



Office of the Commissioner
Community and Health Services

Memorandum

To: Regional Council

From: Katherine Chislett
Commissioner, Community and Health Services

Date: March 29, 2018

Re: **Modernization of the Subsidized Housing Wait List Report:
Amendment to Recommendation 3 – Income Limit Eligibility
Rule**

On [March 1, 2018](#), Committee of the Whole received the Modernization of the Subsidized Housing Wait List report recommending income limit and asset limits for subsidized housing wait list applicants and existing subsidized households. Staff were requested to consider amending Recommendation 3, simplifying the income limit eligibility rule by rounding the income limit value and reviewing it less frequently.

Extending the review of the income limit value to every five years poses a risk in terms of income limit requirements in the *Housing Services Act, 2011*. The Region's local income limit value cannot be set lower than the Household Income Limits that are updated annually and prescribed in the Act. The Regional 40th income percentile is already close to the 2018 provincial Household Income Limits. If the Region were to keep the income limit value fixed for a five year period, it would likely drop below the Household Income Limits. This would result in excluding households from wait list and subsidy eligibility that the Region is required to serve under the *Housing Services Act, 2011*.

Rounding the income limit value and reducing the review period to every three years would make it easier for both clients to understand and for staff to administer. It would also help to ease concerns about households being removed from the wait list as a result of modest annual increases in household income. Staff are confident that by adjusting the income limit value every three years, it will remain above the prescribed Household Income Limit and comply with the requirements of the *Housing Services Act, 2011*."

Recommendation 3 of the Modernization of the Subsidized Housing Wait List report is therefore recommended to be amended as follows:

Delete:

3. Council approve an eligibility rule setting an income limit at the 40th income percentile effective October 1, 2018, as set out in Attachment 3.

Insert:

3. Council approve an eligibility rule setting an income limit at the 40th income percentile, rounded to the nearest thousand, effective October 1, 2018, to be reviewed every three years.

Katherine Chislett
Commissioner, Community and Health
Services

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