

ONTARIO REGULATION 644/00
made under the
SOCIAL HOUSING REFORM ACT, 2000

Made: December 13, 2000
Filed: December 15, 2000

LOCAL HOUSING CORPORATIONS AND SUCCESSOR HOUSING PROVIDERS

FIRST SHARE ISSUANCE

1. For the purposes of subsection 23 (7) of the Act,
 - (a) the prescribed service manager to whom the prescribed number of common shares of a local housing corporation are deemed to be issued is the service manager whose name is shown in Column 2 of Schedule 1 opposite the name of the local housing corporation in Column 1; and
 - (b) the prescribed number of common shares is 100.

PROVINCIAL ACCOUNTABILITY RULES

2. (1) The housing programs listed in Schedule 2 are prescribed for the purposes of subsection 32 (5) of the Act.
- (2) Sections 3 to 6 apply only with respect to housing projects operated under housing programs listed in Schedule 2.
3. (1) A related service manager shall, with respect to housing projects owned, leased or administered by a local housing corporation,
 - (a) provide the local housing corporation with sufficient funding to enable it to,
 - (i) maintain the housing it owns in a good state of repair and appearance and in sound structural condition, and
 - (ii) make that housing available to eligible households;
 - (b) provide the local housing corporation with sufficient funding to enable it to make payments on any mortgage that is transferred to it under section 34 of the Act; and
 - (c) provide the local housing corporation with sufficient funding and any other support the service manager considers appropriate to enable the corporation to comply with subsection 43 (1) of the Act.
- (2) A local housing corporation shall make all required payments on a mortgage referred to in clause (1) (b).
4. A local housing corporation shall,
 - (a) carry on its business and exercise its powers only with respect to the matters set out in its Articles of Incorporation;
 - (b) maintain accurate records and accounts of all its transactions;
 - (c) give the related service manager and persons designated by the related service manager access to the corporation's financial and other records at all reasonable times;
 - (d) submit reports to the related service manager at the times and containing the information specified by the related service manager; and
 - (e) comply with any recorded information schedule of the local housing authority from which the records were transferred to it by transfer order or otherwise.
5. (1) A local housing corporation shall,
 - (a) ensure that its employees are knowledgeable about all policies, procedures, standards and objectives that concern their duties;
 - (b) periodically inspect all buildings that it owns containing residential units, and all residential units in those buildings, and shall take all necessary measures to ensure that they are maintained in a good state of repair and appearance and in sound structural condition; and
 - (c) on or before the date specified by the related service manager, submit to the related service manager a proposed budget in respect of the following calendar year containing such information as the related service manager may from time to time require.
- (2) A local housing corporation shall not,
 - (a) alter the number of modified units without the related service manager's written permission; or

- (b) enter into a rent supplement agreement with respect to a vacant unit unless the unit has been inspected for damage and is fit for habitation.
- (3) A rent supplement agreement that is entered into under a rent supplement program named in Schedule 3 shall, unless it is in the form approved by the Minister, terminate on its date of renewal and be replaced by a new rent supplement agreement in the form approved by the Minister.
- (4) A new rent supplement agreement that is entered into under a rent supplement program not named in Schedule 3 shall not come into force until it has been reviewed and approved in writing by the related service manager.
- (5) All communication with respect to policy matters between the local housing corporation and the related service manager shall take place between the managing director of the corporation or, if it does not have a managing director, a director nominated by the board of directors, and a person nominated by the related service manager.
- (6) All communication with respect to operational matters between the local housing corporation and the related service manager shall take place between the general manager of the corporation or, if it does not have a general manager, another officer of the corporation holding an equivalent position or nominated by the board of directors, and a person nominated by the related service manager.
- (7) The related service manager may amend, delete or add to any of the rules set out in this section by giving the local housing corporation notice in writing of the change, but the change does not become effective until the corporation has received the notice.
6. (1) If an interest in a housing project referred to in subsection 3 (1) is subsequently transferred to another housing provider under paragraph 3 of subsection 50 (2) of the Act, sections 3 to 5 apply to the other housing provider, with necessary modifications, but only with respect to that housing project.
- (2) If a local housing corporation amalgamates with another corporation in accordance with clause 26 (1) (a) or (b) or subsection 26 (2) of the Act, sections 3 to 5 apply to the other corporation, with necessary modifications, but only with respect to the housing projects referred to in subsection 3 (1).
7. (1) **Subject to subsection (2), this Regulation comes into force on filing.**
- (2) **Sections 2 to 6 and Schedule 3 come into force on January 1, 2001.**

