



Report To: Program Planning Committee
From: Connie Morphet - Director Finance and Administration
Steve Broadhurst - Supervisor Infrastructure & Asset Management
Date: November 23, 2011
Re: Investment in Affordable Housing Program Delivery and Fiscal Plan

REPORT

Purpose

This report is an overview of the three year Program Delivery and Fiscal Plan (PDFP) for the Manitoulin-Sudbury DSB's Investment in Affordable Housing plan. Follow the link to view the [Investment in Affordable Housing Program Guidelines](#).

Background

At the September 2011 Board meeting, the [Investment in Affordable Housing Issue Report](#) was reviewed and approved by the Board outlining the new IAH initiative.

IAH Summary

On August 12, 2011 the Manitoulin-Sudbury DSB received notification from the Ministry of Municipal Affairs and Housing that we have been granted an [IAH notional allocation](#). The Investment in Affordable Housing for Ontario (IAH) program is a joint initiative between the provincial and federal governments for the creation and repair of affordable housing over four years.

2011- 2015 Manitoulin-Sudbury DSB IAH Notional Allocation - does not include administration fees

Year 2 2012-13	Year 3 2013-14	Year 4 2014-15	Total
\$416,595	\$417,341	\$181,241	\$1,015,176

Program Delivery and Fiscal Plan (PDFP)

A requirement of the IAH program is that a PDFP will be submitted to the Ministry that will outline how the Service Manager will allocate the funding. The DSB can allocate funding to any of the 4 capital components and/or 2 operating components listed below.

Program Components

Capital components of the IAH:

- Rental Housing
- Homeownership
- Northern Repair (Year 1 only)
- Ontario Renovates (Years 2 to 4)

Operating components of the IAH:

- Rent Supplement
- Housing Allowance

After reviewing the IAH components and past practices with earlier allocations under similar programs the DSB is proposing the following:

Planned Commitment			
Program Component	Year 2 2012 - 13 \$416,595	Year 3 2013 - 14 \$417,341	Year 4 2014 - 15 \$181,241
Rental Housing			
Homeownership			
Northern Repair	N/A	N/A	N/A
Rent Supplement			
Housing Allowance		\$10,000*	\$40,000*
Ontario Renovates	\$416,595	\$407,341	\$141,241
Total	\$416,595	\$417,341	\$181,241
* Housing Allowance will be allocated over a 5 year period (2013 to 2017) at \$10,000 per year.			

Rental Housing Capital Construction

As you will note the plan above does not include any allocation for the Rental Housing Capital construction component of the IAH program.

The DSB has received and endorsed a proposal from the [Town of Espanola Non-Profit Housing Corporation](#) for the construction of 25 Affordable Senior/Supportive Housing units in the Town of Espanola. This proposal requires an investment of \$3,000,000 or \$120,000 per unit from the IAH program.

In addition, the [French River Health & Housing Co-operative of Noëlville](#) submitted a revised proposal to the DSB for the construction of 34 Affordable Senior/Supportive

Housing units in the Town of Noëlville. This proposal requires an investment of \$3,960,000 or \$116,625 per unit from the IAH program.

The DSB is also aware that there are several other communities working on plans for the construction of Affordable Housing in their communities.

To date the funding requests under the IAH program for the construction of new Affordable Housing in the Manitoulin-Sudbury jurisdiction total \$6,960,000. The Manitoulin-Sudbury DSB Investment in Affordable Housing allocation of \$1,015,176 falls drastically below the requirements in our communities and the Board will need to continue to lobby the provincial and federal governments for additional funding.

Ontario Renovates

Based on the above, staff have determined that the best use of these funds for all communities within the DSB jurisdiction is through the Northern Repair component which will be part of the Ontario Renovates as of January 2012.

The Ontario Renovates component will combine the Northern Repair program and the Residential Rehabilitation Assistance Program (RRAP). More details of the Ontario Renovates program are contained within the [Residential Rehabilitation Assistance Program \(RRAP\) and Ontario Renovates Program - Issue Report](#) that was reviewed and approved by the Board at its October 2011 meeting. As stated in this report there are currently 135 households representing approximately \$2,000,000 in repairs on the waiting list for required home repairs that will allow these residents to remain in their homes. Therefore the allocating of \$965,177 of the \$1,015,176 IAH funding to the Ontario Renovates program over the next 4 years will definitely assist in dealing with this waiting list.

The Ontario Renovates Program also allows for funding to existing shelters in order to repair, rehabilitate and improve units that assist victims of family violence. The plan sets aside \$50,000 from the Ontario Renovates Program for Manitoulin Family Resources - Haven House, which is the only Family Violence Centre in the Manitoulin-Sudbury DSB jurisdiction.

Housing Allowance

The DSB has been delivering the [Direct Shelter Subsidy Program](#) since 2007. The Direct Shelter Subsidy program is available to Ontario Works recipients that are eligible for Social Housing. This program is directed to active Ontario Works clients who are on the DSB Social Housing waiting list.

Currently the DSB allocates \$61,403 annually to the Direct Shelter Subsidy program. This program has assisted over 360 households in receipt of Ontario Works to meet their monthly shelter costs, which are in excess of the Ontario Works shelter rates, while they are on the Social Housing waiting list. The Housing Allowance component of the IAH will allow the DSB to increase its funding to the Direct Shelter Subsidy program.

This IAH plan will allocate \$50,000 over a 5 year period (2013-2017) to increase the funding to the Direct Shelter Subsidy Program.

Recommendation

The Manitoulin-Sudbury DSB Board approves the Investment in Affordable Housing Program Delivery and Fiscal Plan which will be submitted to the Ministry of Municipal Affairs and Housing (MMAH).