

DNSSAB Housing Services  
Local Housing Policy

LHP - 2020-02

SUBJECT:	Maximum Annual Household Income		
DATE of ISSUE TO HOUSING PROVIDER:			
IMPLEMENTATION DATE:	January 1, 2021	APPROVED BY:	DNSSAB Supervisor
REVISION DATE(S):	January 1, 2020	SIGNATURE:	<small>DocuSigned by:</small> <i>Dee Johnson</i> <small>09F24F26F36442F...</small>
ASSOCIATED DOCUMENT(S):			
RELATED POLICY(IES):			
ISSUED TO:	<input checked="" type="checkbox"/> Federal Section 95 Private Non-Profit Housing Program <input type="checkbox"/> Federal Section 26/27 Housing Program <input checked="" type="checkbox"/> Federal Urban Native Non-Profit Housing Program <input checked="" type="checkbox"/> Private Non-Profit Housing Program <input checked="" type="checkbox"/> Municipal Non-Profit Housing Program (Pre-1986) <input checked="" type="checkbox"/> Local Housing Corporation <input type="checkbox"/> Affordable Housing/Investment in Affordable Housing/Social Infrastructure Fund Program <input type="checkbox"/> DNSSAB Rent Supplement Programs <input type="checkbox"/> DNSSAB Housing Access		

## PURPOSE

To inform all housing stakeholders of the local rule, background, and compliance standard under the Housing Services Act, 2011 (HSA), and associated regulations related to the maximum annual household income under the selection system for rent-geared-to-income assistance.

## BACKGROUND

Under *O. Reg. 367/11 s. 34*, of the Housing Services Act 2011, the Service Managers have the flexibility to decide whether or not to establish a local eligibility rule that sets a maximum annual income limit amount that a household can have to be eligible for a rent-geared-to-income unit in the service area, however there is no legislative requirement that a local rule be established.

If income limits are set for the service area, the following provisions must be made:

- Income of the household is the total income of all members of the household for a 12-month period specified by the Service Manager and the income of the members of the household is the sum of all payments made to, on behalf of, the members other than payments that are excluded under the local eligibility rule;
- The local eligibility rule may provide for different maximum incomes for units of different types and sizes and units in different parts of the Service Manager's service area;
- The maximum income for a unit specified in the local eligibility rule must be at least the household income limit prescribed, under *Ontario Regulation 370/11* (Household Income Limits – *Subsection 40 (4) of the Act*) made under the Act, for such a unit. *O. Reg. 367/11, s. 34 (4)*.

District of Nipissing  
Social Services  
Administration Board



Conseil d'administration  
des services sociaux  
du district de Nipissing

DNSSAB Housing Services  
Local Housing Policy

LHP - 2020-02

SUBJECT:

Maximum Annual Household Income (continued)

## LOCAL RULE

That the *Household Income Limits* (HIL's) as per *O Reg 370/11, Schedule 2, Line 58*, be applied.

Income of the household is the total income for all members of the household for a 12-month period to a household's applied date (for applicants) or the lease signing date and annually thereafter (for current tenants), whichever is applicable.

Income of the members of the household is the sum of all payments of any nature (including income derived from a household's assets) made to, on behalf of, or for the benefit of, the members other than payments excluded under the Housing Services Act, 2011 and associated regulations as amended or successive legislation for the purpose of calculating rent-geared-to-income rent.


## ACTION

That Housing Providers implement the new Local Housing Policy - *Maximum Annual Household Income* - LHP - 2020-02.

That Housing Providers implement the Household Income Limits in accordance with their legislated service target level. The local Household Income Limits are to be used in completing Page C1 – Statistical Information of the Annual Information Return (AIR).

## AUTHORIZATION

Original signed by:

DocuSigned by:  
  
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Stacey Cyopeck  
Director, DNSSAB Housing Programs

Date: 6/10/2021

Replaced By Policy #

Retirement Date: