



Report to:	Program Planning Committee
From:	Connie Morphet, Director of Finance & Administration Patrick Wittmann, Supervisor of Infrastructure and Asset Management
Date:	September 21, 2016
Re:	Social Infrastructure Fund - Issue Report

Purpose

To inform the Board of the new **Social Infrastructure Fund (SIF)** agreement for affordable and social housing. The SIF program will be delivered under the Investment in Affordable Housing (IAH) program and is a joint initiative between the provincial and federal government that will provide over \$640 million for housing over three years.

The report will also detail a proposal received by the Manitoulin-Sudbury DSB from a private contractor to build senior’s affordable rental housing in the LaCloche area.

Background

The Manitoulin-Sudbury District Services Board has been administering the IAH program through the following 3 components Direct Shelter Subsidy, Ontario Renovates and Home Ownership since its inception in 2011. The cumulative IAH spent on these components to date is just under \$2 million.

New SIF Funding

In a [letter](#) dated June 21, 2016, the Minister of Housing (MOH) announced the Social Infrastructure Fund which is additional IAH funding and a new One-Time SHIP fund noted in the table below.

Program	Fiscal Year		Total funds
	2016-17	2017-18	
Increase to IAH/Seniors	\$449,900	\$325,200	\$775,100
SHIP	\$368,900	\$0	\$368,900

The intentions of the Ministry of Housing, as provided in the [letter](#) to the Board Chair are as follows:

“The Social Infrastructure Fund offers four separate programs designed to address needs across the housing system and is comprised of the following investments:

- An increase to the funding commitment under the current IAH program fully cost-matched by the province over three years;
- Funding for the construction and renovation of affordable housing for seniors;
- Funding for the renovation and retrofit of social housing; and
- Funding for the construction and renovation of shelters and transitional housing for survivors of domestic violence.”

The IAH funding and seniors funding is allocated as one program. The Social Housing Improvement Program (SHIP) is for the renovation and retrofit of existing the Social Housing portfolio including Non-Profit providers.

Allocation Requirements

- 1) The funding allocations cannot be reallocated across fiscal years or across SIF programs.
- 2) The funding is to address key priorities from the Long-Term Affordable Housing Strategy Update (LTAHS).
- 3) The SHIP funds must be committed by the end of the 2016-17 fiscal year.
- 4) The 2016-17 IAH funds are supposed to be committed by the end of the 2016-17 fiscal year. Under the Housing Allowance Direct Delivery, the DSB can extend funding for clients up to March 31, 2024. In addition, funds can be moved to the 2017-18 fiscal year with MOH approval in instances where construction is required.
- 5) Staff provided the MOH with a draft Program Delivery and Fiscal Plan as required by September 1, 2016.
- 6) The “year 3” funding for the additional IAH program has not been provided and there is no way of knowing what it will be or when it will be announced.

Proposal for New Affordable Housing for Seniors in Espanola

The Manitoulin-Sudbury DSB has received a private sector proposal from Mitch Ouimette, Managing Partner for the development of new senior’s affordable housing in LaCloche. The suggestion is to build rental housing that would meet both the requirements of the LTAHS and the [DSB 10-Year Housing and Homelessness Plan](#). Unlike previous proposals to the Board, this request is not for capital funding but is based around the IAH funding opportunities, which is longer term Rent Supplement arrangements.

Social Infrastructure Fund (SIF) - IAH Fund Options - \$775,100

There are multiple options that the DSB staff have considered for the allocation of the IAH funds.

- 1. Continue investing 100% of the funds into the 3 components currently funded.

Program	Allocation
Home Ownership	\$75,00
Housing Allowance Direct Delivery – Direct Shelter Subsidy	\$200,000
Ontario Renovates	\$500,100
Total	\$775,100

- 2. Invest some of the funds in Direct Shelter Subsidy (DSS) to provide deeper subsidy for households with the greatest needs and the remainder allocated to development of affordable rental housing.

Program	Allocation
Direct Shelter Subsidy	\$80,000
EOI for Affordable Senior Housing (SIF)	\$695,100
Total	775,100

- 3. Direct all of the new funding to Housing Allowance Direct Delivery which the DSB is currently providing under the Direct Shelter Subsidy program. This would carry through to March 31st, 2024 and effectively create an additional 50 affordable housing units.

Program	Allocation
Housing Allowance Direct Delivery – Direct Shelter Subsidy	\$775,100
Total	\$775,100

DSB staff have considered these options and recommend the Board approve Option 3. The greatest number of households will be assisted with affordable housing through this option. This option will remove 50 applicants from the Social Housing waitlist and allow them to remain in their current rental accommodations.

Social Housing Improvement Program (SHIP) – Fund Allocation - \$368,900

DSB Staff reached out to the non-profit housing providers and asked for repair requests that meet the guidelines of the SHIP fund program. The demands are far greater than the funding resulting in the need to develop a distribution plan for the district.

SH Housing Provider	#of Units	Request
Cochrane Temiskaming Native Housing Inc.	13	\$50,000
Espanola Municipal Non Profit Housing Corp.	30	\$102,500
Gore Bay Non Profit	25	\$75,000
Little Current Place	16	\$29,000
Native People of Sudbury Development Corp.	11	\$141,000
Manitoulin-Sudbury DSB	288	\$375,100
Total	383	\$772,600

The funds will be allocated based on the percentage of social housing located in each of the four DSB regions and based on an evaluation of the urgency of the repair and whether it meets the program guidelines. Every Non-Profit provider will receive some funding but not all of the funds that they have requested. The DSB staff will execute contribution agreements with the non-profit providers to ensure the funding provided is used in accordance with the agreement and Social Housing Improvement Program guidelines.

Conclusion

The DSB staff have completed an intensive review of the SIF program as well as the IAH and SHIP components. Based on this review, the staff are recommending the following:

- The Board approve the final [Program Delivery and Fiscal Plan](#).
- The Board approve the allocation of Social Housing Improvement Program funds in accordance with the priorities as set out in this report.