



Housing Services Notice

Date: December 15, 2025

HSN#: 2025-07
Replaces HSN 2025-01

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change does not apply to your project.

- ☒ Federal Section 95 Non-Profit Housing Program
- ☐ Federal Section 26/27 Housing Program
- ☒ Federal Urban Native Non-Profit Housing Program
- ☒ Private Non-Profit Housing Program (Provincial Reformed)
- ☒ Municipal Non-Profit Housing Program (Pre-1986)
- ☒ Local Housing Corporation
- ☒ Rent Supplement Programs
- ☐ Affordable Housing Program (AHP)/Investment in Affordable Housing Program (IAH)/Social Infrastructure Fund (SIF)
- ☒ Housing Access (Centralized Waiting List Services)

Subject: Title Household Income Limits, and
High Need Household-Maximum Annual Incomes

Reference: Ontario Regulation 370/11 and subsection 40 of the Housing Services Act, 2011

Background:

Under Section 40 of the Housing Services Act 2011, the Services Manager must ensure that rent-geared to income assistance (RGI) is provided in the service area of the Nipissing District for:

- a) at least 1522 households whose income is not greater than the prescribed Income Limits (HIL's); and
- b) at least 807 of high need households.

For the purpose of defining local service levels, Household Income Limits for RGI applicants/tenants and maximum annual incomes for high needs households are provincially prescribed under Ontario Regulation 370/11 where “household income” means the sum of all payments of any nature paid to or on behalf of or for the benefit of each of the members of the household during a 12-month period.

The Centralized Housing Waiting List and Housing Providers apply HIL’s as eligibility criteria during the application process for RGI assistance, for monitoring continuous RGI eligibility for tenants, and for annual statistical reporting to the Service Manager.

Housing Providers apply maximum annual income for high need households to determine how tenants fall into this category under a standard annual statistical form.

On January 1, 2026 new household income limits for RGI and high need households have come into effect under Ontario Regulation 370/11 and subsection 40 of the Housing Services Act, 2011.

Action:

To ensure compliance with provincially prescribe service levels for RGI assistance, the Centralized Waiting List and housing providers must utilize the following Household Income Limits and Maximum Annual Income for RGI administration, and reporting related to January 1, 2026 to December 31, 2026.

Household Income Limits by Unit Size						
Service Manager	Area	Bachelor Unit	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit	4-Bedroom Unit or larger
Nipissing	Whole service area except Papineau-Cameron	\$32,000	\$46,000	\$52,500	\$56,000	\$65,000
Nipissing	Township of Papineau-Cameron	N/A	\$73,500	\$88,500	\$101,500	\$110,500

High Needs Households, Maximum Annual Income						
Service Manager	Area	Bachelor Unit	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit	4-Bedroom Unit or larger
Nipissing	Whole service area except Papineau-Cameron	\$19,200	\$27,600	\$31,500	\$33,600	\$39,000
Nipissing	Township of Papineau-Cameron	N/A	\$44,100	\$53,100	\$60,900	\$66,300

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Services Administrator assigned to your portfolio:

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