

Directive

Directive: Cascading Age Policy

Issue Date:	January 18, 2023	Directive No.:	DIR2023-02
Revision Date:	May 23, 2023	Revision No.:	

Applicable Policy: Senior Age Mandate & Cascading Age Policy

Type: Legislation/Regulation

The policies and procedures in this Directive are to be implemented by Housing Providers/Cooperatives funded by the Municipality under the following programs.

Provincial Non-Profit Housing Providers

- | | |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input type="checkbox"/> Gananoque Family Housing | <input checked="" type="checkbox"/> Gananoque Housing Inc. |
| <input checked="" type="checkbox"/> Legion Village 96 Seniors Residence | <input checked="" type="checkbox"/> Twp. of Bastard & South Burgess Housing Corp. |
| <input type="checkbox"/> Brockville Municipal Non-Profit Housing Corp. | <input type="checkbox"/> South Crosby Non-Profit Housing Corp. – Pineview |

Housing Providers with Rent Geared-to-Income Service Agreements

- Athens & District Non-Profit Housing (RGI Service Agreement)
- Gananoque Housing Inc. (RGI Service Agreement)
- Marguerita Residence Corp. (RGI Service Agreement)
- South Crosby Non-Profit Housing Corp. - Rideau Lakes Apartments (RGI Service Agreement)
- Rent Supplement Program, including Housing Providers with expired Federal Operating Agreements

Other Housing Providers

- Leeds Grenville Housing Department

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BACKGROUND

During the selection process for a vacant unit, each housing provider has discretion to offer or refuse a prospective applicant on the ground of the project's mandate as prescribed by S.O. 2011 c.6 s. 42,45 & 47. Currently, all provincially reformed housing projects with senior mandates must accommodate seniors only over the age of 65.

To meet the needs of housing providers with seniors' mandate and to prevent vacancy loss in provider's operations, the Service Manager has approved the Cascading Age Policy.

PURPOSE

By applying a cascading age option, it allows a certain level of flexibility in selection of applicants. As a result, housing providers will minimize vacancy losses in absence of eligible applicants 65 years old and over. It will also ensure that social housing rental units do not sit vacant while people in need of housing continue to wait for an available unit. Meanwhile, the senior population is being respected.

ACTION TO BE TAKEN

The Service Manager housing policy on the cascading age categories and supplementary dual mandate policy to accommodate broader housing needs and expand social housing options for seniors and those non-seniors considered traditionally disadvantaged. The cascading age housing policy applies to the central waiting list management by The Social Housing Registry and to the tenant selection process by the housing providers with seniors' mandate.

Supplementary Subsidiary Age Categories:

- 65 years old and over
- 60 – 64 years old
- 55 – 59 years old
- 50 – 54 years old

The Social Housing Registry will send a Cascading Age Eligibility letter (Appendix A) and include a list of buildings with a senior only mandate (Appendix B) to all applicants over 50 years old to inquire if they would like to be added to the wait list. Social Housing Registry will update the applicants file.

Note: A Cascading Age Eligibility letter will be sent at time of annual reviews to applicants who meet the minimum age requirements.

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ACTION TO BE TAKEN

The Social Housing Registry/Arcori portal will be providing applicants 65 years old and over to housing providers with seniors' mandate when requested.

If the waitlist for 65 years old and over is exhausted and the housing provider is unable to fill a vacant unit, The Social Housing Registry/Arcori portal will be providing applicants by cascading age categories 60-64 and 55-59 and 50 - 54 upon Housing providers' request.

Housing providers with senior mandates are allowed to select applicants from the subsidiary waiting lists by utilizing the cascading age categories as follows:

- a) Select for a vacant unit eligible applicants 65 years and over as the first age category. A preference for a housing project with a senior mandate is effective and is indicated on this waiting list only for applicants 65 and over.
- b) If waitlist for 65 years and older is exhausted, request from The Social Housing Registry/Arcori portal an applicant from the second age category, 60-64 years old age if the provider has no eligible seniors over 65 on the subsidiary list for a housing project with a senior mandate, or is experiencing multiple refusals in offering a vacant unit either from applicants, or by provider due to suitability.
- c) Request from The Social Housing Registry/Arcori portal an applicant from the third age category, 55-59 years old, if the housing provider is experiencing vacancy loss as a result of no eligible applicants and refusals in offering a vacant unit after the first two steps as described under (a) and (b) above have been followed, i.e. no applicants over 65 years of age and no suitable applicants between 60 and 65 years of age.
- d) Request from The Social Housing Registry an applicant from the fourth age category 50-54 years old, if the housing provider is experiencing vacancy loss as a result of no eligible applicants and refusals in offering a vacant unit after the first three steps as described under (a), (b) and (c) above have been followed, i.e. no applicants over 65 years of age and no suitable applicants between 55 and 65 years of age.

APPENDICES

N/A

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LEGISLATION

Housing Services Act, 2011 s.42, 45 & 47

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May 29, 2023

Date