

## Analysis of Regulatory Impact

### Proposed Amendments to the Housing Services Act, 2011 Related to Social Housing Waiting Lists

The proposed changes would:

- Help prioritize access for households most in need;
- Reduce Service Managers' administrative burden of managing multiple offers and help fill vacant units more quickly; and
- Maximize flexibility for Service Managers to manage their waiting lists in situations where an existing rent-geared-to-income recipient is seeking a transfer.

Service Managers have indicated that refusals of offers create increased administrative burden, as the offer process may include setting up unit viewings and requires reviewing the household's eligibility for rent subsidy. With each refusal of a unit, the Service Manager will have to conduct the offer process again while the unit remains vacant.

Vacancy loss due to refusal of a unit can have financial implications for Service Managers as they continue to fund the unit while it remains vacant. A loss of rental income may occur due to the time involved between existing tenants leaving the unit and new tenants moving in. Further, units will remain vacant while the demand for social housing remains high.

When tenants wish to transfer to another housing provider within the same Service Manager area, they must re-apply and are placed on the centralized waiting list even when they currently reside in a social housing unit. This proposal would allow Service Managers greater flexibility to allow for transfers between housing providers to ensure increased efficiency.

#### Additional Areas of Change

Currently, a service manager may choose to implement a local eligibility rule on asset limits so long as it complies with the requirements specified by regulation.

Not all service managers currently have an asset limit rule in place.

The ministry is considering future changes that will require all Service Managers to have a local rule on asset limits so that all households will have to pass an asset test to be eligible for rent-geared-to-income assistance. This may require further legislative or regulatory change