

DIRECTIVE

DATE: February 13, 2003

NUMBER: 2003-03

Approved by County Council on: January 28, 2003

The policies, procedures and County requirements in this Directive are to be implemented by housing providers that are funded under the following Programs, which are administered by the County:

Please note if your program is not checked, this Directive is not applicable to your project(s), and is for information purposes only.

✓	Federal/Provincial Non-Profit Housing Program	✓	Rent Supplement - Commercial
✓	Ontario Non-Profit Housing Programs	✓	Rent Supplement-Homelessness Initiative
✓	Federal/Provincial & Ontario Co-operative Housing Programs	✓	Rent Supplement-OCHAP & CSHP
✓	Simcoe County Housing Corporation		

SUBJECT: RENT-GEARED-TO-INCOME ASSISTANCE: LOCAL ELIGIBILITY RULE: ASSETS LIMIT

DELEGATED AUTHORITY

The County of Simcoe, as service manager, has delegated the tasks of determining initial eligibility for rent-geared-to-income (RGI) assistance and reviewing the eligibility of applicants to Simcoe County Housing Corporation (SCHC). Under service agreements, housing providers will conduct the eligibility reviews of their tenants, and receive reports from their tenants concerning changes in assets.

BACKGROUND

Under the Social Housing Reform Act 2000 (SHRA) a service manager may establish a local eligibility rule stating that a household is not eligible for RGI assistance unless the aggregate household assets value of the household, on the most recent date on which the service manager received information, is less than or equal to the maximum aggregate household assets amount as specified in the local eligibility rule.

LOCAL ELIGIBILITY RULE

The maximum aggregate household assets limit in The County of Simcoe is \$50,000.00. This limit applies for all sizes of units in all parts of the service area.

DETERMINATION OF VALUE OF ASSETS

SCHC or a housing provider, as the case may be, will determine what the assets value of a household is. The aggregate household assets value of a household on a given date is the sum of the values of the interests in assets of each of the household members on that date.

In making such a determination the following shall not be included in assets:

- 1) An interest in a motor vehicle that is not used primarily for the operation of a business by a household member.
- 2) Tools of the trade that are essential to the employment of a household member.
- 3) If one household member has an interest in or operates one business, business assets that are necessary to the operation of that business, to a maximum of \$20,000.00.
- 4) If more than one household member has an interest in or operates the same business, business assets that are necessary to the operation of that business, to a maximum of \$20,000.00 for the business.
- 5) If one household member has an interest in or operates more than one business, business assets that are necessary to the operation of those businesses, to a maximum of \$20,000.00 for the member.
- 6) A student grant, loan or award, so long as the household member for whose benefit the grant, loan or award is provided remains in attendance in the program of study for which it is intended.
- 7) A prepaid funeral.
- 8) An amount received as damages or compensation for,
 - i. Pain and suffering resulting from an injury to or the death of a household member, or
 - ii. Expenses reasonably incurred or to be incurred as a result of an injury to or the death of a household member.

9) A payment received under any of the following agreements to which the Province of Ontario is a party:

- i. The Helpline Reconciliation Model Agreement.
- ii. The Multi-Provincial/Territorial Assistance Program Agreement.
- iii. The Grandview Agreement.

10) A payment received under the Extraordinary Assistance Plan (Canada).

11) The cash surrender value of all life insurance policies held by members of the household, to a maximum of \$100,000.00 for the household.

12) That portion of a loan taken against a life insurance policy that has been or will be used for disability- related items or services.

13) A payment received under the Ontario Hepatitis C Assistance Plan.

14) That portion of a payment received under the Ministry of Community and Social Services Act for the successful participation by a household member in a program of activities described in paragraph 9 of section 26 of Ontario Regulation 134/98 under the Ontario Works Act 1997 that,

- i. within a reasonable period, as determined by the housing provider, is to be used for the member's post secondary education, or
- ii. is to be paid into a Registered Education Savings Plan for one or more of the member's children.

15) A Canada Education Savings Grant paid into a Registered Education Savings Plan for a child of a household member.

16) A lump sum payment received under the 1986-1990 Hepatitis C Settlement Agreement made as of June 15, 1999 among the Attorney General of Canada, Her Majesty the Queen in right of Ontario and others.

17) A payment received from Human Resources Development Canada under the program called the "Opportunities Fund for Persons with Disabilities", if the payment has been or will be applied to costs incurred or to be incurred as a result of participation in employment-related activities.

18) Clothing, jewellery and other personal effects of a household member.

19) Furniture, appliances, furnishings and decorative or artistic items located in the accommodation occupied by household members, unless used by a household member primarily for the purpose of operating a business.

20) A payment received from the Government of Alberta as compensation for sterilization.

21) A payment received under the Walkerton Compensation Plan.

At this time there are no other excluded assets for the purpose of this policy.

VERIFICATION

SCHC or a housing provider, as the case may be, shall require written verification from the household from a person acceptable to SCHC/the housing provider and in the form specified by SCHC/the housing provider of the interest of any member of the household in any asset and the value of the interest of any household member in any asset. The written verification that SCHC/the housing provider shall require may be a written appraisal, obtained at the household's expense, of the value of the interest of any household member in any asset.

CESSATION OF ELIGIBILITY

If a household is already receiving RGI assistance at the time this policy comes in to effect,

- a) if the aggregate household assets value of a household, as determined in accordance with this policy, exceeds the maximum aggregate household assets amount at the time the policy comes in to effect, the household does not cease to be eligible for RGI assistance for a failure to satisfy the local eligibility rule;
- b) if the aggregate household assets value of the household, as determined in accordance with this policy, does not exceed the maximum aggregate household assets amount at the time this policy comes in to effect but subsequently increases to the point where it exceeds the maximum aggregate household assets amount, the household ceases at that point to be eligible for RGI assistance for a failure to satisfy the local eligibility rule.

If a household is already on the centralized waiting list at the time this policy comes in to effect, and if the aggregate household assets value of the household, as determined in accordance with this policy, exceeds the maximum aggregate household assets amount at the time the policy comes in to effect, the household ceases to be eligible for RGI assistance for a failure to satisfy the local eligibility rule.

LEGISLATIVE REFERENCES

SHRA, s. 75, Ontario Regulation 298/01, ss. 5, 8 and 12.