

Areas of Proposed Regulation Development – For Public Feedback

Service Agreements:

Currently, operating rules for housing projects vary and are based on what legacy housing program the project was created under. For example, some legacy social housing projects have funding rules based on specific formulas (see O. Reg 369/11), whereas others are objective-based and details are determined by Service Managers.

The new regulatory framework would enable existing housing providers with matured operating agreements and mortgages to remain in the community housing system by signing a Service Agreement with their municipal Service Manager or District Social Services Administration Board (DSSAB), and contain provisions governing entry of new housing providers into the community housing system.

MMAH is considering establishing baseline provisions for Service Agreements that would allow for a flexible operating environment that can meet local housing needs and circumstances such as: administration, funding arrangements between Service Managers and housing providers as well as baseline requirements that would protect tenants and public investment in cases where existing community housing assets are sold and repurposed for a different use. Regulations would also operationalize other details of the new Service Agreement and Exit Agreement framework, as enacted in the changes made to the HSA in 2020.

MMAH is interested in receiving feedback on baseline provisions that could be included in Service Agreements. This feedback would help inform development of regulatory Service Agreement provisions.

Service Level Requirements:

Currently, regulations under the HSA require Service Managers to provide rent-gear-to-income (RGI) assistance under specific legacy social housing programs and specific types of portable housing benefits that follow rules set out in a provincial framework (see O. Reg 367/11, schedule 4.1) to a certain number of low-income households.

Because service level standards were designed to only measure RGI assistance, they don't recognize or incent Service Managers to provide different types of housing assistance matched to household need. MMAH is considering opportunities to allow a broader range of types of housing assistance to count towards service levels, and is interested in receiving feedback on the types of housing assistance that could be counted towards service levels beyond RGI assistance and portable benefits that follow framework rules.

Access:

Currently, the HSA requires Service Managers to maintain a centralized waiting list for RGI assistance, and sets eligibility and priority rules for selecting households from the waitlist. The province outlines basic provincial eligibility and ineligibility rules for RGI

assistance, such as requirements around age, citizenship and arrears status, property divestment, etc. Service Managers also have the ability to set their own eligibility rules about certain matters, such as maximum absence from unit, income and asset limits, etc. Through the provincial Special Priority Policy (SPP), survivors of domestic violence and human trafficking receive priority access to RGI assistance, and Service Managers are able to set their own local priority categories.

These rules apply to legacy social housing providers and they are required to follow centralized waitlist rules for RGI assistance, including the SPP, until their obligations under original operating agreements and mortgages end.

MMAH is interested in receiving feedback on housing assistance that could be included in the access system, possible requirements for the access system, and potential baseline rules, such as eligibility and priority rules, for the forms of assistance so that households with affordability needs continue to be supported to be able to access certain types of housing assistance in a new community housing access system.