

The Public and Non-profit Housing Program Regulations

Repealed

by Chapter S-24 Reg 8 (effective July 9, 2003).

Formerly

Chapter S-24 Reg 5 (effective December 14, 1989).

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

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CHAPTER S-24 REG 5

The Saskatchewan Housing Corporation Act

TITLE AND INTERPRETATION

Title

1 These regulations may be cited as *The Public and Non-profit Housing Program Regulations*.

Interpretation

2(1) In these regulations:

- (a) **“Act”** means *The Saskatchewan Housing Corporation Act*;
- (b) **“agreement”** means the Global Agreement on Social Housing entered into between the corporation and the Canada Mortgage and Housing Corporation on July 7, 1986, as amended from time to time;
- (c) **“eligible applicant”** means a household that:
 - (i) is receiving assistance pursuant to the program;
 - (ii) is in core housing need as defined in the agreement;

but does not include a household that has caused any loss to the partnership or that is in arrears to the partnership with respect to the repayment of any assistance received pursuant to any program operated by the partnership;

- (d) **“eligible sponsor”** means a sponsor that, in the opinion of the corporation, is in a position to provide suitable, cost-effective rental accommodation to eligible applicants;
- (e) **“household”** means a person or group of persons that is resident in Saskatchewan but does not include a person or group of persons that has a principal place of residence outside Saskatchewan;
- (f) **“operating agreement”** means an agreement:
 - (i) entered into between the corporation and an eligible sponsor; and
 - (ii) designed to govern the rights and duties of the corporation and the eligible sponsor with respect to:
 - (A) the provision of a subsidy by the corporation to the eligible sponsor; and
 - (B) the provision of suitable, cost-effective rental accommodation by the eligible sponsor to eligible applicants;

- (g) “**partnership**” means a joint operation of the corporation and the Canada Mortgage and Housing Corporation designed to provide assistance to eligible applicants in obtaining adequate and affordable housing;
- (h) “**program**” means the Public and Non-profit Housing Program established pursuant to section 3;
- (i) “**responsible agency**” means a department, board or agency of the Government of Saskatchewan responsible for the provision of suitable shelter to eligible applicants;
- (j) “**special purpose project**” means a project for which the partnership has agreed to subsidize any losses on the shelter component of the project;
- (k) “**sponsor**” means:
 - (i) the corporation;
 - (ii) a municipality;
 - (iii) a public or private non-profit housing corporation incorporated pursuant to *The Non-profit Corporations Act*;
 - (iv) a non-profit continuing co-operative housing corporation incorporated pursuant to *The Co-operatives Act*; or
 - (v) any other association that is:
 - (A) eligible to be incorporated as a housing authority pursuant to section 18 of the Act; and
 - (B) in the opinion of the partnership, a suitable candidate to provide appropriate, cost-effective rental accommodation to eligible applicants;
- (l) “**subsidy**” means a subsidy provided by the corporation to an eligible sponsor in accordance with the operating agreement.
- (2) In these regulations, where the corporation provides rental accommodation to eligible applicants, the agreement is deemed to be the operating agreement.

29 Dec 89 cS-24 Reg 5 s2.

PLACEMENT OF ELIGIBLE APPLICANTS

Program established

- 3 The Public and Non-profit Housing Program is established to assist eligible sponsors in providing suitable, cost-effective rental accommodation to eligible applicants.

29 Dec 89 cS-24 Reg 5 s3.

Application

4 An eligible sponsor shall receive applications from eligible applicants to obtain rental accommodation from the eligible sponsor.

29 Dec 89 cS-24 Reg 5 s4.

Placement

5(1) Where, in the opinion of the eligible sponsor, the eligible applicant meets the criteria prescribed in the agreement and its operating agreement with the corporation, it may provide rental accommodation to that eligible applicant.

(2) Where an eligible sponsor provides rental accommodation to eligible applicants, the sponsor shall provide that accommodation in accordance with the operating agreement.

(3) Where an eligible sponsor provides rental accommodation to eligible applicants in accommodation in a special purpose project, the responsible agency may:

- (a) determine the criteria for placement; and
- (b) select the applicants to be placed in the accommodation in the project.

