



Social Housing Services Corporation
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IMPORTANT NOTICE

As you are aware, the Social Housing Reform Act, 2000, (SHRA) and the Housing Services Act, 2011, (HSA) require that prescribed housing providers and Local Housing Corporations transferred by the Province participate in insurance programs coordinated by the Social Housing Services Corporation (SHSC).

In 2003 the SHSC Board of Directors directed staff to develop a process whereby prescribed housing providers could purchase coverage outside the SHSC Group Insurance Program provided the coverage was equivalent or better, the premium was lower and the SHSC program management fee was paid. This process has been reconfirmed annually by the SHSC Board since that time.

Given the greatly changed insurance marketplace due to recent world events and a heightened perception of the risk of social housing portfolios as a result of Toronto's Wellesley Street fire, it has become clear to the SHSC Board that the decision to allow housing providers to be exempt from purchasing coverage from the SHSC Program must be re-examined.

The SHSC Board met on June 10, 2011, and a decision was made that SHSC can no longer offer providers the option to purchase insurance coverage outside the mandatory SHSC Group Insurance Program. Therefore, effective November 1, 2011, all housing providers prescribed under the SHRA and HSA, and all Local Housing Corporations (including those amalgamated into a department within a municipality) will be required to adhere to the provisions of the legislation and purchase their insurance coverage through the SHSC Group Insurance Program broker. The decision to no longer allow exemptions from legislated requirements is necessary to preserve the integrity of the program and to ensure it remains viable for all social housing providers for the future. We face enormous challenges with presenting our program to insurers to obtain optimum terms and pricing, and we require a 100% participation rate in order to accomplish the goal of guaranteed coverage for all prescribed housing providers and LHCs at affordable rates.

There will be no exceptions to this requirement and the Board of SHSC has instructed staff to ensure that housing providers are compliant with the laws of Ontario and their obligation to participate under the Social Housing Reform Act, the Housing Services Act (which replaces the SHRA on January 1, 2012), and other provincial directives.

In this package you will find an insurance application which must be completed and returned to SoHo Insurance Inc. (SHSC's wholly-owned brokerage) by July 31, 2011. The information you provide will be used to arrange your insurance coverage. You will receive your insurance renewal package and corresponding invoice in the mail in early

October 2011 binding coverage in the SHSC Group Insurance Program as of November 1, 2011. If your current renewal date is not November 1, please contact us and provide the expiry date of your policy. You will not need to cancel your current coverage but you will be required to join the SHSC Group Program at your next policy renewal.

If you have any questions, please contact Daryl Carre at 416-594-9325 x244 or 1-800-440-2492 x244, or by email at dcarre@shscorp.ca

Regards,



Roger Maloney
Chair
Social Housing Services Corporation