

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.

Objectives May 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
- Portable Housing Benefits
- Supportive Housing, if owned or funded by the municipality
- Rent supplement and housing allowances, 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:

1. Administrative Structure: Different service standards and/or Council priorities and policy, e.g. eligibility criteria.
2. 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)
3. Historical Funding: Community take-up of senior level government program funding.
4. Infrastructure: Complexity, condition, age and supply (both private and municipal) of the housing stock.
5. Legislation: Prescribed standards in legislation oblige minimum base level of program funding and performance.
6. 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.
7. Population Growth
8. Service Area: Geographic area served may affect cost and service delivery models.
9. End of Federal Operating Agreements: Expiry results in decrease of available housing units.

NOTE: Legacy social housing projects were developed through federal and/provincial funding programs from the 1950s to 1995. Each legacy program was designed with its own funding formula and program guidelines. Many social housing providers are now reaching the end of their original program obligations and/or mortgage commitments. This means that each municipality will be impacted differently due to the number of providers impacted in their community, the type of funding program social housing providers was originally developed under, and local decisions.

Extenuating Circumstances:

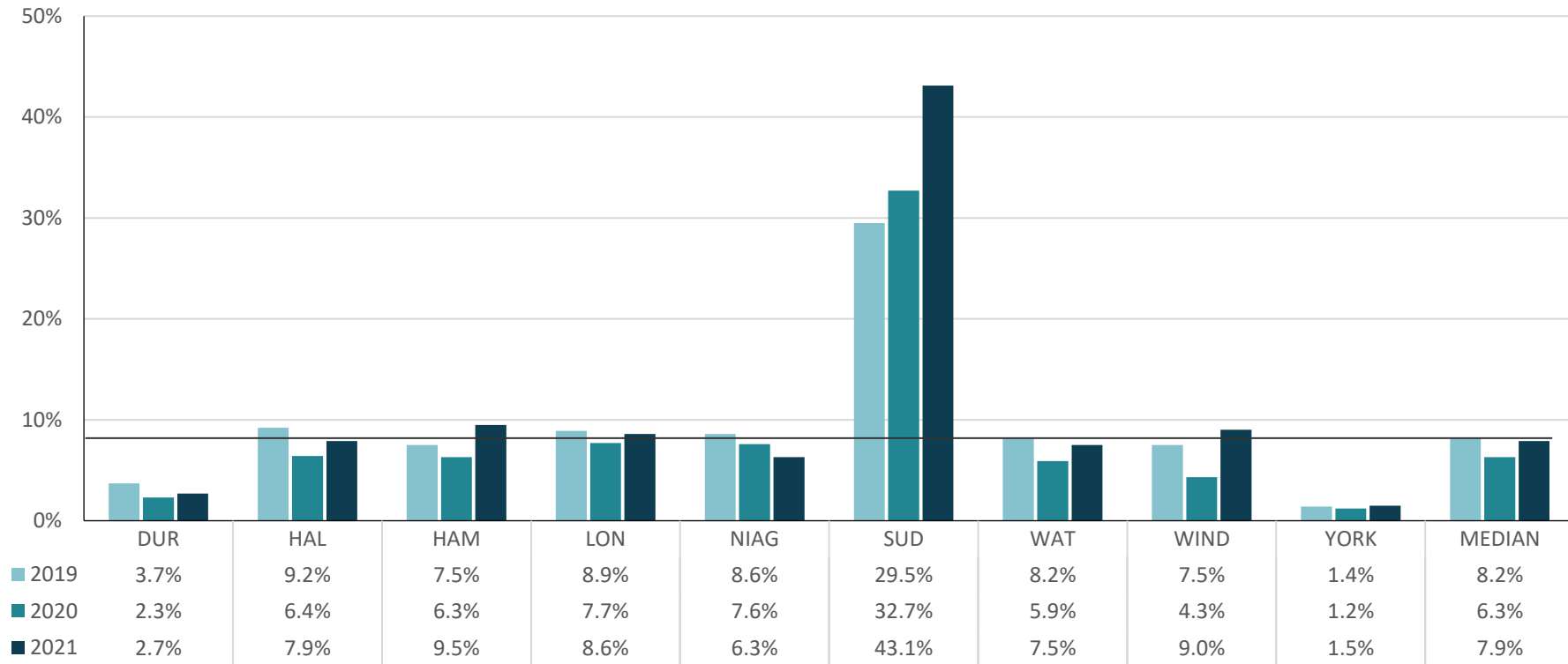
- **COVID-19 Pandemic:** In 2020, as a result of COVID-19, many staff worked from home or there was a reduction in-office staff. Municipalities had to transition to digital/remote options to support clients and maintain service delivery. To support public health measures, health and safety protocols 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.

