

SOCIAL HOUSING

VALUE STATEMENT

I expect safe, well-maintained affordable housing that is administered fairly with connections and/or support to other applicable programs and services.

SOCIAL HOUSING

What is this Service?

Social Housing Services provide affordable homes for individuals whose income makes it challenging to obtain adequate housing in the private rental market.

The Housing Services Act defines the role of the municipality as a 'Service Manager' and provides a legislative framework that ensures the efficient and effective administration of social housing programs.

Available housing types include:

- Municipally owned and operated housing (through a department or municipally owned housing corporation)
- Non-profit housing that is owned and operated by community based non-profit corporations governed by a board of directors
- Co-operative housing that is owned and operated by its members
- Rent supplement, where a private or non-profit landlord provides units to households at a rent-geared-to-income (RGI) and the municipality subsidizes the difference between that rent and the market rent for the unit

Influencing Factors:

- **Administrative Structure:** Different service standards and/or Council priorities and policy, e.g., eligibility criteria.
- **Economic Conditions:** Vacancy and employment rates as well as market rental rates affect supply and demand; increased demand for affordable housing can increase waitlist pressure (high growth versus declining growth).
- **Historical Funding:** Community take-up of senior level government program funding.
- **Infrastructure:** Complexity, condition, age and supply (both private and municipal) of the housing stock.
- **Legislation:** Prescribed standards in legislation oblige minimum base level of program funding and performance.
- **Portfolio Mix:** Different client groups may experience different mobility rates, i.e., seniors may be more stable for long periods, whereas families and singles tend to move more often thereby they tend to cost more than portfolios for seniors; subsidy levels are also affected, i.e., Urban Native and Aboriginal programs call for heavy subsidy, while Rent Supplement requires basic subsidy.

- **Population Growth**
- **Service Area:** Geographic area served may affect cost and service delivery models.
- **End of Federal Operating Agreements:** Expiry results in decrease of available housing units.

Additional Information:

Part of the Social Housing Subsidy is the mortgage costs. The mortgage value of the land and buildings were determined at the time of development. In larger areas, the mortgage value could be higher than surrounding areas and land costs could be lower for earlier years than for newer built projects. As mortgage agreements expire, municipalities will need to evaluate local needs to inform new development projects.

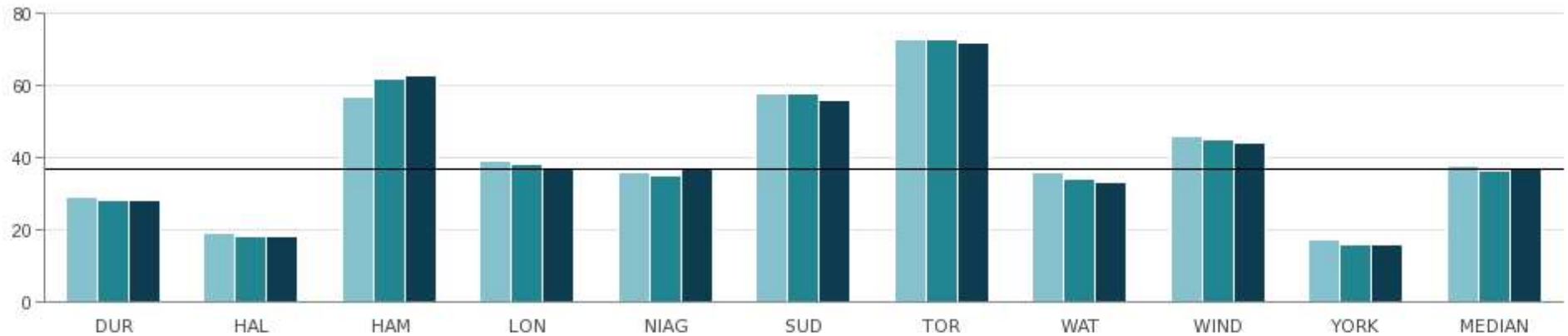
Extenuating Circumstances:

- **COVID-19 Pandemic:** As a result of COVID-19, many staff worked from home or there was a reduction of in-office staff. Municipalities had to transition to digital/remote options to support clients and maintain service delivery. To support public health measures, health and safety protocols including personal protective equipment, increased maintenance, and additional cleaning of units were implemented to ensure the safety of staff, tenants and applicants. These protocols impacted on operating costs and tenancy turnover. There was also a general reduction in vacancies noted across municipalities.

