



December 1, 2011

Honourable Kathleen Wynne, Minister
Ministry of Municipal Affairs & Housing
Suite 400
160 Bloor Street East
Toronto, Ontario M7A 2E6

Dear Minister,

Re: Investment in Affordable Housing for Ontario

The Manitoulin-Sudbury DSB would like to congratulate the Minister on the signing of the new Affordable Housing Agreement. The investment of \$481million in new affordable housing will go a long way in reducing the number of households in need of housing.

The purpose of this letter is to bring it to your attention that, at its November 24, 2011 Board meeting, the Manitoulin-Sudbury District Services Board adopted Resolution No. 11-95. This resolution requests a meeting with you to discuss the additional funding required in the Investment in Affordable Housing for Ontario Program to meet the needs of the residents this DSB serves.

To date the DSB has received two funding requests under the IAH program for the construction of new Affordable Housing in the Manitoulin-Sudbury DSB jurisdiction totaling \$6,960,000. The DSB is also aware that there are several other communities working on plans for the construction of Affordable Housing in their communities.

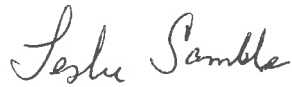
While the DSB is extremely grateful to province for the IAH allocation of \$1,015,176, this falls drastically below the requirements in our communities. Over the past 4 years from 2007 to 2010, the expenditures by the DSB under the Northern Repair Program and the CMHC spending under the RRAP program amount to an average of \$1,025,750 annually. The new allocation for IAH is \$1,015,176 over a 4 year period 2011 to 2015 for all 6 component of the Investment in Affordable Housing program. This represents a \$3,087,782 or a 75% decrease in funding for the Northern Repair and RRAP programs alone.

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The DSB has prepared several reports in relation to this issue and they are attached for your review and consideration. As well as duly authorized copy of the Manitoulin-Sudbury DSB Resolution No. 11-95 is attached.

We look forward to meeting with you at your earliest convenience.

Respectfully yours,



Leslie Gamble, Chair

cc. The Honourable Dalton McGuinty, Premier of Ontario
The Honourable Diane Finley, Minister Responsible for CMHC
Association of Municipalities of Ontario
Ontario Municipal Social Services Association
Northern Ontario Service Deliverers Association
Manitoulin-Sudbury DSB Member Municipalities

Attach (1) Manitoulin-Sudbury DSB Resolution No. 11-95
(2) Investment in Affordable Housing Program Delivery and Fiscal Plan – Issue Report Nov. 23, 2011
(3) Residential Rehabilitation Assistance Program (RRAP) and Ontario Renovates Program – Investment in Affordable Housing - Issue Report Oct. 27, 2011



RESOLUTION 11-95

DATE: November 24, 2011

MOVED BY: L. Addison

SECONDED BY: S. Martin-Cross

WHEREAS the Province of Ontario has developed the Investment in Affordable Housing for Ontario (IAH) program, a joint initiative between Ontario and the federal government for the creation and repair of affordable housing over four years; and

WHEREAS the Ministry of Municipal Affairs and Housing has provided the Manitoulin-Sudbury DSB with a notional allocation of \$1,015,176 over a four year period ending March 31, 2015; and

WHEREAS to date the Manitoulin-Sudbury DSB has received funding requests under the IAH program for the construction of new Affordable Housing in the Manitoulin-Sudbury jurisdiction totaling \$6,960,000 and the IAH allocation of \$1,015,176 falls drastically below the requirements in our communities; and

WHEREAS the Manitoulin-Sudbury DSB is also aware that there are several other communities working on plans for the construction of Affordable Housing; and

WHEREAS the current IAH allocation will not even cover the continuation of the existing Northern Repair and Ontario Renovates Program over the next 4 years; and

WHEREAS the Program Planning Committee has reviewed the Investment in Affordable Housing Program Delivery and Fiscal Plan and has recommended that the Board approve this plan;

THEREFORE BE IT RESOLVED THAT the Manitoulin-Sudbury DSB approves the Investment in Affordable Housing Program Delivery and Fiscal Plan.

FURTHER BE IT RESOLVED THAT the Manitoulin-Sudbury DSB request a meeting with the Minister of Municipal Affairs and Housing to discuss the additional funding required to meet the needs of the residents we serve; and

FURTHER BE IT RESOLVED THAT that the Manitoulin-Sudbury DSB forward this resolution to its member municipalities requesting their support for a meeting with the Minister of Municipal Affairs and Housing; and

FURTHER BE IT RESOLVED THAT this resolution be forwarded to the Ontario Minister of Municipal Affairs and Housing, the Premier of Ontario, The Federal Minister responsible for Canada Mortgage, AMO, OMSSA and NOSDA. CARRIED

CHAIR



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).



