


<p><i>Social Services Department</i> <u>Social Housing Division</u></p>	<p><i>The Corporation of the</i> County of <i>Simcoe</i></p>	
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DIRECTIVE

DATE: November 14, 2002

NUMBER: 2002-06

The policies, procedures and County requirements in this Directive are to be implemented by housing providers that are funded under the following Programs, which are administered by the County:

Please note if your program is not checked, this Directive is not applicable to your project(s).

✓	Federal/Provincial Non-Profit Housing Program	✓	Rent Supplement - Commercial
✓	Ontario Non-Profit Housing Programs	✓	Rent Supplement-Homelessness Initiative
✓	Federal/Provincial & Ontario Co-operative Housing Programs	✓	Rent Supplement-OCHAP & CSHP
✓	Simcoe County Housing Corporation		

SUBJECT: RENT-GEARED-TO-INCOME ASSISTANCE: TRANSFER OF ASSETS IN GOOD FAITH

DELEGATED AUTHORITY

The County of Simcoe, as service manager, has delegated to Simcoe County Housing Corporation (SCHC) the task of determination of initial eligibility of applicants for rent-geared-to-income (RGI) assistance, and the conduct of eligibility reviews of households on the centralized waiting list. Under service agreements, housing providers will perform income testing, rent calculations, reviews of eligibility and of amounts of RGI payable by their tenants.

TRANSFER OF ASSETS

In calculating the amount of RGI payable by a household, income will be imputed to a household from its interest in certain non-income producing assets. If a member of a family unit transfers his or her interest in an asset to a person who is not a member of the household less than 36 months before applying for RGI assistance, or any time after applying for RGI assistance, the member shall be deemed still to have the interest in the asset **unless the decision maker is satisfied that the transfer was effected in good faith** and not for the purpose of reducing his/her imputed income so as to reduce the amount of RGI payable by the household.

It is the policy of The County of Simcoe to determine on a case-by-case basis whether or not such transfers were effected in good faith. Factors which need to be considered include the following:

- What is the fair market value of the disposed asset?
- What debts does the person owe? Verification will be required.
- What were the circumstances of the person at the time he/she transferred the assets? E.g. family crisis?
- What is the person's current economic situation, in terms of income and expenses?

If the transfer of assets occurs before or at the time a household applies for RGI assistance, or while the household is on the centralized waiting list, SCHC will determine whether or not the transfer was effected in good faith. If the transfer occurs after the household is offered accommodation, the determination about 'good faith' will be made by the housing provider.

LEGISLATIVE REFERENCE

Ontario Regulation 298/01, section 50(10)