Social Housing

Figure 30.1 Number of Social Housing Units per 1,000 Households

This measure includes units funded by the province and not those built with other senior or municipal funding. Units include rent-geared-to-income (RGI) units, market rent units and rent supplement units that were available in the year reported. Performance results in any given year may be impacted by population growth.



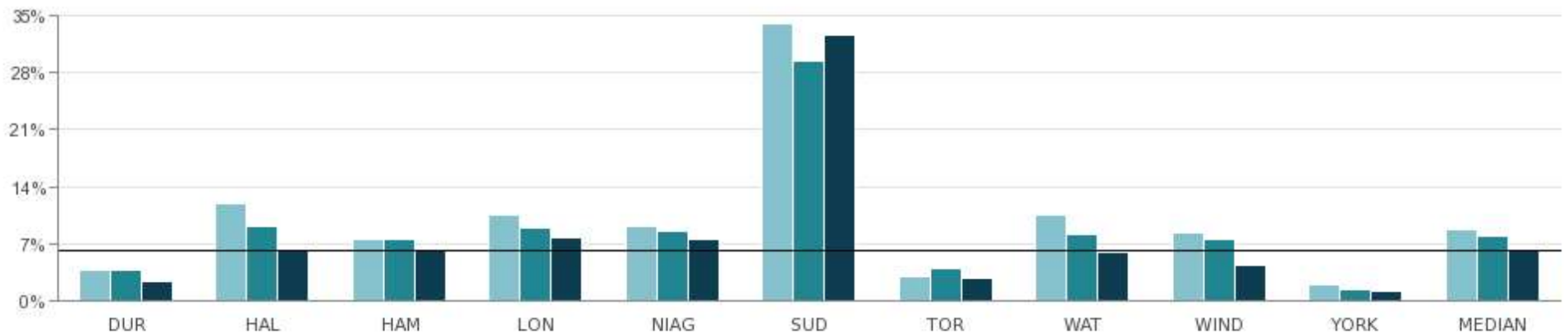
2018	29	19	57	39	36	58	73	36	46	17	38
2019	28	18	62	38	35	58	73	34	45	16	37
2020	28	18	63	37	37	56	72	33	44	16	37

Source: SCHG210 (Service Level)

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Figure 30.2 Percent of Social Housing Waiting List Placed Annually

Units include rent-geared-to-income (RGI) units, market units and rent supplement units that were available in the year reported. Vacancy rates, rental costs and the number of applications may impact results on a year to year basis. In 2020, most municipalities saw a decrease due to lower tenancy turnover rates that may have been attributable to COVID-19.



	DUR	HAL	HAM	LON	NIAG	SUD	TOR	WAT	WIND	YORK	MEDIAN
2018	3.7%	12.0%	7.6%	10.5%	9.2%	34.1%	2.9%	10.5%	8.3%	1.9%	8.8%
2019	3.7%	9.2%	7.5%	8.9%	8.6%	29.5%	4.0%	8.2%	7.5%	1.4%	7.9%
2020	2.3%	6.4%	6.3%	7.7%	7.6%	32.7%	2.7%	5.9%	4.3%	1.2%	6.1%

Source: SCHG110 (Community Impact)