SCHEDULE 1
LOCAL HOUSING CORPORATIONS AND SERVICE MANAGERS

Column 1	Column 2
Local Housing Corporation	Service Manager
Metro Toronto Housing Corporation	City of Toronto
Durham Regional Local Housing Corporation	Regional Municipality of Durham
Haldimand-Norfolk Housing Corporation	Regional Municipality of Haldimand-Norfolk
Halton Housing Corporation	Regional Municipality of Halton
Hamilton Housing Corporation	Regional Municipality of Hamilton-Wentworth
Niagara Housing Corporation	Regional Municipality of Niagara
Ottawa Housing Corporation/La Société de logement Ottawa	Regional Municipality of Ottawa-Carleton
Peel Regional Housing Corporation	Regional Municipality of Peel
Greater Sudbury Housing Corporation	Regional Municipality of Sudbury
Waterloo Local Housing Corporation	Regional Municipality of Waterloo
York Regional Housing Corporation	Regional Municipality of York
Muskoka District Housing Corporation	District Municipality of Muskoka
Brant and Brantford Local Housing Corporation	City of Brantford
Bruce County Housing Corporation	County of Bruce
Chatham-Kent Housing Corporation	Municipality of Chatham-Kent
Dufferin County Housing Corporation	County of Dufferin
Elgin and St. Thomas Housing Corporation	City of St. Thomas
Windsor-Essex County Housing Corporation	City of Windsor
Kingston & Frontenac Housing Corporation	City of Kingston
Grey County and Owen Sound Housing Corporation	County of Grey
Hastings Local Housing Corporation	County of Hastings
Huron County Housing Corporation	County of Huron
Sarnia & Lambton Housing Corporation	County of Lambton
Lanark County & Smiths Falls Housing Corporation	County of Lanark
Leeds and Grenville Housing Corporation	United Counties of Leeds and Grenville
Prince Edward-Lennox & Addington Housing Corporation	County of Lennox and Addington
London & Middlesex Housing Corporation	City of London
Northumberland County Housing Corporation	County of Northumberland
Oxford County Housing Corporation	County of Oxford

Perth & Stratford Housing Corporation	City of Stratford
Peterborough Housing Corporation	City of Peterborough
Prescott and Russell Housing Corporation	United Counties of Prescott and Russell
Renfrew County Housing Corporation	County of Renfrew
Simcoe County Housing Corporation	County of Simcoe
Cornwall and Area Housing Corporation	City of Cornwall
Kawartha Lakes-Haliburton Housing Corporation	County of Victoria
Wellington and Guelph Housing Corporation	County of Wellington
Algoma District Housing Corporation	Algoma District Services Administration Board
Sault Ste. Marie Housing Corporation	District of Sault Ste. Marie Social Services Administration Board
Cochrane District Local Housing Corporation	District of Cochrane Social Services Administration Board
Kenora District Housing Corporation	Kenora District Services Board
Manitoulin Sudbury District Housing Corporation	Manitoulin-Sudbury District Social Services Administration Board
Nipissing District Housing Corporation	District of Nipissing Social Services Administration Board
Parry Sound District Housing Corporation	District of Parry Sound Social Services Administration Board
Rainy River District Housing Corporation	District of Rainy River Social Services Administration Board
Thunder Bay District Housing Corporation	District of Thunder Bay Social Services Administration Board
Timiskaming District Housing Corporation	District of Timiskaming Social Services Administration Board

SCHEDULE 2

Program Category Number	Program Description
Public Housing Programs	
1 (a)	The public housing programs administered before January 1, 2001 by Local Housing Authorities for the object of providing appropriate housing exclusively to applicants selected on the basis of being financially unable to obtain affordable, suitable and adequate housing on the private market, as determined by Ontario, in housing projects that immediately before January 1, 2001 were owned or leased by the Ontario Housing Corporation or jointly by the Ontario Housing Corporation and the CMHC
Rent Supplement Programs (2 (a), 2 (c))	
2 (a)	All Rent Supplement Programs administered before January 1, 2001 by Local Housing Authorities or the Ministry that are not included under 2 (c), or under program category numbers 2 (b) and 2 (d) as shown in Table 1 of O. Reg. 645/00 ("General"), including: <ol style="list-style-type: none"> 1. Rent Supplement – Regular 2. Accelerated Rental CMHC 3. Accelerated Rental OMC 4. Community Integrated 5. Assisted Rentals 6. Limited Dividend 7. Private Assisted Rental 8. Ontario Rental Construction Plan 9. Canada Rental Supply Plan 10. Convert-to-rent 11. Canada Ontario Rental Supply Plan 12. Renterprise 13. Low Rise Rehabilitation 14. Ontario Rental Construction Loan 15. Assisted Rental Housing 16. Ontario Accelerated Family Rental Housing
2 (c)	The Rent Supplement Homelessness Initiative and the Rent Supplement Special Needs Homelessness Initiative, except for the portions of those programs included under program category number 2 (d) as shown in Table 1 of O. Reg. 645/00 ("General")

SCHEDULE 3 RENT SUPPLEMENT PROGRAMS

Assisted Rental Housing

Canada Ontario Rental Supply Plan

Canada Rental Supply Plan
Community Integrated Housing
Convert-to-Rent
Limited Dividend Housing
Low-Rise Rehabilitation
Ontario Accelerated Family Rental Housing Program
Ontario Rental Construction Loan
Private Assisted Rental
Renterprise Program

[Back to top](#)