



Social Services Department Housing Services

Policy Name:	Maximum Household Assets	Policy Catalogue #	HS 2013-PA1.0
Department:	Administration	Approved by:	Committee and Council
Approval Date:	June 27, 2013	Signature:	<i>Harry Blinkhorn</i>

1.0 PURPOSE

To establish a local rule setting the maximum value for the assets of the household (hereinafter referred to as “maximum assets limit”) for household eligibility, as prescribed under the Housing Services Act 2011 and Ontario Regulation 367/11 section 35. The maximum asset 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

In considering eligibility for Rent-Geared-to-Income and Rent Support assistance, the value of the assets of the household being the total value of the assets of the members of the household other than the assets that are excluded under Ontario Regulations section 35(5)-(9) shall not exceed the limits specified below.

The maximum asset limit for a single person is \$50,000.00 dollars.

The maximum asset limit for a couple with or without children is \$75,000.00 dollars for the entire household.

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) “Original Application Date” means the original date that an application was first received for an applicant that has remained active continually since that date;

(5) “Original Move in Date” means the date of first occupancy by an approved tenant in a current unit directly managed by the CMSM or a housing provider;

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

5.0 APPLICATION

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

All applicants and tenants with total assets over the Maximum Assets Limit specified above prior to the policy approval date will remain eligible. This will be determined by using the original application date for applicants and the original move in date for tenants. After the policy approval date, if the total assets fall below the maximum asset limits this local rule will then apply.

All applicants with assets that increase over the maximum asset limit will no longer be eligible to remain on the CWL.

All tenants with assets that increase over the maximum asset limit will no longer be eligible for any form of rent-geared-to-income or rent support provided by the County of Wellington CMSM and its housing providers.

Unless otherwise indicated in programme guidelines, all asset 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. 35

Ontario Regulation 368/11, Schedule 35.



Alternative Formats Available Upon Request