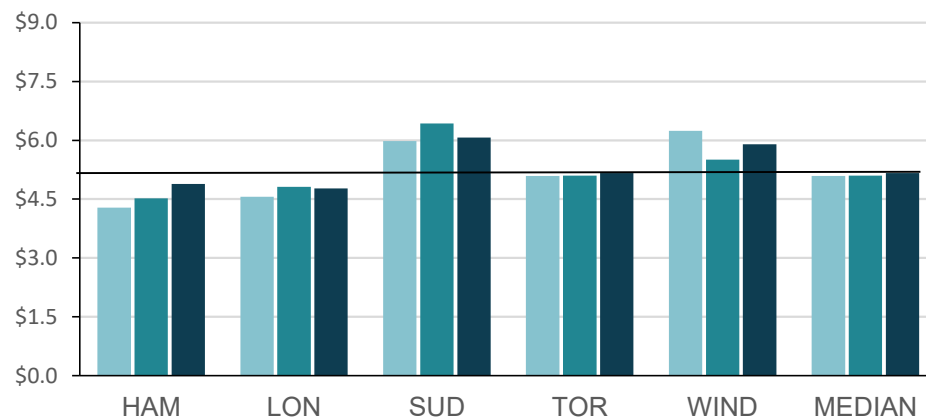
Sudbury: 2020 legislation changes as it relates to the number of refusals that an applicant household can make before their file is closed (3:1). Also, due to the pandemic, a state of emergency was declared by the City of Sudbury. As part of the declaration, local community housing providers were not permitted to make offers of accommodations to applicant households from Southern Ontario jurisdictions. Upon annual review many applicants' household files from Southern Ontario were canceled because they had moved and not provided the housing registry with updated contact information.

Social Housing

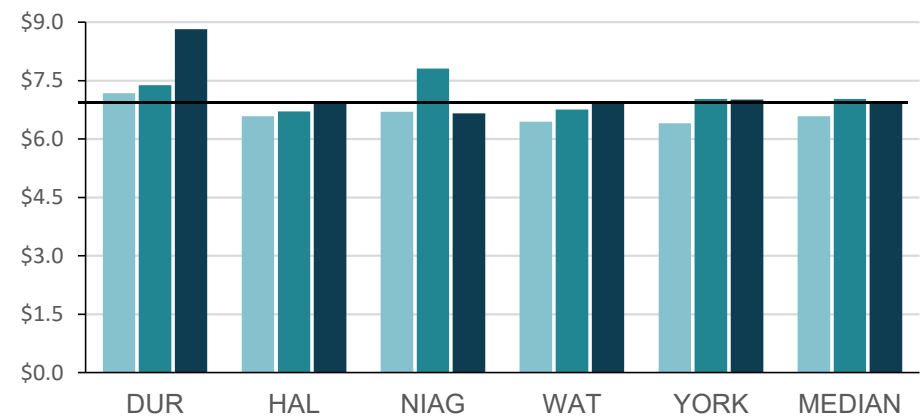
Figure 30.3 Social Housing Operating Cost (Administration and Subsidy) per Housing Unit

This measure includes annually adjusted subsidy provided by the municipality, administration costs and any one-time grant(s).

Single Tier (In Thousands)



Upper Tier (In Thousands)



2018	\$4,282	\$4,561	\$5,981	\$5,087	\$6,240	\$5,087	\$7,174	\$6,584	\$6,698	\$6,443	\$6,404	\$6,584
2019	\$4,520	\$4,812	\$6,426	\$5,099	\$5,508	\$5,099	\$7,380	\$6,710	\$7,808	\$6,753	\$7,029	\$7,029
2020	\$4,886	\$4,774	\$6,066	\$5,166	\$5,896	\$5,166	\$8,821	\$6,936	\$6,657	\$6,939	\$7,012	\$6,939

Source: SCHG315 (Efficiency)

Durham: The 2020 increase is due to one-time funding from senior governments for capital repairs and the additional payments to third party housing providers to address COVID related costs.

Niagara: Increase in 2019 due to one-time capital funding for both capital repairs and addition of new units through development and intensification of existing social housing units.

Windsor: In 2018, additional subsidy funding was paid out as a result of increases in Senior level government funding through programs such as Investment in Affordable Housing and Social Infrastructure Funding.