



Niagara Regional Housing

Notice

No: 07-21

APPLICABLE TO:

DATE: November 19, 2007

<input checked="" type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input checked="" type="checkbox"/>	Federal Non Profits (<i>information</i>)
<input checked="" type="checkbox"/>	OCHAP/CSHP
<input type="checkbox"/>	Rent Supplement

<input checked="" type="checkbox"/>	Mandatory
<input type="checkbox"/>	For Information

SUBJECT: Imputed Rate of Return

BACKGROUND

The *Social Housing Reform Act, 2000* and O.Reg. 298/01 requires rent-geared-to-income (RGI) tenants/members who possess non-income producing assets to have an imputed income charge added to their gross income for these assets for the purposes of calculating rents/housing charges.

O. Reg. 298/01, Sec. 50 (9) states that calculations for imputed monthly income on non-income producing assets use the same interest rate of the most recent November issued series of Canada Savings Bonds, rounded down to the nearest percent.

Implementation:

The imputed rate of return beginning November 1, 2007 remains at 3%.

Service Manager's Role

NRH will monitor changes to the Canada Savings Bond rate and issue the imputed rate of return on an annual basis.

Housing Provider's Role

Housing providers are to verify non-income producing assets when completing RGI calculations. The imputed rate of 3% is to be applied to the value of the asset(s) divided by 12 months. This amount is then added to the household's total monthly adjusted income. Please refer to NRH Notice 03-19 for more information concerning Non-Income Producing Assets.

If you have any questions or concerns regarding this notice, please contact your Housing Administrator at (905) 682-9201.

Lora Beckwith, General Manager