



# SHnotification

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## social housing

### **Subject – Regulatory Amendments under the Housing Services Act, 2011, the Municipal Act, 2001 and the City of Toronto Act, 2006 and Amendments to the Housing Policy Statement**

 Legislation/Regulation  
 Operational

16-01

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The purpose of this notification is to inform Service Managers of recent regulatory amendments under the *Housing Services Act, 2011* (HSA), *the Municipal Act, 2001* (MA), and *the City of Toronto Act, 2006* (COTA) and amendments to the Housing Policy Statement under the HSA.

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 LTAHS Update, the government is introducing a suite of regulatory amendments to support its implementation.

Amendments (highlighted below) will take effect on July 1, 2016, except for certain amendments to Ontario Regulation 367/11 which will take effect on January 1, 2017.

## **HSA AMENDMENTS**

### Ontario Regulation 298/01: Determination of Geared-to-Income Rent under Section 50 of the HSA

- Section 50 (3) is amended to provide that all scholarships and bursaries be exempt from rent-geared-to-income (RGI) calculations for students attending post-secondary institutions.
- Section 50(9.1) is amended to provide that the imputed income from non-interest bearing bank accounts be calculated based only on an average monthly balance exceeding \$5,000.

### Ontario Regulation 367/11: General

- Schedule 5, item 1 is amended to reflect that Service Managers can provide market units in

- addition to rent-geared-to-income (RGI) units in public housing.
- Section 92 and 93, and Schedule 5, item 6 is amended to reflect that Program 6 social housing projects can be owned by Service Managers or corporations wholly-owned by Service Managers.
- Section 138 is amended, and a new s. 138.1 is added to:
  - Prescribe Service Manager decisions for which reviews may be requested by housing providers under Section 157 of the Act.
  - Set rules for undertaking reviews requested by housing providers for prescribed Service Manager decisions.
- Sections 126 and 127 are revoked as equalization payments for the Greater Toronto Area have been phased out.
- *References to the Day Nurseries Act* are replaced with the *Child Care and Early Years Act, 2014*.

#### Ontario Regulation 368/11: Designated Housing Projects – Section 68 of the Act

- Projects that are no longer part of the social housing portfolio are removed from Ontario Regulation 368/11.

#### Ontario Housing Policy Statement

- The Ontario Housing Policy Statement has been amended to:
  - Reflect a new title: “**Policy Statement: Service Manager Housing and Homelessness Plans**”.
  - Reflect the overall vision and goals of the LTAHS Update, including the goal to end chronic homelessness.
  - Reflect the current housing and homelessness policy context, including the new requirement for local homelessness enumeration.
  - Provide direction to encourage collaboration between Service Managers and Local Health Integration Networks.
  - Include a new section on Indigenous peoples that outlines new policy direction for Service Managers to work with Indigenous organizations and housing providers.
- Service Managers’ housing and homelessness plans will be required to be consistent with the new policy statement by January 1, 2019.

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

[Ontario Regulation 298/01](#)

[Ontario Regulation 367/11](#)

[Ontario Regulation 368/11](#)

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.

#### **MA and COTA AMENDMENTS**

*NOTE: The MA sets out many of the roles, responsibilities and powers for Ontario’s municipalities. COTA sets out a similar framework specifically for the City of Toronto.*

Ontario Regulation 599/06: Municipal Services Corporation (MA)/Ontario Regulation 609/06: City Services Corporation (COTA)

- Section 15 of Ontario Regulation 599/06 and Section 15 of Ontario Regulation 609/06 is amended so that municipalities can financially assist Municipal/City Services Corporations to facilitate the provision by the corporation of affordable housing.

Ontario Regulation 603/06: Municipal and School Capital Facilities – Agreements and Tax Exemptions/Ontario Regulation 598/06: Municipal and School Capital Facilities – Agreements and Tax Exemptions

- Section 7 of 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. Housekeeping amendments are also made to Ontario Regulation 598/06.

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 amendments 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).

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