29 Dec 89 cS-24 Reg 5 s5.

SUBSIDIES TO SPONSORS

Application

6 An eligible sponsor may apply to the corporation or, in the case of accommodation to be provided through a special purpose project, to the responsible agency, for a subsidy.

29 Dec 89 cS-24 Reg 5 s6.

Application requirements

7(1) Subject to subsection (2), every eligible sponsor who applies for a subsidy shall:

- (a) apply in writing to the corporation; and
- (b) provide any information that the corporation considers necessary.

(2) An eligible sponsor providing accommodation governed by a special purpose project shall:

- (a) apply for a subsidy in writing to the responsible agency; and
- (b) provide the responsible agency with any information that agency considers necessary.

29 Dec 89 cS-24 Reg 5 s7.

Subsidy

8 The corporation may provide a subsidy to eligible sponsors who have entered into an operating agreement with the corporation.

29 Dec 89 cS-24 Reg 5 s8.

Selection

9(1) In determining which eligible sponsors are to receive a subsidy pursuant to section 8, the corporation shall take into account:

- (a) any proposal made by an eligible sponsor;
- (b) guide-lines agreed to by the partnership; and
- (c) in the case of accommodation provided through a special purpose project, the recommendations of the responsible agency;

with respect to the provision of suitable, cost-effective rental accommodation to eligible applicants.

(2) Every responsible agency that receives an application for a subsidy shall provide the corporation with its recommendations regarding the advisability of providing a subsidy to an eligible sponsor.

29 Dec 89 cS-24 Reg 5 s9.

Loans for proposals

10(1) The corporation may provide loans to an eligible sponsor for the development of that sponsor's proposal to provide housing to eligible applicants.

(2) Every eligible sponsor who receives a loan described in subsection (1) shall provide to the corporation security in the form of a promissory note for the amount of the loan.

(3) Where:

- (a) the eligible sponsor receives a subsidy, the loan provided pursuant to subsection (1) is to be repaid in accordance with the agreement; and
- (b) an eligible sponsor's proposal is rejected, the corporation may forgive all or part of the loan provided to the eligible sponsor pursuant to subsection (1).

29 Dec 89 cS-24 Reg 5 s10.

Operating advances

11 The corporation may provide operating advances to eligible sponsors to offset operating costs that are eligible for reimbursement pursuant to the operating agreement.

29 Dec 89 cS-24 Reg 5 s11.

ELIGIBLE APPLICANTS

Payment

12(1) Subject to subsection (3), every eligible sponsor who provides rental accommodation to an eligible applicant shall ensure that the eligible applicant makes monthly payments to that sponsor in accordance with the agreement.

(2) Notwithstanding subsection (1) and subject to subsection (3), where an eligible applicant is in receipt of social assistance, the eligible sponsor who provides rental accommodation to the applicant shall ensure that the applicant makes monthly payments to the eligible sponsor in an amount equal to the shelter component of the applicant's monthly social assistance benefits.

(3) Where eligible applicants are provided with rental accommodation through a special purpose project, the monthly payment to the sponsor shall be based on rates agreed to by the responsible agency and the partnership.

29 Dec 89 cS-24 Reg 5 s12.

Annual Income Review

13(1) Subject to subsection (2), every eligible sponsor that provides rental accommodation to an eligible applicant pursuant to these regulations shall:

- (a) conduct an annual income review of the eligible applicant; and
- (b) obtain verification of annual income by requiring each member of the eligible applicant's household who is 15 years of age or older and is working or otherwise receiving income to submit to the sponsor or its agent:
 - (i) a certified copy of the most recent income tax return filed;
 - (ii) a declaration of income signed by the member's employer;
 - (iii) cheque stubs or statements showing the amount of pension or other income being received;
 - (iv) where the eligible applicant or any member of the applicant's household is in receipt of social assistance, verification of income from the agency responsible for providing the social assistance; or
 - (v) any other evidence of income that the corporation considers necessary.

(2) Annual income reviews are not required for eligible applicants living in accommodation provided in a special purpose project.

29 Dec 89 cS-24 Reg 5 s13.

Conditions of operating agreement

14 Sections 4, 5, 12 and 13 are deemed to be a condition of every operating agreement, and every eligible sponsor that enters into an operating agreement with the corporation shall comply with those sections.

29 Dec 89 cS-24 Reg 5 s14.

