

Ministry of  
Municipal Affairs  
and Housing

Ministère des  
Affaires municipales  
et du Logement

Housing Policy Branch

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June 2, 2016

TO: Service Managers

FROM: Janet Hope,  
Assistant Deputy Minister, Housing Division, MMAH

RE: **Regulatory amendments under the: *Housing Services Act, 2011, Municipal Act, 2001* and *City of Toronto Act, 2006* – Effective July 1, 2016/January 1, 2017**

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I am writing to inform you of recent regulatory changes under the: *Housing Services Act, 2011* (HSA), *Municipal Act, 2001* (MA) and *City of Toronto Act, 2006* (COTA).

On March 14, 2016, the Province released the update to the Long-Term Affordable Housing Strategy (LTAHS Update).

The strategy update supports the vision that every person has an affordable, suitable and adequate home to provide the foundation to secure employment, raise a family and build strong communities and, continues the long-term transformation of Ontario's housing and homelessness system that began in 2010 with the release of *Building Foundations: Building Futures – Long-Term Affordable Housing Strategy*.

As committed to in the strategy update, the government is introducing a suite of regulatory amendments under the HSA, MA and COTA. Most of the regulatory changes will take effect on July 1, 2016, however certain provisions which will take effect on January 1, 2017. Please see Appendix A for an overview of these changes.

A link to each amended regulation under the HSA is available through the following hyperlink:

[Ontario Regulation 298/01](#)

[Ontario Regulation 367/11](#)

[Ontario Regulation 368/11](#)

In addition to the above regulation amendments under the HSA, the Ontario Housing Policy Statement is also being replaced with a new Policy Statement: Service Manager Housing and Homelessness Plans.

The "Policy Statement: Service Manager Housing and Homelessness Plans" will be available on the Ontario Gazette and the ministry's website in the coming weeks.

A link to each amended regulation under MA and COTA is available through the following hyperlink:

MA

Ontario Regulation 599/06

Ontario Regulation 609/06

COTA

Ontario Regulation 603/06

Ontario Regulation 598/06

These amendments support the government's LTAHS Update which includes the recently announced legislation: *Promoting Affordable Housing Act, 2016*. More information on the Strategy Update and this legislation is available on the ministry's website at [Ontario.ca/housingstrategy](http://Ontario.ca/housingstrategy).

Any questions regarding these regulatory amendments or the new Policy Statement can be directed to Saba Ferdinands, Manager, Housing and Homelessness Policy Unit. Saba Ferdinands can be reached by telephone at (416) 585-7228, or by e-mail at: [saba.ferdinands@ontario.ca](mailto:saba.ferdinands@ontario.ca).

We look forward to your continued support and partnership.



Janet Hope  
Assistant Deputy Minister  
Housing Division

C: Kate Mason-Smith, Assistant Deputy Minister, Local Government and Planning Policy Division  
Pat Vanini, Executive Director, Association of Municipalities Ontario  
Sharad Kerur, Executive Director, Ontario Non-Profit Housing Association

Harvey Cooper, Manager, Government Relations, Ontario Region, Co-operative Housing Federation of Canada

Howie Wong, Chief Executive Officer, Housing Services Corporation

Petra Wolfbeiss, Executive Director, Ontario Municipal Social Services Association

## Appendix A: Summary of Amendments

<b>Housing Services Act, 2011</b>	
<b>Regulation and Impacted Provision</b>	<b>Amendment</b>
<b>Ontario Regulation 298/01</b>	
Section 50(3)	<ul style="list-style-type: none"> <li>All scholarships, bursaries and fellowships received in connection with a student's enrollment in a post-secondary institution are exempt from a household's rent-geared-to-income calculation.</li> </ul>
Section 50 (9.1)	<ul style="list-style-type: none"> <li>For non-interest bearing bank accounts, the amount that imputed income is calculated is increased from \$1,000 to \$5,000.</li> </ul>
<b>Ontario Regulation 367/11</b>	
Schedule 5, item 1	<ul style="list-style-type: none"> <li>The requirement for public housing projects to have as many RGI units as possible is removed</li> </ul> <p><i>[note: Service Managers would still be required to meet service level standards for RGI assistance through other means, such as rent supplements in other buildings].</i></p>
Section 92 & 93 and Schedule 5, item 6	<ul style="list-style-type: none"> <li>The range of ownership for projects developed under Program 6 is expanded to include Service Managers and Service Manager-owned corporations.</li> </ul>
Section 138 & 138.1	<ul style="list-style-type: none"> <li>Prescribing Service Manager decisions for reviews requested by housing providers under Section 157 of the Housing Services Act, 2011.</li> <li>Setting rules for undertaking reviews requested by housing providers for prescribed Service Manager decisions.</li> </ul> <p><b>[NB: This amendment to come into force January 1, 2017]</b></p>
Section 126 & 127	<ul style="list-style-type: none"> <li>Sections regarding equalization payments for the Greater Toronto Area</li> </ul>

## Appendix A: Summary of Amendments

	are revoked, as such payments have been phased out.
Housekeeping amendments	References to the <i>Day Nurseries Act</i> are replaced with <i>Child Care and Early Years Act, 2014</i> .
<b>Ontario Housing Policy Statement (OHPS) under <i>Housing Services Act, 2011 (HSA)</i></b>	
<b>[NEW TITLE]</b> Policy Statement: Service Manager Housing and Homelessness Plans	<ul style="list-style-type: none"> <li>• The policy statement is updated to: <ul style="list-style-type: none"> <li>○ Reflect the overall vision and goals of the LTAHS Update, including the goal to end chronic homelessness.</li> <li>○ Reflect the current housing and homelessness policy context, including the new requirement for local homelessness enumeration.</li> <li>○ Provide direction to encourage collaboration between Service Managers and Local Health Integration Networks (LHINs).</li> <li>○ Include a new section on Indigenous peoples that outlines new policy direction for Service Managers to work with Indigenous organizations and housing providers.</li> </ul> </li> <li>• Service Managers' housing and homelessness plans will be required to be consistent with the new policy statement by January 1, 2019</li> </ul>
<b><i>Municipal Act, 2001 (MA) and City of Toronto Act, 2006 (COTA)</i></b>	
<b>Regulation and Impacted Provision</b>	<b>Amendment</b>
Ontario Regulation 599/06: Municipal Services Corporation (MA)  Ontario Regulation 609/06: City Services Corporation (COTA)	<ul style="list-style-type: none"> <li>• Both regulations are amended so that municipalities can financially assist Municipal/City Services Corporations to facilitate the provision by the corporation of affordable housing.</li> </ul>
Ontario Regulation 603/06: Municipal and School Capital Facilities – Agreements and Tax Exemptions (MA) Ontario Regulation 598/06: Municipal and School Capital Facilities – Agreements and Tax Exemptions (COTA)	<ul style="list-style-type: none"> <li>• Ontario Regulation 603/06 is amended so that all municipalities are able to financially assist housing providers that have entered into a Municipal Housing Capital Facilities Agreement.</li> <li>• Housekeeping amendments to update statutory references are also made to both regulations.</li> </ul>