



Durham Social Housing Directives

Housing Services Division | Financial Housing Services
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Subject:	Asset Limits
Directive Number:	RGI 2020-11
Date:	June 15, 2020

Purpose

Establish asset limits for rent-geared-to-income (RGI) tenants, RGI co-op members and RGI applicants, and set out verification standards for assets.

Background

Under the Housing Services Act, Durham may establish a local eligibility rule limiting the amount of assets that a household may have and still be eligible for RGI assistance.

This is referred to as an asset limit.

Asset Limits

The asset limit for a single person is \$50,000.

The asset limit for a couple without children or for a family with children is \$75,000 for the household.

Excluded Assets

Subsection 35(5) of Ontario Regulation 367/11 excludes certain assets from consideration under the local asset limits. The Region of Durham also excludes government compensation payments and retirement savings plans under the local asset limits.

A full list of excluded assets is listed in Appendix A.

Application

Asset limits apply to all RGI applicants, RGI tenants and RGI co-op members.

SHRA Grandfathering

Under the former Social Housing Reform Act (SHRA), RGI tenants or co-op members with assets in excess of \$40,000 on October 1, 2002 remained eligible for RGI. They continued to be grandfathered when asset limits were increased on September 1, 2012. This means that they remain eligible for RGI assistance even if their assets are above the current asset limit.

If a grandfathered RGI tenant and co-op member subsequently falls below the current asset limit, they will no longer be grandfathered, and current asset limits will apply.

Housing providers should clearly note on an RGI tenants or co-op member's file that they are subject to these grandfathering provisions.

Verification of Assets

Housing providers must verify all assets at the time of move in. Banks account balances are verified per a financial statement showing the current balance, which may be an online statement.

Housing providers are not required to verify assets at annual RGI review unless one of the following apply:

- the total value of household assets is \$30,000 or more
- the RGI tenant or co-op member has declared a material change in the value or type of assets since the last annual (RGI) review
- the RGI tenant or co-op member has disposed of an asset or liquidated property.

Durham Access to Social Housing (DASH) is not required to verify assets but may do so at its discretion.

The Region of Durham may require verification of assets by an RGI tenant or co-op member at any time.

Effective Date

Asset limits are effective September 1, 2012. Verification standards come into effect July 1, 2020.

Repealed Rules

This directive replaces Durham Community Housing Directive 2012-03 Asset Limits.

Legislative Authority

Housing Services Act, s. 42
Ontario Regulation 367/11, s.3

Appendix A – Excluded Assets

The following types of assets are not included when determining the total assets of the household in relation to the asset limits.

Business assets

- tools of the trade which are essential to continue employment
- business assets that are necessary for the operation of a business. To a limit of \$20,000 per business.

Compensation payments

- an amount received as damages or compensation for:
 - pain and suffering due to the injury or death of a household member
 - expenses reasonably incurred as a result of the injury or death of a household member
- a government compensation payment received under any of the following schemes:
 - Helpline Reconciliation Model Agreement
 - Multi-Provincial/Territorial Assistance Program Agreement
 - Grandview Agreement
 - Ontario Hepatitis C Assistance Plan
 - 1986-1990 Hepatitis C Settlement Agreement
 - Walkerton Compensation Plan
 - compensation for sterilization from the Government of Alberta
 - Extraordinary Assistance Plan (Canada)

Disability related funds

- a trust fund of up to \$100,000 for a disabled person if the fund was derived from an inheritance or a life insurance policy.
- a Registered Disability Savings Plan (RDSP) for a member of the household

- a loan taken against a life insurance policy for disability related items or services

Educational assets

- that portion of a payment received through Ontario Works under the Learning Earning and Parenting Program (LEAP) to be used for the member's post-secondary education
- Registered Education Savings Plan (RESP) for a child in the household

Investments and retirement savings

- Registered Retirement Savings Plan (RRSP)
- Registered Retirement Income Fund (RRIF)
- Life Income Fund (LIF)
- Life Retirement Income Fund (LRIF)
- a life or survivor annuity
- funds held in relation to an asset building initiative of the Region of Durham

Personal possessions

- motor vehicles that are not used primarily for the operation of a business, to a limit of one vehicle per member of the household.
- clothing, jewellery or other personal effects
- furniture, appliances, furnishings and decorative items (excluding business assets) located in accommodation occupied by the household

Other

- prepaid funeral
- cash surrender value of a life insurance policy up to \$100,000 for the household