

Appendix A: Proposed Changes to Local Rules

Policy Title	Policy
<p>CGS Housing Services RGI Rent Calculation Guide</p> <p>Occupancy Standards for Rent-Geared-to-Income Households</p>	<ul style="list-style-type: none"> • Change in the determination of rent calculations from monthly rent calculations based on gross employment income to net annual income from federal Income Tax documentation. • Rent will be 30% of adjusted family net income. Rent amounts are to be the same each month throughout the year and only one in-year review may be completed under specific circumstances (e.g., permanent decrease of 20% or more in household income or change in household composition). • All tenants in full-time studies will have their income exempt from calculations. • Require all household members whose income is to be included in the rent calculation to now file their income taxes annually as a condition of continued eligibility. • Extension of length a household can pay market rent before losing RGI eligibility from 12 months to 24 months. • Portable housing benefit rent calculations will follow the same framework. • All new households who begin to receive RGI assistance after July 1st, 2020 will be subject to the indexed minimum rent applicable at the time of review to \$129/month (currently \$85/month). • To moderate this impact, the Ministry has developed a multi-year phased in approach which CGS Housing Services will adopt: • For households who pay rent less than \$129/month as of July 1st, 2020: <ul style="list-style-type: none"> • Phased-in minimum rent will be \$93/month as of July 1st, 2020 and will increase by \$8/month each year until reaching the indexed minimum rent for new households of \$129/month. • All other households receiving assistance as of July 1st, 2020 (other than certain benefit units) will be subject to the indexed minimum rent applicable at the time of review.

<p>Refusal to Offer a Unit by Housing Provider</p>	<ul style="list-style-type: none"> • A housing provider may refuse to offer a unit to an applicant if they were evicted from any HSA-governed housing provider by the Landlord and Tenant Board (through FORM N6) for an illegal act in the past five (5) years and the housing provider has reasonable grounds to believe the household will pose a risk to the safety of others in the housing project. Illegal acts are: <ul style="list-style-type: none"> • An illegal act, trade, business or occupation • Illegal production, distribution or sale of cannabis • Human trafficking • Use or attempted use of physical violence against another person • Physical harm, attempted physical harm, or a risk of physical harm to another person, or • Use of threats to, intimidation of, or harassment of another person. <p>Any housing provider refusals will still need to be communicated to the Housing Registry.</p>
<p>Ineligibility due to Refusal of Unit Offers</p> <p>Occupancy Standards for Rent-Geared-to-Income Households</p> <p>Overhoused Households</p> <p>Waitlist Management Modified Chronological</p> <p>Urgent Status on Centralized Waitlist</p>	<ul style="list-style-type: none"> • A household is no longer eligible for RGI assistance if it refuses an offer for RGI assistance, except in extenuating circumstances as determined by the Service Manager (e.g., a household offered a unit with accessibility modifications). • Households will need to indicate their preferences for housing provider selections. If the household does not indicate a preference, the preference will be deemed to be any community housing project in the Service Manager's area. • The rule will apply to all applicants on the centralized waitlist, including special priority applicants. • The rule does not apply to offers for a portable housing benefit. • Urgent Status applicants will only be entitled to one refusal of accommodations before they lose their place on the waitlist.
<p>Wait List Management Modified Chronological</p>	<ul style="list-style-type: none"> • To ensure fair and equitable treatment of all households, the Service Manager will not be allowing tenant transfers between community housing providers. • Tenants wishing to move to other housing providers projects will need to apply through the Housing Registry and be placed on the centralized waiting list with a new date of application.