Report To: Manitoulin-Sudbury DSB

From: Connie Morphet - Director Finance and Administration
Steve Broadhurst - Supervisor Infrastructure & Asset Management

Date: October 27, 2011

Re: Residential Rehabilitation Assistance Program (RRAP) and Ontario Renovates Program - Issue Report

REPORT

Purpose

To provide a summary of the impact on the Manitoulin-Sudbury DSB jurisdiction with the incorporation of the Residential Rehabilitation Assistance Program (RRAP) into the Ontario Renovates component of the Investment in Affordable Housing (IAH) Program.

Background

Over the past several years the Federal and Provincial governments have jointly introduced programs to support the development of new rental housing stock, provide assistance to rental households to purchase affordable homes and provide monies to assist low to moderate income homeowners with repairs to their existing residences. The most recent program was called the Canada-Ontario Affordable Housing Program (AHP). This program was managed by the Manitoulin-Sudbury DSB with assistance by a contracted field agent.

Concurrently, the Canada Mortgage and Housing Corporation (CMHC) provided funding for the RRAP program which offered financial assistance to low-income homeowners for mandatory home repairs that will preserve the quality of affordable housing. This program helped people who live in substandard dwellings and cannot afford to pay for necessary repairs to their home. The RRAP program was not managed by the DSB but by a contracted field agent who reported to the Program Officer at the Sudbury Canada Mortgage and Housing Corporation (CMHC) office. The combined contributions

of each program injected significant dollars into the Manitoulin- Sudbury DSB jurisdiction to assist homeowners with their issues.

2007 - 2010 Manitoulin -Sudbury DSB AHP Allocation & RRAP Allocation

Year	Affordable Housing Program Northern Repair	Residential Rehabilitation Assistance Program	Total Contribution per Year
2007	\$385,000	\$543,000	\$928,000
2008	\$642,000	\$374,000	\$1,016,000
2009	\$730,000	\$161,000	\$891,000
2010	\$800,000	\$468,000	\$1,268,000
Total	\$2,557,000	\$1,546,000	\$4,103,000
Average Per Year			\$1,025,750

Investment in Affordable Housing Initiative

On August 12, 2011 the Manitoulin-Sudbury DSB received notification from the Ministry of Municipal Affairs and Housing (MMAH) that we have been granted an IAH notional allocation. The IAH program is a joint initiative between the provincial and the federal government for the creation and repair of affordable housing over four years. The IAH initiative replaces the Northern Repair Program. Please refer to the September 22, 2011 [Investment in Affordable Housing \(IAH\) Program - Summary Report](#) for further details.

2011- 2015 Manitoulin-Sudbury DSB IAH Notional Allocation

Year 2 2012-13	Year 3 2013-14	Year 4 2014-15	Total	Avg. per Year
\$416,595	\$417,341	\$181,241	\$1,015,176	\$253,794

Note: There is no allocation of funds for the fiscal year 2011-12.

Subsequent information from the Ministry of Municipal Affairs and Housing indicated that beginning in Year 2 of the IAH program - April 1, 2012, the RRAP program will be incorporated into the IAH program.

The new IAH program allocation of \$1,015,176 is for 4 years from 2011 to 2015 and this covers 6 separate components:

1. Rental Housing Component
2. Homeownership Component
3. Northern Repair Component - Available for Year 1 (2011-12) Only
4. Ontario Renovates - Available starting in Year 2 (2012-13 to 2014-15)
5. Rent Supplement Component
6. Housing Allowance Component

The chart below assumes that the entire IAH allocation of \$1,015,176 is used exclusively for the Ontario Renovates Program and the DSB does not deliver any other component of the IAH program.

AHP + RRAP 2007-10	IAH 2011-15	% Decrease in Funding	\$ Decrease in Funding	# Households Affected - \$20K of assistance per household	# Households on file waiting for assistance
\$4,103,000 Assisted 205 households	\$1,015,176 Can Assist 51 households	↓ 75%	↓ \$3,087,782	154 households will not receive assistance	135 households representing approximately \$2,000,000 in repairs ★

★ Information provided by Mantech Services, the authorized agent for assistance in the Northern Repair program administered by the DSB and management of the RRAP program administered by CMHC.

Recommendation

That the Manitoulin-Sudbury DSB approves a resolution petitioning the Federal and Provincial government to ensure that the existing Federal RRAP funding and administration fees are transferred to the DSB prior to the integration of the RRAP into the Ontario Renovates program slated to start 2012.