



SOCIAL HOUSING POLICIES



DIVISION:	Social and Community Services		
POLICY SECTION:	Social Housing	EFFECTIVE DATE:	1/1/2021
SUBJECT:	Housing Seniors		
POLICY NUMBER:	2021-NP-04	SUPERCEDES:	2003-07

1. PURPOSE

1.1 This policy is intended for use by all County of Simcoe housing providers that operate a mandated housing project for housing seniors under the administration of the County of Simcoe (including former OCHAP/CSHP) and the Centralized Waitlist (CWL).

✓
✓
✓

Municipal & Private Non-Profit

Co-Operatives

Federal Non-Profit

✓
✓
✓

Rent Supplement *

**including former OCHAP/CSHP*

CWL

Simcoe County Housing

1.2 This policy is intended for use in the determination of housing seniors in the Service Manager's service area.

2. POLICY STATEMENT

2.1 The County of Simcoe in its capacity as Service Manager is required to administer and enforce requirements related to community and social housing in its service area, in accordance with prescribed legislation under the Housing Services Act and its regulations. This policy outlines the acceptable parameters for housing seniors and managing a mandated seniors housing program.

3. REFERENCES

Human Rights Code R.S.O. 1990, c.H19, sections 2, 14, 15

Housing Services Act, section 76

O. Reg. 367/11, section 50 (1.1 & 2)

4. SCOPE

4.1 Under the Human Rights Code R.S.O. 1990, c.H19, (HRC) for discrimination on the basis of age, the HRC allows for special programs designed to relieve hardship or economic disadvantage or to assist disadvantaged groups to achieve or attempt to achieve equal opportunity.

- 4.2 Section 76 of the Housing Services Act allows a previous mandate of a legislated housing provider that was established under section 99 of the former Act to continue despite the repeal of such former Act and/or its associated sections
- 4.3 The Service Manager's system for selecting households must include rules that permit a housing provider, despite any other rule, to not offer an applicant household a unit in a housing project if:
- a) the housing provider has a mandate under section 76 of the Act and offering the unit to the household would be contrary to that mandate
- 4.4 A housing project referred to in section 4.2 is a designated housing project to which the housing program is considered to be a part of a program category outlined in Ont. Reg. 367/11, Schedule 1 as number:
- a) 1 (a); and/or
 - b) 1 (b); and/or
 - c) 6 (a); and/or
 - d) 6 (b)
- 4.5 The HRC outlines that a right to non-discrimination because of age is not infringed where an age of 65 years or over is a requirement, qualification or consideration for preferential treatment. Therefore this policy is crafted to manage housing senior applicant households between the ages of 60 and 64.
- 4.6 Under the rules of the HRC, related to a special program, the Service Manager finds the provisions of providing social housing to seniors between the ages of 60 and 64 to be necessary in its service area and considers this a special program. The Service Manager allows legislated housing providers with a mandate to house seniors, to continue to accommodate people from the age of 60 as a requirement and qualification for their housing location(s).
- 4.7 An applicant household may indicate a preference for a legislated housing project in respect of which the housing provider has a seniors mandate and the preference shall be indicated on the CWL if determined that a least one member of the household will reach 60 years of age within 3 years of indicating the preference.
- 4.8 Notwithstanding section 4.7, an applicant household may not move into a mandated housing location for seniors until at least one member of the household reaches the age of 60.
- 4.9 This policy has relation to other Service Manger policies including but not limited to those which outline the system for selecting waiting applicant households and established priorities, determining eligibility, occupancy standards, local rules, financial assistance, reasons for refusal, and applicant household preference requirements.
- 4.10 After January 1, 2021, an offer for seniors housing to an applicant household whereby no member of the household has yet turned 60 years of age will not generate an immediate cancellation from the CWL.

5. PROCEDURES

- 5.1 Housing Providers and/or County staff are required to follow the prescribed legislation and the rules of this policy as they relate to housing seniors.
- 5.2 Housing Providers with a seniors mandate are required to select only applicants that meet this policy and their mandate.

- 5.3. An offer is described in Policy # 2020-NP-03. Housing Providers must confirm that at least one applicant household member has reached the age of 60 before making an offer.
- 5.4 Housing Providers with a mandate to house seniors must abide by Policy # 2019-NP-01 when refusing an applicant household on the basis of their mandate.
- 5.3 Contact your Program Supervisor with any questions or concerns as to the application of this policy.