



Social Services Department Housing Services

Policy Name:	Maximum Household Income Limit	Policy Catalogue #	HS 2013-PA8.0
Department:	Administration	Approved by:	Committee and Council
Approval Date:	June 27, 2013	Signature:	<i>Harry Blinkhorn</i>

1.0 PURPOSE

To establish a local eligibility rule setting the maximum income for a household, as prescribed under the Housing Services Act 2011 and Ontario Regulation 367/11 section 34. The maximum income limit will determine eligibility for all current and future Rent-Geared-to-Income and Rent Support programmes administered by the County of Wellington, CMSM and its housing providers.

2.0 REVISION HISTORY

N/A

3.0 POLICY

The Maximum Household Income Limits for Rent-Geared-to-Income and Rent Support eligibility are set at the limits established under Ontario Regulation 370/11 Schedule 1 and Schedule 2 of the Housing Services Act, 2011.

Any subsequent revisions of the income limits posted under the said Ontario Regulations will be adopted by the County of Wellington, CMSM with immediate effect. The County of Wellington, CMSM reserves the right to alter the local household income limits; as regulated under Ontario Regulation 367/11 section 34 of the Housing Services Act 2011.

4.0 DEFINITIONS

(1) "CWL" means the Centralized Waiting List established for the purposes of allocating Rent-Geared-to-Income, Rent Support and Special Needs units and which complies with the criteria established in the Housing Services Act, 2011 and the Regulations;

(2) "CMSM" means Consolidated Municipal Service Manager. The Corporation of the County of Wellington is the Consolidated Municipal Service Manager for the geographic area that includes The County of Wellington and the City of Guelph for the purposes of the Housing Services Act, 2011;

(3) "Housing Provider" means all landlords in the County of Wellington CMSM service area that fall under Ontario Regulation 368/11, Schedule 35;

(4) “Policy Approval Date” means the date this policy received final approval by County Council;

(5) “Rent Support Programme” means the consolidation of three Federal, Provincial and Municipal programmes and funding known as Strong Communities Rent Supplement Programme, County 2005 Housing Strategy and the Investment in Affordable Housing for Ontario – Rent Supplement and Housing allowance components.

5.0 APPLICATION

The “Household Income Limit” local rule comes into effect on the policy approval date. The rule will apply to all current and future Rent-Geared-to-Income and Rent Support programmes administered by the County of Wellington, CMSM and its housing providers.

The income of the household is the total income of the members of the household during the most recent twelve month period. Further, 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 excluded herein. The income sources included and excluded are regulated under Ontario Regulation 298/01 of the Housing Services Act, 2011.

All current applicants with a household income that exceeds the household income limits will no longer be eligible to remain on the CWL.

All current tenants in Rent-Geared-to-Income and Rent Support units administered by the County of Wellington CMSM and its housing providers, with a household income that exceeds the household income limits will be subject to the “cessation of eligibility – 12 months of normal rent” rules established under Ontario Regulation 367/11 Section 30, of the Housing Services Act, 2011.

Unless otherwise indicated in programme guidelines, all income eligibility criteria for current and future loan or grant based capital investment programmes delivered by the County of Wellington, CMSM fall under this local rule.

6.0 PROCEDURES

N/A

7.0 RELEVANT LEGISLATION & POLICY

Housing Services Act, 2011 S.O. 2011

Ontario Regulation 367/11, s. 34 & 30

Ontario Regulation 370/11, Schedule 1 and Schedule 2

Ontario Regulation 298/01

Ontario Regulation 368/11, Schedule 35



Alternative Formats Available Upon Request