
Housing Provider Information



Promoting Affordable Housing Act

In December 2016, the Province of Ontario has passed the *Promoting Affordable Housing Act*. The new legislation makes changes to multiple acts to help increase the supply of affordable housing and modernize social housing.

Purpose

To provide an update on changes to the following legislations:

- *Housing Services Act, 2011 (HSA)*, and
- *Residential Tenancies Act, 2006 (RTA)*

What does this mean to you?

Some of the changes made by the *Promoting Affordable Housing Act* may have an impact on your daily operations. Here is a summary of the changes.

Housing Services Act, 2011

Wait list and Service Levels

The Minister may now pass a legislation allowing Service Managers to count other forms of rent subsidy toward their service level standards (i.e. housing allowances). Currently only Rent Geared to Income (RGI) under the HSA counts. Acceptable forms of alternative rent subsidies will be specified by regulation, or as approved by the Minister.

New regulations may also include additional rules on how to treat households on the waiting list that have accepted alternative form of financial housing assistance.

Comes into effect on: New rules and regulations have not yet been developed. Housing providers should continue with their current processes until further information is known.

Legislative reference: s. 40 and 47, HSA



Consents for Certain Transactions

Non-profit providers that fall under Part VII of the HSA now only require consent from the Service Manager to mortgage/transfer a project or land. Except in rare circumstances where a triggering event has resulted in a receiver, manager or board member being appointed to the housing provider. In these cases, transactions will still require Ministerial consent.

Comes into effect on: January 1, 2017

Note: This will not change or impact any Ministerial Consents that were submitted to the Province prior to January 1, 2017.

Legislative reference: s. 161 – 163, and 165, HSA

Residential Tenancies Act, 2006

Loss of RGI Eligibility

Housing provider is no longer allowed to evict a household because the household ceased to be eligible for RGI assistance.

Comes into effect on: July 1, 2018 (proposed)

Legislative reference: s. 58 and s.94.2, RTA

Other changes

The *Promoting Affordable Housing Act* also amended the *Planning Act, 1990* and *Development Charges Act, 1997* and repealed the *Elderly Persons' Housing Aid Act*.

If you would like more information on these changes please contact your Program Coordinator.

