



Notice

No: 11-07

APPLICABLE TO:

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

DATE: August 2, 2011

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

SUBJECT: Overhoused Households: Reactivation**BACKGROUND**

The *Social Housing Reform Act, 2000* (SHRA) and O. Reg 298/01, s. 33 requires overhoused households receiving a rent-geared-to-income subsidy to transfer to an appropriate sized unit. O. Reg 298/01 allows an overhoused household to be added to the provider's internal transfer list for one year (*if the provider has the appropriate sized units in their portfolio*). After one year, the household is added to the centralized waiting list.

REPORT

Currently, housing providers identify their tenants/members as being overhoused and place them on their internal transfer list (*if they have the appropriate sized unit in their portfolio*) for one year. If they are unable to transfer the household to an appropriate sized unit within that year, their name and household details are forwarded to NRH for placement on the centralized waiting list. If the housing provider does not have the appropriate sized unit in their portfolio, the household information is forwarded directly to NRH for placement on the centralized waiting list, bypassing the one year internal transfer list. Alternatively, overhoused households may choose to bypass the internal waiting list in favour of being placed directly on the centralized waiting list.

Once the household refuses three offers of accommodation (internal waiting list and centralized waiting list combined), the household no longer qualifies for rent-geared-to-income assistance and is given a notice that their rent/housing charge will be raised to market.

Both NRH and housing provider staff have noted an increase in the requests from overhoused households who wish to add additional members to their household in order to meet occupancy standards for their current unit. In some cases, the newly-added household members vacate the unit within a few months, thereby creating an overhoused situation, which triggers the start of the overhoused process again and three new potential offers for the household's consideration.

Local Policy

Former overhoused households who experience a decrease in household members will have their overhoused status reactivated if the fluctuation occurs **within a 12 month period**, and if the member who vacated the unit is the same member who recently moved into the unit. This means that the overhoused application will be reactivated on the centralized waiting list and any previous offers will count towards their three refusals.

This requirement will strengthen NRH's overhoused policy and is intended to expedite the household's move to an appropriate sized unit and shorten the wait time for applicants who are on the centralized waiting list for that particular unit size.

Implementation

This policy is effectively immediately.

Service Manager's Role

When advised by the housing provider, NRH will reactivate the household's overhoused status on the centralized waiting list for relocation to an appropriate sized unit, together with their previous number of offers, and advise the household accordingly.

Housing Provider's Role

Housing providers are required to provide NRH with the applicable household information if a former overhoused household becomes overhoused again **within 12 months**.

If you have any questions regarding this notice please contact your Housing Administrator.

Lora Beckwith, General Manager