



City Guideline – 2023-10: Changes to the Local Priority Rules for Rent-Geared-to-Income Housing

Date issued	Effective date
November 14, 2023	Immediately

Applicability Housing Programs

The City Guideline is applicable to the programs indicated in the table below.

Applicability	Program
✓	Housing Services Act, Part VII Housing Projects, Market and Rent-Geared-to-Income, Section 78
✓	Housing Services Act, Part VII Housing Projects, 100% Rent-Geared-to-Income, Section 78
✓	Other alternative mandated units
✓	Rent Supplement Agreements with the City of Toronto
✓	Toronto Community Housing Corporation
✓	Toronto Seniors Housing Corporation

If your program is not checked in the Applicability column, this City Guideline does not apply.

About City Guidelines

Under the authority of the Housing Services Act, the City of Toronto, Housing Secretariat, City Guidelines and the Rent-Geared-to-Income (RGI) Administration Manual are the authority for housing administration and RGI administration for social housing providers in the City of Toronto.

City Guidelines are the City of Toronto's mandatory policies and procedures that social housing providers must follow. City Guidelines are most often issued when a Local Rule is established by the City of Toronto, the Rent-Geared-to-Income (RGI) Administration Manual is updated, or other relevant legislative changes or operational requirements occur. City Guidelines which impact RGI will be incorporated into the RGI Administration Manual.

Please see www.toronto.ca/socialhousing for more information.

Background

The *Housing Services Act, 2011* (HSA), and its accompanying regulations, outline the requirements that the City of Toronto as Service Manager for the Rent-Geared-to-Income (RGI) program must follow.

Households applying for RGI assistance through the Centralized Waiting List (CWL), are ranked using the date of their application as well as legislated and City defined “Local Access” priorities. Currently, the priorities for applicants on the CWL are prioritized as follows (ranked in priority order):

1. SPP for victims of abuse or human trafficking, as required by the HSA
2. Terminally ill (optional for housing providers)
3. Over-housed households

In addition:

- Every fifth RGI vacancy must be filled by a household that has a disadvantaged (DA) designation as a person who is homeless, those in shelter or sleeping rough, including homeless newcomers.
- Every seventh RGI vacancy must be filled by youth aged 16 or 17 at the time of their application, applying independent of an adult.

In July 2022, City Council adopted additional local priority rules for households applying for RGI assistance on the CWL:

- Indigenous peoples, where every tenth RGI vacancy is filled by an Indigenous household. A designated Indigenous-led organization determines eligibility for households requesting a priority designation.
- Households Exiting Supportive Housing (HESH), where households currently living in an RGI unit, with on-site supports (provided to all units in the building), who no longer require these supports to maintain their housing, can apply to the CWL using the HESH priority to move to a new unit without onsite supports.

See City Guideline 2023-11 for more information about the HESH priority and to whom this priority applies.

Effective immediately the priorities for applicants on the CWL for RGI assistance are as follows (ranked in priority order):

1. SPP for victims of abuse or human trafficking, as required by the HSA
2. Over-housed households

3. Terminally ill (optional for housing providers)
4. Households Exiting Supportive Housing (HESH)

In addition:

- Every fifth RGI vacancy must be filled by a household that has a disadvantaged (DA) designation as a person who is homeless, those in shelter or sleeping rough, including homeless newcomers.
- Every seventh RGI vacancy must be filled by youth aged 16 or 17 at the time of application, applying independent of an adult.
- Every tenth RGI vacancy must be filled by an Indigenous household, verified by the designated Indigenous-led organization.

For more information, please visit the City's RGI Priority Access [webpage](#). The RGI Administration Manual will be updated to reflect these local priority rules.

Action Items

1. Housing providers must post the new local priority rules on their website and community bulletin boards.
2. Housing providers must ensure that their relevant policies continue to be updated with current rules and guidelines.

Questions

If you have any questions, please contact your Housing Consultant or HSS:

Housing Stability Services

Housing Secretariat

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ORIGINAL SIGNED

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November 9, 2023