax return is not reflective of income that the household is currently receiving, due to a loss of COVID-19 benefits such as CERB, or the increase of GAINs payments for 6 months.

For example, there may be households that received COVID-19 benefits in 2020 that have now ended. This income will be included in their most recent income tax return, but it may not accurately reflect current income. This is a situation where housing providers are expected to use approximated income instead of tax-based income for their annual review.

Additional flexibility is permitted for households that have had rent increases deferred to January 1, 2022. If the household has had an income decrease since the calculation was completed, housing providers may complete a re-calculation of their RGI rent before the increase begins on January 1, 2022. This recalculation would not be counted as their one (1) in-year review for decreased income that is allowed under the current RGI simplification rules.

For remaining in-year reviews, there may be households that have COVID-19 benefits included in their current RGI calculation. Once the benefit ends, the household may request an in-year review. A decrease may only be implemented if it meets all the criteria as outlined in the RGI Guide.

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



Mark Poste
Director of Housing

Appendix 1 – SH Notification “Rent-Geared-to-Income Calculations – Treatment of Temporary Benefits”