Throughout 2021, municipalities continued to respond to the impacts of COVID-19, including but not limited to the continued support of public health measures, health and safety protocols. There were also new challenges faced by municipalities and housing providers. There was an increase in tenants' ability to cope with the effects of isolations, particularly seniors, caused by COVID-19. The lack of supports for addiction and mental health impacted on staff's ability to prioritize and respond to tenants facing social and mental health issues. Housing provider operations, including municipal housing providers, were impacted by the long waits for Landlord and Tenant Board (LTB) hearings and stays of eviction. Beginning in 2021, vacancy rates and availability of housing were also impacted by a lack of supplies and contractors and inflated costs for goods and services. This trend is expected to continue into 2022.

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SCHG110 - 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.

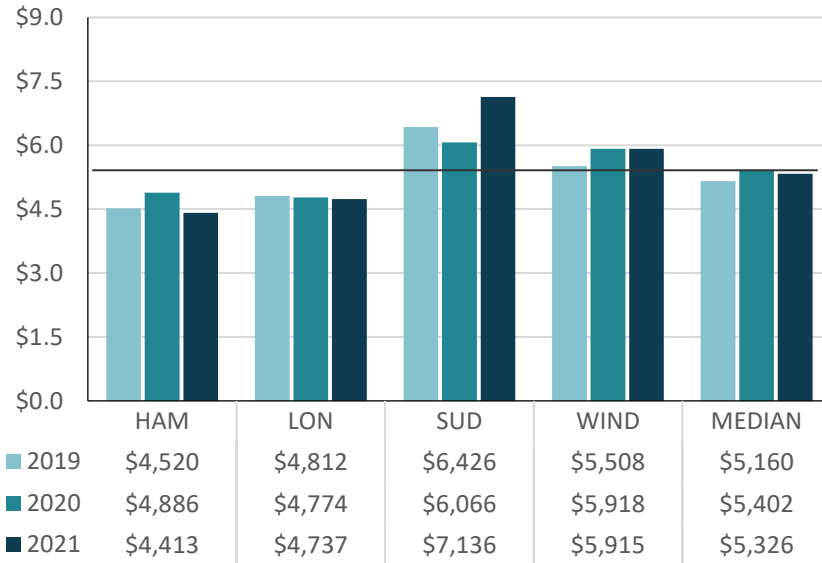


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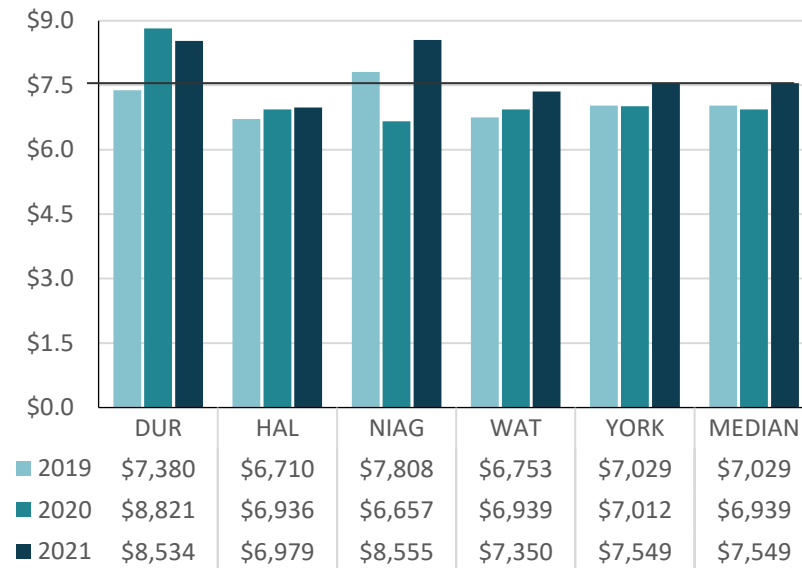
SCHG315 - Social Housing Operating Cost (Administration and Subsidy) per Housing Unit

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)



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: Increases in 2019 and 2021 due to capital funding for both capital repairs and addition of new units through development and intensification of existing social housing units.

Sudbury: Capital repair subsidy to LHC increased by \$2.2 million in 2021.