

# *Housing Services Act, 2011* Regulatory Changes



THE DISTRICT OF THUNDER BAY  
SOCIAL SERVICES ADMINISTRATION BOARD

## Board Presentation

January 9, 2020

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# Background

- ❖ September 23, 2019, Ministry of Municipal Affairs and Housing announced regulatory changes under the *Housing Services Act, 2011* (HSA).
- ❖ TBDSSAB action plan created to comply with the changes.



## #1 – Illegal Activity

- ❖ Allow housing providers to refuse to offer a unit to a household based on a previous eviction for serious illegal activity.
- ❖ Previously evicted from an HSA-governed housing unit, based on an illegal act.
- ❖ This amendment came into effect immediately on **September 23, 2019.**



## TBDSSAB Action for Illegal Activity

- ❖ Implement a tracking system to identify households that have been evicted based on a serious illegal act.
- ❖ A household evicted under this process within previous 5-years will be refused an offer of housing.
- ❖ TBDSSAB will establish a new local rule that would address this change.



## #2 – Refusal of Offers

- ❖ A new provincial rule on refusals of offers came into effect on **January 1, 2020**.
- ❖ No longer be eligible for rent-geared-to-income (RGI) assistance if refuse an eligible offer.
- ❖ Establish rules for households to indicate their preference for housing projects.



## TBDSSAB Action for Refusal of Offers

- ❖ New process, effective January 1, 2020, where new applicants who refuse a formal offer would be withdrawn or moved to the bottom of the waitlist.
- ❖ Applicants currently on the centralized wait list will be notified of the change in regulation and asked to provide an updated list of preferential housing.



## TBDSSAB Action for Refusal of Offers

- ❖ An offer of a portable housing benefit, if refused, would not constitute a formal offer.
- ❖ TBDSSAB will establish a new local rule that would address this change.



## #3 – Housing Transfer Requests

- ❖ Tenant transfer requests between different housing providers.
- ❖ No longer required to apply to the centralized waiting list for a transfer to a different housing provider in the same service area.
- ❖ This amendment came into effect on **January 1, 2020**.





# TBDSSAB Action for Transfer Requests

- ❖ TBDSSAB will establish a new local rule that will address this change.



## #4 – RGI Calculation Simplification

- ❖ Simplify the calculation of RGI assistance.
- ❖ RGI calculations will be completed annually, based on their Notice of Assessment, where possible.
- ❖ This amendment will come into effect on **either July 1, 2020 or July 1, 2021**, at the Service Manager's discretion.



## TBDSSAB Action for RGI Simplification

- ❖ New procedure for the calculation of RGI, and implement on each tenant's anniversary date following July 1, 2020.
- ❖ All tenants will have a new calculation for annual rent by July 1, 2021.



## #5 – Loss of Subsidy

- ❖ Households currently paying market rent may remain in the unit for 24 consecutive months, increased from 12 months.
- ❖ This amendment will come into effect on **either July 1, 2020 or July 1, 2021.**



# TBDSSAB Action for Subsidy Loss

- ❖ Households will be contacted to provide information as appropriate.



## Next Steps

- ❖ Revised Local Rules presented to the Board at the February 20, 2020 meeting.
- ❖ Establish program policies and procedures.



# Questions/Comments

